

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA OFFICE

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27-4863

HEARING IMPAIRED: (415) 904-5200



W8a

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**STAFF REPORT: APPEAL
SUBSTANTIAL ISSUE DETERMINATION**

LOCAL GOVERNMENT: County of San Luis Obispo

LOCAL DECISION: Approved with conditions, 03/11/97

APPEAL NUMBER: A-3-SLO-97-023

APPLICANT: BILL WESNOUSKY

APPELLANT: Jon Pedotti

PROJECT LOCATION: Approximately 3,000 feet northeast of the end of Bridge Street,
north of the community of Cambria, APN: 013-082-043

PROJECT DESCRIPTION: Proposal to construct and operate a temporary (three year),
demonstration camping facility consisting of five "tent cabin"
structures and associated water tank and hiking/biking trails

SUBSTANTIVE FILE DOCUMENTS: San Luis Obispo County Certified Local Coastal Program,
Administrative record for permit D950157P

SUMMARY OF STAFF RECOMMENDATION

On May 14, 1997, the Commission opened and continued this hearing due to the fact that there was insufficient time to analyze the project and appeal and to write a staff report between receipt of the local government's complete file and the deadline for Commission staff report production for the May meeting. Now staff recommends that the Commission, after public hearing, determine that no substantial issue exists with respect to the grounds on which the appeal has been filed for the reasons discussed below.

STAFF NOTE

An unusual aspect of this project is that the temporary camping use as proposed is not defined or listed in the LCP. However, the LCP allows the Planning Director to determine to what

defined land use the proposed use most nearly corresponds. It is then analyzed according to the criteria for the defined use. Here, the Planning Director determined that the tent-cabin proposal was most similar to camping incidental to agriculture. Among other things, the appellant contends that the proposed temporary tent-cabins are more like an organizational camp than they are like camping incidental to agriculture. The LCP allows incidental camping in the Agriculture land use category but not organizational camps. The County could have been more thoroughly supportive of its action, and more comprehensive in its findings; although several issues are raised, none of them are substantial issues in terms of administration of the LCP or protection of coastal resources.

SUMMARY EVALUATION OF SUBSTANTIAL ISSUE

ISSUE	LAND USE PLAN	COASTAL ZONE LAND USE ORDINANCE	SUBSTANTIAL ISSUE EVALUATION
Proposed use is not the principally permitted use under the LCP	Coastal Table "O"	N/A	<u>NO</u> Substantial Issue Exists. There is no requirement that the proposed use be the principal permitted use for that land use designation.
Is the proposed use an organizational camp rather than incidental camping?	N/A	Section 23.08.072	<u>NO</u> Substantial Issue Exists. Proposal would not affect use of the site as productive agricultural land and would have no effect on continuance or establishment of agricultural use on surrounding properties; proposal has features of both organizational camps and incidental camping, but is more like incidental camping.
Would proposal keep agricultural land in agricultural production? Is the proposal compatible with continued agricultural use of the rest of the property?	Coastal Plan Agricultural Policy 1, Maintaining Agricultural Lands, and Coastal Plan Agricultural Policy 3, Non-Agricultural Uses	N/A	<u>NO</u> Substantial Issue Exists. Small size, ease of removal, and temporary nature of proposal keep the land available for agricultural use; proposal would reduce grazing capacity by approx. one animal out of 95 animals. The issues raised are not <u>substantial</u> issues.
Is the proposal a "sports and lifestyle camp" most closely resembling a hotel or motel, rather than incidental camping, and as such is not allowed in the Agricultural land use category?	Coastal Table "O"	N/A	<u>NO</u> Substantial Issue Exists. See second issue, above
Does proposing a use as "temporary" make it consistent with the LCP?	Entire LCP	Entire LCP	<u>NO</u> Substantial Issue Exists. Merely proposing or characterizing a development as temporary does not in and of itself make the development consistent with the LCP. However, the County did not approve the proposal solely on the basis of its temporary nature; that was but one factor in the analysis of the proposal.

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Exhibits

1. Appeal
 2. SLO County Board of Supervisors' Resolution, Findings and Conditions
 3. Portion of Coastal Table "O"
 4. Definition of Rural Recreation and Camping
 5. Coastal Zone Land Use Ordinance Sections 23.08.060 and 23.08.072
 6. Coastal Plan Agricultural Policies 1 and 3
 7. Location Map
 8. Vicinity Map
 9. Site Map
 10. Elevations and Floorplans
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I. SUMMARY OF APPELLANT'S CONTENTIONS (See Exhibit 1 for the full text)

Appellant Jon Pedotti contends that the County has violated the following sections of the LCP:

1. The proposed development is not the principal permitted use under the County's LCP.
2. The proposed use is an organizational camp which is not allowed in the agriculture land use category, rather than incidental camping which is allowed in the agriculture land use category.
3. The proposed development is not consistent with LCP agriculture policies 1 and 3 because it would not further the policy of protecting agricultural lands for agriculture and the proposal is not one that will supplement agricultural use of the land.
4. Proposing and approving the use as temporary does not make it consistent with the LCP.

II. LOCAL GOVERNMENT ACTION

On November 15, 1996, the San Luis Obispo County Zoning Administrator conditionally approved the proposal. On March 11, 1997, the San Luis Obispo County Board of Supervisors, hearing the proposal on appeal, denied the appeals and affirmed the decision of the Zoning Administrator. Please see Exhibit 3 for the complete text of the resolution and the County's findings and conditions.

III. APPEAL PROCEDURES

After certification of Local Coastal Programs (LCPs), the Coastal Act provides for limited appeals to the Coastal Commission of certain local government actions on coastal development permits. Developments approved by cities or counties may be appealed if they are located within the mapped appealable areas, such as those located between the sea and the first public road paralleling the sea. Furthermore, developments approved by counties may be appealed if they are not the designated "principal permitted use" under the certified LCP. Finally developments which constitute major public works or major energy facilities may be appealed, whether approved or denied by a city or county (Coastal Act Section 30603(a)).

For projects not located between the sea and the first public road paralleling the sea, the grounds for an appeal shall be limited to an allegation that the development does not conform to the certified LCP (Coastal Act Section 30603(b)(1)). Since this project does not lie between the sea and the first public road paralleling the sea, those are the appropriate grounds for appeal in this instance.

Section 30625(b) of the Coastal Act requires the Commission to hear an appeal unless the Commission determines that no substantial issue is raised by the appeal. If the staff recommends "substantial issue," and no Commissioner objects, the substantial issue question will be considered moot, and the Commission will proceed directly to a de novo public hearing on the merits of the project.

If the staff recommends "no substantial issue" or the Commission decides to hear arguments and vote on the substantial issue question, proponents and opponents will have 3 minutes per side to address whether the appeal raises a substantial issue. It takes a majority of Commissioners present to find that no substantial issue is raised. If substantial issue is found, the Commission will proceed to a full public hearing on the merits of the project. If the Commission conducts a de novo hearing on the permit application, the applicable test for the Commission to consider is whether the proposed development is in conformity with the certified Local Coastal Program.

The only persons qualified to testify before the Commission on the substantial issue question are the applicant, persons who made their views known before the local government (or their representatives), and the local government. Testimony from other persons regarding substantial issue must be submitted in writing. Any person may testify during the de novo stage of an appeal.

IV. STAFF RECOMMENDATION ON SUBSTANTIAL ISSUE

Staff recommends that the Commission, after public hearing, determine that no substantial issue exists with respect to the grounds on which the appeal has been filed, because the County has approved the proposal in a manner that is consistent with the certified Local Coastal Program.

MOTION. Staff recommends a YES vote on the following motion:

I move that the Commission determine that Appeal No. A-3-SLO-97-023 raises NO substantial issue with respect to the grounds on which the appeal has been filed.

A majority of the Commissioners present is required to pass the motion.

V. RECOMMENDED FINDINGS AND DECLARATIONS

A. Proposal Description

This proposal is described in the County's documents as the . . . *construction of five "tent-cabin" structures and related improvements as a temporary (3-year) demonstration project.* . . . There would be three different styles of "tent-cabins" (please see Exhibit 10) which would range in size from 350 square feet to 600 square feet and would have a maximum height of 35 feet. Three of these tent-cabins would be for campers/guests while the fourth would be for a caretaker. Additionally, there would be one larger tent cabin for use as a common dining area. The tent cabins are proposed to be portable and temporary; they would not have permanent or perimeter foundations but would be on platforms built on piers so that the only ground disturbance from the tent cabins themselves would be for placement of the piers. Hiking and/or biking trails would also be constructed. A small water tank (2500+ gallons, approx. 8ft. diameter by 8ft. high) would be needed and would be placed on a crushed rock base near the access road; no grading for the water tank would be necessary. No new roads would be constructed, although the existing road and jeep trail may require some grading. No private guest vehicles would be allowed; guests would be transported from a location in the East Village of Cambria by van or car-pool.

A maximum of eight people, not including the caretaker staff, could be accommodated for up to three days and two nights. The caretaker staff would be no more than two people. According to the County permit conditions, camping would be limited to 120 days per year. There is no condition specifying over what time-span the 120 days would be allocated. No telephone lines or electric power lines would be allowed to be extended to the site. Power would be generated by batteries and/or photovoltaic panels with a generator allowed for emergency use only. The methods to provide potable water and dispose of wastewater are unspecified except that wastewater disposal must be consistent with the definition of incidental camping, which allows only portable toilets. Both the water supply and wastewater disposal methods must be approved by County Environmental Health.

The development would occupy approximately three acres of a 480 acre parcel which is part of a larger ranch. There are no prime agricultural soils on the property. The project site is on the

fringe of the Monterey pine forest; no trees are proposed for removal. Some slopes at the project site are in excess of 20 percent. The tent cabins on pier-supported platforms would be in that area. The access road traverses slopes mostly in the 10 to 15 percent range.

B. Substantial Issue Discussion and Analysis

Listed below are the appellant's five contentions with analysis immediately following each one.

1. The proposed development is not the principal permitted use under the San Luis Obispo County Local Coastal Program and Coastal Zone Land Use Ordinance.

It is true that the proposed development is not the principal permitted use. However, there is no requirement that the proposed use must be the principal permitted use. The proposed tent cabin development would be in the Agriculture land use category. Table "O" in the Framework for Planning lists camping as a special use that is allowable in the Agriculture land use category, subject to special standards and/or processing requirements. ***Based on the foregoing, no substantial issue exists with respect to the development not being the principal permitted use in the Agriculture land use category.***

2. The proposed camp is an organizational camp which is not allowed in the Agriculture land use category.

Camping of all types is listed in Table "O" in the Framework for Planning ("Framework") under the category of Rural Recreation and Camping; Rural Recreation and Camping is listed as an allowable use in the Agriculture land use category. The standards for Rural Recreation and Camping are found in the Coastal Zone Land Use Ordinance (CZLUO) as follows (complete text is at Exhibit 5):

Section 23.08.072a. describes essentially two types of camping, as follows: *Permanent organizational group camps sponsored by a church, youth group, corporation or other organization, or camping that is seasonal and incidental to an agricultural use....*

Section 23.08.072a(1) states that *organizational camps are allowed only in the Rural Lands, Recreation, and Public Facilities categories. Incidental camping is allowed in the Agriculture land use category as well as where organizational camps are allowed.*

Section 23.08.072a(8)(i) lists the allowed facilities for organizational camps as *Cabins; meeting hall; swimming pool; permanent restroom facilities; accessory and storage buildings.*

Section 23.08.072a(8)(ii) lists facilities allowed for incidental camping as *Water supply and portable restrooms only. Incidental camping uses may also include spaces for a maximum of 10 self-contained recreational vehicles, without utility hookup facilities.*

The Planning Director determined that the proposed use, five tent cabins (three for guests, one for eating, and one for caretaker) was more similar to incidental camping than to an organizational camp. Specifically, the County determination states *In this instance, as the proposed land use is not specifically listed in the Land Use Element definitions, the Planning*

Director has found the use to be similar in nature and intensity of use to Rural Recreation and Camping. According to the determination the proposed project would meet the required incidental camping standards if no septic systems would be installed, no utility lines would be brought to the project, no telephone lines would be installed, no group meeting hall would be included (although a tent for common dining would be allowable), that the decks would be constructed on piers to limit ground disturbance, and that the decks would be conditioned for removal when the permit expires. The approval was so conditioned.

Based on the definition and allowable uses of each type of camping, the proposal appears to be something in-between an organizational camp and incidental camping. Features more like an organizational camp include no restriction on the season of use, hiking/biking trails, and the tent cabins and the common dining tent. Additionally, the proposed project is not incidental to agriculture in the sense of supporting agricultural use of the rest of the property; although rent may be paid for the use of the land, it is unlikely that such a small, temporary project would generate enough rental income to realistically support agricultural uses. Features more like those of incidental camping include the allowance of a water supply, the prohibition on electrical and telephone lines to the site, the limit on total days of camping use to 120 (although this is not limited to a specific season or times of the year; the 120 days could be spread throughout the year), and the temporary nature of the use. Additionally, County condition number 10 explicitly requires wastewater disposal to be consistent with the definition of incidental camping, which allows portable restrooms only.

The site is not prime agricultural land and the appropriate County agency (Agriculture Department) reviewed the proposal and determined that it would be compatible with agricultural use of the rest of the property and surrounding lands. The use is conditioned to be temporary. The proposal would not remove any trees and would incur only limited ground disturbance. The proposed project would not require the extension of utilities. The only features that can be considered permanent are the poles which would support the tent cabins; even they could be removed at the end of the permitted three year duration of the project. Any permanent camping use would first require a change in the land use designation, which constitutes an amendment to the LCP, which would require approval from the Coastal Commission. It is not surprising that there are differences of opinion over whether the proposed use is an organizational camp or incidental camping since it appears to be a hybrid of the two. Therefore, the Planning Director properly exercised his authority to make a determination into which category the proposed use falls. Although the County's action raised issues that have merit and must be addressed, none of the issues raised are substantial in terms of consistency with the LCP and the protection of coastal resources.

Section 23.08.072a(10) lists two required findings for incidental camping, as follows: *(i) The proposed use will not affect the continuing use of the site as a productive agricultural unit providing food and fiber; and (ii) The proposed use will result in no effect upon the continuance or establishment of agricultural uses on surrounding properties.*

According to the County Department of Agriculture, *The placement and construction of the proposed "Demonstration Camp" project as outlined in the developer's statement and as determined through discussions with Mr. Tim Roberts of Omni Design Group do not raise issues of incompatibility with agricultural activities on adjacent land. Similarly, operation of the camp and camper group activities should not present impacts or incompatibility with adjacent agriculture.* The County Agriculture Department did, however, caution against allowing

bicycles to operate off of the all-weather road, due to the high erosion susceptibility of the soils in the area and advised that hiking activities should be supervised closely to avoid trespass on adjacent grazing land.

Based on the information provided by the County Agriculture Department, the two required findings for incidental camping were made. In addition, Condition number 13 requires the applicant to submit to the County for review and approval a hiking/biking trail map with warnings to guests to not trespass on adjacent lands. The condition also requires the posting of "No Trespassing" signs at the property lines where trails would be within 100 feet of the property line. County condition number 15 requires that an agricultural easement be recorded over the area of the 480 acre site that is not part of the proposal (approx. 477 acres). Condition number 15 states that *This easement shall remain in effect for the life of the non-agricultural use and shall limit the use of the land covered by the easement to agriculture, non-residential use customarily accessory to agriculture, farm labor housing, and a single-family dwelling accessory to the agricultural use.*

The County Agriculture Department has determined that the proposed use will be compatible with agricultural uses on the site and on adjacent lands, the proposed project is conditioned to reduce the chances of guests trespassing on adjoining property, and the easement will protect agricultural uses on the remainder of the property. No substantial issue is raised regarding the County's findings for incidental camping.

The appellant contends that if the project is successful, the applicant will seek an LCP amendment to change the land use designation from agriculture to some other land use category. That may be the case, but there is nothing to prevent the applicant from seeking a land use designation change at any time. Condition number 5 requires that the use be temporary, for a three year period, at the end of which the project would have to be discontinued, disassembled, removed, and the site restored. The condition also would allow the project to remain, but not be used, at the end of the three year period if the applicant has submitted and is actively pursuing applications for a land use designation change and land use permit. Regardless of the status of the project, a land use designation change on this site must stand on its own. That is, a change in the land use designation could occur only after showing that continued or renewed agricultural use is not feasible or that the change would preserve prime agricultural land or that it would concentrate development in or near existing developed areas, as required by Coastal Act section 30250. In addition, any different land use designation would have to be compatible with continued agricultural use on surrounding lands. This contention does not raise any substantial issue.

Therefore, based on the foregoing, no substantial issue exists with respect to the use being one that is not allowed in the Agriculture land use category.

3. The proposed development violates Coastal Plan Agricultural policies 1 and 3.

Agricultural policy 1 generally requires the maintenance of agricultural lands in agricultural production. For non-prime agricultural lands, Agricultural policy 1 states that non-prime lands *suitable for agriculture shall be maintained in or available for agricultural production* (emphasis added). There are three situations where conversion of non-prime land to some other use is allowable: 1) continued or renewed agricultural use is not feasible; or 2) conversion would

preserve prime land or concentrate urban development in or contiguous with existing urban areas having adequate existing public services to serve additional development; and 3) the permitted conversion will not adversely affect surrounding agricultural uses. Please refer to Exhibit 6 for the complete text of Agricultural policy 1.

The appellant contends that the proposed temporary use will have negative impacts on agriculture in the area, that conversion of agricultural land on the property will not preserve prime land or concentrate urban development in an area with adequate public services, and that agricultural use on the site is feasible. The property on which the project site is located, as well as adjacent agricultural lands, are used for cattle grazing. The project site is about three acres in size. In this area, one cow requires at least five acres of grazing land. Thus, the temporary use of the project site could reduce the number of grazing animals by approximately one. On the remaining 477 acres of the parcel approximately 95 animals could be grazed. Additionally, the 1992 C.T. Ranch draft environmental impact report which included this site described an agricultural use which, at that time, was barely, if at all, feasible on the entire multi-parcel ranch.

As discussed above, according to the County Department of Agriculture, *The placement and construction of the proposed "Demonstration Camp" project...do not raise issues of incompatibility with agricultural activities on adjacent land. Similarly, operation of the camp and camper group activities should not present impacts or incompatibility with adjacent agriculture.* The temporary, easily removed use does not result in conversion of agricultural lands because the use is temporary and because the use could be easily removed to return the site to agricultural use. For these same reasons, the land will be available for agricultural production, consistent with Agriculture policy 1. Unlike a development with permanent structures, water and wastewater disposal pipes, and electric and telephone lines, all of which essentially permanently preclude agricultural uses, this temporary use can be removed at any time.

Agriculture policy 1 further states that uses on non-prime agricultural lands may be permitted *where it can be demonstrated that no alternative building site exists except on non-[prime] agricultural soils, that the least amount on non-prime land possible is converted and that the use will not conflict with surrounding agricultural lands and uses.* As discussed in 2 above, the County Agriculture Department determined that the proposed use would not conflict with surrounding agricultural uses. As discussed in the paragraph immediately preceding, there is no conversion of agricultural land.

The appellant contends that there was no demonstration by the applicant or the County that there was no alternative building site except on non-prime agricultural soils. The appellant is correct. There is nothing in the record received from the County which indicates any sort of review of other potential building sites. Nonetheless, for the reasons discussed in the preceding paragraphs, including the temporary nature of the use and its relative ease of removal; and the very small amount of non-prime agricultural lands involved, which could support only about one animal; the Commission finds that while there is an issue and the County ought to be diligent in addressing it in the future, it is not a substantial issue in terms of protection of coastal resources on this site with this proposal.

The appellant further contends that the county's action was inconsistent with Agricultural policy 3. That policy requires all non-agricultural uses that are proposed to supplement agricultural use be compatible with preserving a maximum amount of agricultural use and that if continued

agricultural use is not feasible without some supplemental use, commercial recreation and low intensity visitor-serving uses have priority over other uses. Policy 3 also requires non-agricultural developments to meet eight requirements. The appellant contends that the proposed use cannot meet at least six of the eight (1, 2, 3, 4, 5, 6, and possible 7, below). The eight requirements, paraphrased, are as follows (for complete verbatim text, please see Exhibit 6), with Coastal Commission response following each one:

1. Development on non-prime land is permitted if it is demonstrated that all agriculturally unsuitable land on the parcel has been developed or has been determined to be undevelopable.

As discussed above, because of the nature of the use and the small, temporary impact it would have on agricultural uses (could reduce number of grazing animals by one), even though no demonstration was made, there is no adverse effect on coastal resources.

2. Agricultural use is not feasible as determined by economic studies without the proposed use.

As discussed above, because of the nature of the use and the small (could reduce number of grazing animals by one), temporary impact it would have on agricultural uses, even though no demonstration was made, there is no adverse effect on coastal resources.

3. The proposed use will allow for and support continued use of site as a productive agricultural unit.

The proposed use will temporarily remove about three acres of a 480 acre parcel from agricultural use (just over 0.6 percent of the 480 acre property). Agricultural use can continue unimpeded on the remaining 477 acres of the site. The three acre project site will potentially revert to agricultural use at the end of three years (If the applicant has applied for and is pursuing a land use designation change and land use permit at that time, the development may remain in place but may not be used pending the outcome of the applicant's land use change and land use permit applications.). It is unknown to what degree the proposed use will support continued use of the site as a productive agricultural unit. As discussed above, approximately one cow would be displaced by the proposal which would not destabilize the agricultural use. Any rent paid to the property owner could be utilized in support of agricultural use, although given the small nature of the proposal, any rental income may not be sufficient to support agricultural operations by itself.

4. The proposed use will not adversely affect continuance or establishment of agricultural uses on the remainder of the site or on nearby properties.

Continued agricultural use of the site or establishment of new or additional agricultural uses on the remainder of the site or on nearby properties would not be adversely affected for the reasons given above, including the report by the County Agriculture Department.

5. Clearly defined buffer areas are provided between agricultural and non-agricultural uses.

According to Condition number 13 of the County permit the applicant is required to submit, prior to issuance of construction permits a "Hiking/Biking Trail Map" for review and approval of the Planning and Building Department. The map shall include the trails proposed to be used by guests, and shall include a warning for guests not to trespass on adjacent properties. The hiking/biking trail map shall only be distributed to on-site employees and camping guests. In addition, prior to issuance of construction permits, the applicant shall post "No Trespassing" signs at the property lines in all areas that proposed trails are within 100 feet of a property boundary. This would provide a 100 foot buffer between the temporary camping use and adjacent agricultural uses.

6. Adequate water is available for habitat values and to serve the proposed use as well as existing and proposed agricultural uses.

The main habitat value is the Monterey pine forest which is adapted to drought conditions and is not a water dependent habitat as is, for example, a marsh. Therefore, there is no particular water duty for the pine forest.

Environmental information provided by the applicant to the County indicates that the daily water use would be less than 500 gallons per day. At a maximum of ten people, 500 gallons per day equals 50 gallons per person per day. According to information from the State Water Resources Control Board (SWRCB), camping, depending on the type of fixtures installed, can use anywhere from 5 gallons (faucets only) to 75 gallons (full plumbing) of water per person per day. At a maximum of 10 people at the subject site, the daily use would equal from 50 to 750 gallons per day.

The SWRCB information lists sink and shower only as requiring 35 gallons per person per day, sink and flush toilet only as requiring 40 gallons per person per day and full plumbing requiring 55-70 gallons per person per day. A cafeteria or dining facility would add 1.5 gallons per person per day. Assuming the project would have some sort of dining facility, sinks, and possibly showers, but not flush toilets (since those are not allowed by the definition of incidental camping, which is incorporated into Condition number 10), the proposed project would probably require about 40 to 45 gallons per person per day which equals 400 to 450 gallons per day. Operation of the project is limited to 120 days per year. At 450 gallons per day, the project would require 54,000 gallons of water per year ($120 \times 450 = 54,000$), which is about 16 percent, or approximately one-sixth, of one acre-foot of water.

No additional agricultural uses are proposed on the site. The existing agricultural use is dry land cattle grazing. There is no irrigation associated with the grazing; the only water requirement is for stockwatering. According to the State Water Resources Control Board, stockwatering of range cattle requires about 15 gallons per animal per day. The displacement of one animal by the proposed project would mean that 5475 gallons of water per year (one-tenth of the project need) would not be needed for agricultural purposes. If, as discussed on page nine of this report, the parcel could support 95 cattle, then the daily water requirement for stockwatering would be 1425 gallons ($95 \times 15 = 1425$). Over a year's time, the stockwatering requirement would equal 520,125 gallons ($1425 \times 365 = 520,125$), which is about 1.6 acre feet of water or ten times what the tent camping project would need. Total water use for stockwatering and the proposed project would equal 1.76 acre feet of water per year ($0.16 \text{ [project]} + 1.6 \text{ [stockwatering]} = 1.76$).

According to the 1992 C.T. Ranch environmental impact report, the water supply may be classified as "seasonal," with flows diminishing as drought conditions continue. The majority of the water on the ranch is utilized for livestock purposes, and there are not adequate supplies for any significant intensification (i.e., irrigation) of agriculture. The report further states the cow-calf enterprise operation on the subject property is not economically viable. As discussed above, the proposed tent cabins would require about one-tenth of the water needed for stockwatering. This is not a significant intensification of water use.

According to the County's negative declaration, *The applicant is proposing that the limited amount of water necessary associated with the proposed project would be supplied by existing water wells on the ranch. The water would be pumped from the well and transported to a water tank at the project area. The project would then be gravity fed water from that tank. Because of the limited size and proposed use of the project, no significant impacts to water resources are anticipated.*

The very small water need of the proposed use compared with that needed for existing agricultural use is an indication that there is adequate water to serve both uses. There is nothing in the record to indicate any adverse impacts to habitats.

7. No extension of urban sewer and water services is permitted and the permitted development shall provide water and sanitary facilities on-site.

Urban sewer and water services are not proposed to be extended to the site. According to County Conditions 10 and 11 the development is not specifically required to provide water and sanitary facilities on site. However, the proposal is to use water from existing wells on the ranch. It is unclear what method of wastewater disposal will be utilized; however, only portable restrooms (perhaps composting ones) are allowed by the definition of incidental camping. Nevertheless because of the temporary nature of the project and its small size, it does not appear that agricultural use on the non-prime land would be adversely affected.

8. No land division is required and the remainder of the parcel is secured in agricultural use through an agricultural easement.

County Condition number 15 requires the applicant, prior to issuance of construction permits, to record an agricultural easement over the remaining approximately 477 acres. The easement would run for the life of the non-agricultural use and would limit uses in the area covered by the easement to agricultural uses.

The appellant also contends that the approval is inconsistent with Agricultural policy 3 because 1) the proposal failed to include a site plan showing subsequent phases of development, undevelopable non-agricultural land, and all land to be used for agricultural purposes, 2) there was no demonstration that revenues to local government would equal the public costs of providing necessary roads, water, sewers, fire and police protection, 3) there was no demonstration that the project siting and design would protect habitat values and be compatible with the scenic, rural character of the area.

Since this is a proposal for a temporary use with no additional phases, there was no need to show subsequent phases. The appellant is correct that the site plan does not show undevelopable non-agricultural land nor all land to be used for agricultural purposes. Neither

was there any demonstration of revenues to local government equaling public costs of providing services. The appellant is correct that there was no formal demonstration by the applicant included in the application regarding project siting and habitat values and compatibility with the scenic, rural nature of the area. However, the CEQA negative declaration discussed habitat issues and concluded that the impacts to Monterey pine forest habitat from such a limited project would be insignificant, since no trees would be removed and the development would be on the fringe of the forest. One rare plant, Gardner's yampah has been identified in the area of the access road, but no development is planned there. No threatened or endangered species were identified. The project would be surrounded by pine forest and not visible from any public roads, nor from any other areas. Although the County could be more diligent in requiring these items, given the temporary nature of the proposal and its small size, this does not raise a substantial issue in terms of the LCP or protection of coastal resources. ***Therefore, based on the foregoing, no substantial issue exists with respect to the County's action violating Agricultural policies 1 and 3.***

4. **The proposed sports and lifestyle camp most closely resembles the definition of a hotel/motel rather than incidental camping, and as such is not allowed in an agriculture zone.**

The appellant contends that the LCP's Table "O" does not allow hotels or motels in the agricultural land use category. That contention is correct. However, as discussed in Finding 2 above, the proposal does not constitute a hotel or motel. Rather, the proposal, while having elements of both organizational camps and incidental camping, most closely resembles incidental camping.

The appellant characterizes the proposal as a "sports and lifestyle camp." Indeed, the applicant's original proposal to the County was for such a development that clearly would not be allowed in the Agricultural land use category. However, the County required that the proposal be reduced in size and intensity such that it no longer can be considered a "sports and lifestyle camp." ***Therefore, based on the foregoing, no substantial issue exists as to the compatibility of the proposal with the LCP's defined allowable uses.***

5. **Proposing a use as "temporary" does not make it consistent with the LCP.**

The appellant contends that approving a use as temporary does not make it consistent with the LCP. The appellant is correct. However, in this instance, the issue is not whether the use is or is not temporary, but whether or not it is consistent with the LCP. As discussed throughout these findings, the temporary nature of the proposal does enter into consideration, but it is only one of several aspects of the proposal that allow it to be found consistent with the LCP. This is not to say that the County's processing and findings could not have been, respectively, more precise and comprehensive. In any event, although valid issues have been raised, the fact that the proposal is for a temporary use is not a substantial issue in terms of the LCP or protection of coastal resources. ***Therefore, no substantial issue exists due to the temporary nature of the proposal.***

VI. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Section 13096 of the California Code of Regulations requires that a specific finding be made in conjunction with coastal development permit applications showing the application to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(i) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. The County's negative declaration reviewed environmental aspects and possible impacts from the proposed development and found that all impacts from the proposal could be mitigated and that there were no significant adverse impacts associated with the proposal. The Commission finds that as approved and conditioned by the County, the proposed project will not have any significant adverse impacts on the environment and can be found consistent with CEQA.

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA OFFICE

725 N. STREET, STE. 300

SANTA CRUZ, CA 95060

(408) 427-4863

HEARING IMPAIRED: (415) 904-5200

APPEAL FROM COASTAL PERMIT
DECISION OF LOCAL GOVERNMENTCALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREAPlease Review Attached Appeal Information Sheet Prior To Completing
This Form.SECTION I. Appellant(s)

Name, mailing address and telephone number of appellant(s):

Jon Pedotti, c/o Anne M. Russell, Esq., DIEHL & RODEWALDP.O. Box 1207, San Luis Obispo, CA93406(805) 541-1000ZipArea CodePhone No.SECTION II. Decision Being Appealed1. Name of local/port
government: County of San Luis Obispo2. Brief description of development being
appealed: Minor Use Permit Coastal Development Permit D950157P - Wesnousky -
Construction of "tent-cabin" structures and related improvements as a
demonstration project in the Agricultural Land Use Designation.3. Development's location (street address, assessor's parcel
no., cross street, etc.): APN 13-081-043; Sections 14 & 15, Township 27 South,
Range 8 E; approximately 3,000 feet northeast of the northern end of Bridge
Street, north of the community of Cambria.

4. Description of decision being appealed:

a. Approval; no special conditions: _____

b. Approval with special conditions: X

c. Denial: _____

Note: For jurisdictions with a total LCP, denial
decisions by a local government cannot be appealed unless
the development is a major energy or public works project.
Denial decisions by port governments are not appealable.TO BE COMPLETED BY COMMISSION:APPEAL NO: A-3-SLO-97-023DATE FILED: 4/5/97DISTRICT: Central

EXHIBIT NO. 1
APPLICATION NO.
A-3-SLO-97-023
WESNOUSKY

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 3)

State briefly your reasons for this appeal. Include a summary description of Local Coastal Program, Land Use Plan, or Port Master Plan policies and requirements in which you believe the project is inconsistent and the reasons the decision warrants a new hearing. (Use additional paper as necessary.)

SEE ATTACHED EXHIBIT "B".

The development does not conform to the standards set forth in the
County of San Luis Obispo's certified local coastal program, as further
described in Exhibit "B" attached. Local appeals have been exhausted.

Note: The above description need not be a complete or exhaustive statement of your reasons of appeal; however, there must be sufficient discussion for staff to determine that the appeal is allowed by law. The appellant, subsequent to filing the appeal, may submit additional information to the staff and/or Commission to support the appeal request.

SECTION V. Certification

The information and facts stated above are correct to the best of my/our knowledge.

Anne M. Russell
Signature of Appellant(s) or
Authorized Agent

Date 4/13/97

NOTE: If signed by agent, appellant(s)
must also sign below.

Section VI. Agent Authorization

Diehl & Rodewald

I/We hereby authorize Anne M. Russell, Esq./ to act as my/our representative and to bind me/us in all matters concerning this appeal.

Date 3-31-97

Jon Rodewald
Signature of Appellant(s)

Ex. 1
P. 2

A-3-SU-97-02

EXHIBIT "A"
APPEAL FROM COASTAL PERMIT DECISION
OF LOCAL GOVERNMENT

5. Gene Tamplin
1061 Hartford Street
Cambria, CA 93428
6. William Beals
972 Suffolk Street
Cambria, CA 93428
7. County of San Luis Obispo
Planning Dept.
Attn: Alex Hinds & Jessica Kahel
County Government Center
San Luis Obispo, CA 93408
8. Mel McColloch
2760 Marborough Lane
Cambria, CA 93428
9. Bob McDonnell
371 Wedgewood
Cambria, CA 93428
10. Suzy Ficker
1060 Hartford Street
Cambria, CA 93428
11. William Warren
2290 Benson Avenue
Cambria, CA 93428
12. Greg Stafford
672 Serrano Drive, #6
San Luis Obispo, CA 93405
13. Richard Morse
Michael G. Lyons
6410 Cambria Pines Road
Cambria, CA 93428
14. Denise Patton
Frank Schleicher
6380 Cambria Pines Road
Cambria, CA 93428

15. T.C. Gracey
Lloyd Gracey
6415 Katherine Drive
Cambria, CA 93428
16. A.L. Central Coast Estates, Inc.
2450 Main Street
Cambria, CA 93428-3406
17. Sheri Chapman DeBro
Richard S. DeBro
6425 Cambria Pines Road
Cambria, CA 93428

EXHIBIT "B"
APPEAL FROM COASTAL PERMIT DECISION
OF LOCAL GOVERNMENT

I. **The proposed development is not the principal permitted use under the County of San Luis Obispo Local Coastal Plan and Coastal Land Use Ordinance.**

A. The proposed project is located within the Agriculture land use designation.

B. According to Coastal Table "O", of the County's Local Coastal Plan ("LCP"), the proposed camp is not a principal permitted use in the agricultural category, either prime or non-prime soils.

II. **The proposed camp is an organizational camp and as such, is not allowed in the Agriculture land use category.**

A. Rural recreation and camping is designated as a "special use, allowable subject to special standards and/or processing requirements...." (Key to Coastal Table "O", Coastal Zone Framework for Planning ("CZ Framework") p. 6-29.) in the Agriculture category.

B. The standards for rural recreation and camping are set forth in Coastal Zone Land Use Ordinance ("CZLUO") §23.08.072. Only incidental camping is allowed in the Agriculture category. Organizational camps are only allowed in the rural lands, recreation and public facilities categories. They are not allowed in the Agriculture category. CZLUO §23.08.072(a)(1).

C. The proposed development includes five (5) tent cabin structures, which require building permits, foundations and electricity. One structure is proposed as a full time caretaker's living unit, three are proposed as "habitat units" to be rented to campers, and the last as a dining hall. Cabins and meeting halls are allowed for organizational camps (CZLUO §23.08.072(a)(8)(i)), but not for incidental camping. Incidental camping allows only tent camping areas, plus water supply and portable restrooms. It may also include spaces for a maximum of ten (10) self-contained recreational vehicles without utility hook-up facilities. CZLUO §23.08.072(a)(8)(ii).

D. The County erroneously found that the proposed development was "incidental" camping, even though it provided cabins, a meeting hall (to be used for dining), allows electricity to be provided by generators or batteries, and can be used year round. The plan submitted by the applicant also shows spas and saunas, an amphitheater, extensive decking connecting various components of each tent cabin, and use of the larger 480-acre parcel/larger ranch for hiking and biking trails and outdoor recreation.

E. CZLUO §23.08.072(a) describes incidental camping as "camping that is seasonal and incidental to an agricultural use." Although the use is limited to 120 days per year, it is not limited to a particular season. The camp could be used year round, on the weekends.

F. CZLUO §23.08.072(a)(10) requires two findings for incidental camping. The first is that the proposed use will not affect the continuing use of the site as a productive agricultural unit providing food or fiber and the second is that the proposed use will result in no effect upon

the continuance or establishment of an agricultural use on surrounding properties. These findings cannot be made. The proposed hiking and biking activities will interfere with on-site agricultural activities, as well as neighboring agricultural activities. The potential for trespass, harassment of cattle and release of cattle, is extremely high in the absence of heavy supervision. Furthermore, since the purpose of the project is to market a larger project on the site that is not allowed under the Agriculture land use category, if the project is successful, it will necessitate a general plan amendment, which will remove the agricultural land from the Agriculture category. The Applicant will seek a general plan amendment changing the land use category from agriculture to something else in order to allow the permanent development.

III. The proposed development violates Coastal Plan policies set forth in the County's land use element - local coastal plan.

A. In the County's Coastal Plan Policies document, page 7-8, et seq., the policies for agriculture are set forth. Policy 1, (Maintaining Agricultural Land), requires agricultural land to be maintained in or available for agriculture, unless certain conditions are met. Non-prime lands suitable for agriculture are required to be maintained in or available for agricultural production unless (1) continued or renewed agricultural use is not feasible (not the case here), or (2) conversion would preserve prime agricultural land or concentrate urban development within or contiguous to urban areas which have adequate public services to serve additional development (not the case here) and (3) the permitted conversion will not adversely affect surrounding uses (not the case here). The changing of the use will have negative impacts on agriculture in the area.

The policy also describes the conditions for permitted uses on non-prime agricultural lands. The policy states as follows:

"Permitted Uses on Non-prime Agricultural Lands. Principal permitted and allowable uses on non-prime agricultural lands are designated on Coastal Table "O" - Allowable Use Chart in Framework for Planning Document. These uses may be permitted where it can be demonstrated that no alternative building site exists except on non-agricultural soils, that the least amount on non-prime land possible is converted and that the use will not conflict with surrounding agricultural lands and uses. [THIS POLICY SHALL BE IMPLEMENTED AS A STANDARD.]" (Coastal Plan Policies, pp. 7-9.)

Neither the Applicant nor the County demonstrated that there was no alternative building on non-agricultural soils. In fact, the CT Ranch, which includes the parcel on which the proposed development is to be sited, also includes property in the rural lands land use category. Rural lands allow organizational camps. There are also other sites closer to the community of Cambria which would also be appropriate for a demonstration camp of this nature.

B. Policy 3, Non-Agricultural Uses, of the Policies for Agriculture in the Coastal Plan Policies document (pp. 7-10) requires non-agricultural developments to supplement the permitted agricultural use and meet all eight (a-h) listed requirements. The proposed development cannot meet at least 6 of the 8 requirements (Requirements a, b, c, d, e, f and possibly h).

1. Requirement a allows development on non-prime agricultural land "if it can be demonstrated that all agriculturally unsuitable land on the parcel has been developed or has been determined to be undevelopable." No such demonstration has been made. There is other land available on the CT Ranch, appropriately zoned.

2. Requirement b requires a finding of "continued or renewed agricultural use is not feasible as determined through economic studies of existing and potential agricultural use without the proposed supplemental use." No such finding or study has been made.

3. Requirement c requires a finding that the proposed use will allow for and support the continued use of the site as a productive agricultural unit and would preserve all prime agricultural lands. No such finding has been made. Since this is proposed as a demonstration project, which if successful, would require a non-agricultural land use designation, it is contrary to this requirement.

4. Requirement d requires a finding that the proposed use will result in no adverse effect upon the continuance or establishment of agricultural uses on the remainder of the site or nearby and surrounding properties. There is no evidence to support such a finding. The proposed development is designed as a marketing tool for a much larger development at the same site which will result in large numbers of people using the site and interfering with ongoing agricultural activities, and may lead to trespassing on neighboring agricultural property, and development pressures in the neighborhood.

5. Requirement e requires a clearly defined buffer area to be provided between agricultural and non-agricultural uses. No such buffer area has been proposed or provided.

6. Requirement f requires a finding that adequate water resources are available to maintain habitat values and serve both the proposed development and existing and proposed agricultural operations. No such finding has been made. In any event, there is no water on the site and all water will be trucked in.

7. Requirement h requires a finding that the development proposal does not require a land division and includes a means of securing the remainder of the parcel in agricultural use through agricultural easements. The remainder of the parcel is required to have an agricultural easement over it for the life of the proposed development. It is questionable whether a land division is required for an organizational camp comprising a small percentage of a 480-acre parcel. Land division will most likely be required if less than the entire parcel is proposed for the ultimate project.

See also CZLUO §23.04.050 - non-agricultural uses in the agricultural land use category - requirements and standards.

IV. The development proposal did not meet the requirements of Coastal Plan Policies, Policies for Agriculture, Policy 3.

The above policy (P7-11 of Coastal Plan Policies) requires development proposals to contain 4 elements. The development proposal did not meet these requirements. (No site plan

showing subsequent phases of development, or all undevelopable non-agricultural land, etc. No demonstration that revenues to local government shall equal public costs, etc.)

V. **The proposed sports and lifestyle camp use most closely resembles the definition of a hotel/motel, not incidental camping, and as such is not an allowed use in an agricultural zone.**

A. Coastal Table "O" does not allow hotels or motels in the agricultural land use category.

B. The proposed sports and lifestyle camp use most closely resembles the definition of a hotel/motel. The CZ Framework, at p. 6-48, defines "hotel/motel" as "commercial transient lodging establishments, including hotels, motor hotels, motels, tourist courts or cabins, **primarily engaged in providing overnight or otherwise temporary lodging**, with or without meals for the general public...." The proposed development will be providing overnight or temporary lodging with meals to members of the public.

VI. **Proposing a use as "temporary" does not make it consistent with the local coastal plan.**

The proposed development has been approved by the County for a 3-year demonstration period. However, proposing the use as temporary does not not make it consistent with the local coastal plan. The ultimate project is an organizational camp, not allowed in the Agriculture land use designation.

The planning staff recommended, "Due to the temporary and portable nature of the project...that the Board find the nature and intensity of the proposed use, as recommended to be conditioned, to be equivalent to incidental camping." (Staff report dated 3/4/97 from Jessica Kahel to Board of Supervisors, p. 6.) County staff agreed that merely because a project is proposed as a temporary use does not make it consistent with the CZLUO. March 4, 1997 staff report, p. 7.

MISC\PEDOTTI.APP:mw

IN THE BOARD OF SUPERVISORS

COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

Tues day March 11, 19 97

PRESENT: Supervisors Harry L. Ovitt, Laurence L. Laurent, Michael P. Ryan, and
Chairperson Ruth E. Brackett

ABSENT: Supervisor Peg Pinard

EXHIBIT NO. 2

APPLICATION NO.

A-3-SLO-97-023

WESNOUSKY

RESOLUTION NO. 97-123

RESOLUTION AFFIRMING THE DECISION OF THE HEARING OFFICER TO CONDITIONALLY APPROVE THE APPLICATION OF BILL WESNOUSKY FOR MINOR USE PERMIT D950157P

The following resolution is now offered and read:

WHEREAS, on November 15, 1996, the Zoning Administrator of the County of San Luis Obispo (hereinafter referred to as the "Hearing Officer") duly considered and conditionally approved the application of Bill Wesnousky for Minor Use Permit D950157P; and

WHEREAS, Michael Phelan and Jon Pedotti have appealed the Hearing Officer's decision to the Board of Supervisors of the County of San Luis Obispo (hereinafter referred to as the "Board of Supervisors") pursuant to the applicable provisions of Title 23 of the San Luis Obispo County Code;

WHEREAS, a public hearing was duly noticed and conducted by the Board of Supervisors on March 4, 1997, and determination and decision was made on March 4, 1997; and

WHEREAS, at said hearing, the Board of Supervisors heard and received all oral and written protests, objections, and evidence, which were made, presented, or filed, and all persons present were given the opportunity to hear and be heard in respect to any matter relating to said appeals; and

WHEREAS, the Board of Supervisors has duly considered the appeals and finds that the appeals should be denied and the decision of the Hearing Officer should be affirmed subject to the findings and conditions set forth below.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Board of Supervisors of the County of San Luis Obispo, State of California, as follows:

1. That the recitals set forth hereinabove are true, correct and valid.
2. That the Board of Supervisors makes all of the findings of fact and determinations set forth in Exhibit A attached hereto and incorporated by reference herein as though set forth in full.

3. That the negative declaration prepared for this project is hereby approved as complete and adequate and as having been prepared in accordance with the provisions of the California Environmental

Quality Act.

4. That the Board of Supervisors has reviewed and considered the information contained in the negative declaration together with all comments received during the public review process prior to approving the project.

5. That the appeals filed by Michael Phelan and Jon Pedotti are hereby denied and the decision of the Hearing Officer is affirmed and that the application of Bill Wesnousky for Minor Use Permit D950157P is hereby approved subject to the conditions of approval set forth in Exhibit B attached hereto and incorporated by reference herein as though set forth in full.

Upon motion of Supervisor Ryan, seconded by Supervisor Ovitt, and on the following roll call vote, to wit:

AYES: Supervisors Ryan, Ovitt, Chairperson Brackett

NOES: Supervisor Laurent

ABSENT: Supervisor Pinard

ABSTAINING: None

the foregoing resolution is hereby adopted.

Chairperson of the Board of Supervisors

Chairperson of the Board of Supervisors

ATTEST:

Julie L. Rodewald
Clerk of the Board of Supervisors

BY: James B. Lindholm, Jr. Deputy Clerk

(SEAL)

APPROVED AS TO FORM AND LEGAL EFFECT:

JAMES B. LINDHOLM, JR.
County Counsel

By: James B. Lindholm, Jr.
Deputy County Counsel

Date: February 7, 1997

E:\WPDOCS\BS\D9700131.mis

STATE OF CALIFORNIA) ss COUNTY OF SAN LUIS OBISPO)
I, JULIE L. RODEWALD, County Clerk of the above entitled County, and Ex-Officio Clerk of the Board of Supervisors thereof, do hereby certify the fore- going to be a full, true and correct copy of an order entered in the relation of said Board of Super- visors, and now remaining of record in my office.
Witness, my hand and seal of said Board of Supervisors this <u>20</u> day of <u>March</u> 19 <u>97</u> .
JULIE L. RODEWALD County Clerk and Ex-Officio Clerk of the Board of Supervisors
By <u>Cheri A. [Signature]</u> Deputy Clerk

Ex. 2
p. 2

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907

Exhibit A
D950157P - Minor Use Permit Findings

- A. The proposed project and use is consistent with the Local Coastal Program and the Land Use Element of the general plan because the project is a temporary demonstration project of a portable nature determined by the planning director to be classified under Rural Recreation and Camping which is an allowed use with special standards use allowed by Table "O" of the Land Use Element and Local Coastal Plan in the agriculture land use category. The proposed project or use, as recommended to be conditioned, satisfies all applicable provisions of this title.
- B. As recommended to be conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- C. 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 uses because the project is subject to Ordinance and Building Code requirements designed to address health, safety, and welfare concerns. In addition, the proposed project is of a portable nature and will be removed within 3 years unless an application for a permanent project is approved.
- D. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because it is a temporary demonstration project of a portable nature with a 3 year "sunset" clause which, as conditioned, has been determined to be of similar characteristics as the Rural Recreation and Camping category.
- E. The proposed use or project 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 it is located on Bridge Street which is a local street capable of carrying any additional traffic generated by the project.
- F. The development 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.

Ex. 2

p. 3

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- G. Natural features and topography have been considered in the design and siting of the project.
- H. The proposed clearing of vegetation and topsoil is the minimum necessary to achieve safe and convenient access for the temporary demonstration project and will not create significant adverse effects on the identified sensitive resource.
- I. 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 through undue surface runoff.
- J. The proposed use will not affect the continuing use of the site as a productive agricultural unit providing food or fiber.
- K. The proposed use will result in no effect upon the continuance or establishment of agricultural uses on surrounding properties.
- L. The proposed use will not conflict with surrounding agricultural lands and uses.
- M. On the basis of the initial study and all comments received, there is no substantial evidence that the project will have a significant effect on the environment.

Ex. 2

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Exhibit B
D950157P - Conditions of Conditions

Approved Development

1. This approval authorizes approximately three acres of site disturbance for the construction of five "tent-cabin" structures and related improvements as a temporary (3-year) demonstration project.

Maximum height of structures - 35' from average natural grade. Roof vent may extend an additional 3' above maximum height.

The decks shall be constructed on piers.

2. Site development shall be consistent with the approved site/grading and elevation plans.
3. Prior to construction, the applicant shall obtain an approved grading permit.

APCD

4. During construction, the applicant shall comply with the requirements in the November 15, 1996 APCD letter.

Temporary Use

5. Prior to issuance of construction permits, the applicant shall submit a bond, to be approved by the planning director, for the cost of removal of the proposed project and restoration of the project site. Within three years of the issuance of construction permits, the proposed project shall be discontinued as a guest operation, disassembled, removed and the site shall be restored. If the applicant has submitted an application, and is actively pursuing processing of a general plan amendment and land use permit for the long term use, the buildings may be left in place, but may not be used until these permits have been resolved.

Sedimentation & Erosion

6. At the time of application for construction permits, the applicant shall submit "Sedimentation & Erosion Control Plans" to the Environmental Division of the Department of Planning and Building and the County Engineering Department. The plans shall include temporary measures for disturbance of any areas of >20% slopes, and shall include revegetation plans for all disturbed areas.
7. At the conclusion of each rainy season, the access roads, driveways, and all hiking/biking trails shall be inspected by the applicant for damage from run-off and erosion. Repairs and stabilization measures shall be implemented as necessary.

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Traffic

8. No private guest vehicles are allowed at the proposed project site. Guests shall be van- or car-pooled from a location in town, to be reviewed and approved by the planning director, to the project site.

Fire Safety/Access

9. At the time of application for construction permits, the applicant shall submit road and driveway plans indicating widths and grades of the subject roads for incidental camping per the requirements of CDF/County Fire. If grading or other improvement activities are required to comply with CDF/County Fire standards for incidental camping, grading and improvement plans shall be submitted with the road plans. All areas of disturbance shall be clearly indicated.

Wastewater Disposal

10. At the time of application for construction permits, the applicant shall indicate the location and method of wastewater disposal on construction plans consistent with the definition of incidental camping and subject to the approval of the Environmental Health Agency.

Water

11. Prior to issuance of construction permits, the containment/distribution/disposal system for the water supply shall be approved by the Development Review Division of the Department of Planning and Building and the Division of Environmental Health. Water hauled onto the site must be potable and the hauler must be certified by the State Department of Food and Drug Administration.

Archaeology

12. In the event that archaeological resources are unearthed or discovered during any construction activities, the provisions of 23.05.140 shall be implemented and construction activities shall cease. The Environmental Coordinator and Planning Department shall be notified and the extent, location and importance of the discovered materials shall be determined by a qualified archaeologist. The applicant shall implement any recommendations of the archaeologist as required by the Environmental Coordinator.

Agricultural Resources

13. Prior to issuance of construction permits, the applicant shall submit a "Hiking/Biking Trail Map" for review and approval of the Planning & Building Department. The map shall include the trails proposed to be used by guests, and shall include a warning for guests not to trespass on adjacent properties. The hiking/biking trail map shall only be distributed to on-site employees and camping guests. In addition, prior to issuance of construction permits, the applicant shall post "No Trespassing" signs at

Ex. 2

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the property lines in all areas that proposed trails are within 100 feet of a property boundary.

Incidental Camping

14. Incidental camping shall be limited to 120 days per year.

Agricultural Easement

15. Prior to issuance of construction permits, the applicant shall record an easement to the county over the remainder of the agricultural land within the 480 acre ranch. This easement shall remain in effect for the life of the non-agricultural use and shall limit the use of the land covered by the easement to agriculture, non-residential use customarily accessory to agriculture, farm labor housing, and a single-family dwelling accessory to the agricultural use.

Utility Lines

16. Power for the project shall be provided by batteries and/or photovoltaic panels with generator allowed for emergency use only. No utility lines shall be brought to the project.
17. No telephone service lines shall be installed. Any telephone service shall be cellular or other portable type service.

Noise

18. Prior to issuance of construction permits, the applicant shall provide for review and approval of the Department of Planning and Building a noise reduction program which indicates incidental camping policies on "quiet hours" from 10:00 p.m. to 6:00 a.m. for all campers and camp personnel. In the event of substantive noise complaints, the permit holder may be required to amend their noise reduction program and/or hire a qualified individual to monitor and reduce noise levels in compliance with CZLUO section 23.06.040, Noise Standards.

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EXHIBIT NO. 3

APPLICATION NO.

A-3-SLO-97-02

WESNOSKY

KEY TO COASTAL TABLE O

USE STATUS

DEFINITION

- A Allowed use, unless otherwise limited by a specific planning area standard. Coastal Zone Land Use Ordinance Chapter 23.03 ("Required Level of Processing") determines the permit necessary to establish an "A" use, and Chapters 23.04 through 23.06 determine the site design, site development, and operational standards that affect the use. See also the "Planning Area Standards" sections of the Land Use Element Area Plans and the LCP Policy Document to find any standards that may apply to a project in a particular community or area.
- S Special use, allowable subject to special standards and/or processing requirements, unless otherwise limited by a specific planning area standard. The following list shows where in the Coastal Zone Land Use Ordinance to find the special standards that apply to particular uses.
- P Principally permitted use, a use to be encouraged and that has priority over non-principally permitted uses, but not over agriculture or coastal dependent uses.

→ "S" NUMBER

APPLICABLE COASTAL ZONE LAND USE ORDINANCE
SECTION AND/OR LAND USE ELEMENT REQUIREMENT

- | | | |
|-----|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | 23.08.120 b | MISCELLANEOUS USES |
| 2 | 23.08.120 a | MISCELLANEOUS USES |
| 3 | 23.08.040 | AGRICULTURAL USES |
| → 4 | 23.08.060 | CULTURAL, EDUCATIONAL &
RECREATIONAL USES |
| 5 | 23.08.080 | INDUSTRIAL USES are allowable subject to the
special standards found in Section 23.08.080. For new or
expanded uses within the Petroleum Refining and Related
Industries and Marine Terminals and Piers use groups, a specific
plan is required prior to acceptance of land use permit(s) subject
to the standards as set forth in Section 23.08.094. |
| 6 | 23.08.100 | MEDICAL & SOCIAL CARE FACILITIES |
| 7 | 23.08.140 | OUTDOOR COMMERCIAL USES |
| 8 | 23.08.160 | RESIDENTIAL USES |
| 9 | 23.08.170 | RESOURCE EXTRACTION |
| 10 | 23.08.200 | RETAIL TRADE |
| 11 | 23.08.220 | SERVICES |
| 12 | 23.08.260 | TRANSIENT LODGINGS |
| 13 | 23.08.280 | TRANSPORTATION, UTILITIES & COMMUNICATION |

Open Space	
Public Facilities	
Industrial	
Commercial Service	
Commercial Retail	
Office & Professional	
Residential Medium Density	
Residential Single Family	
Residential Surface	
Residential Rural	
Recreation	
Land	
Agriculture - Non-Forest	
Agriculture - Forest	

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Marinas	7	6-50
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			S-2-P	S-2				P	P			P	
			S-1-P							S-1		S-1-P	
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		S-1	S-1										
			S-4-P	S-4	S-4	S-4	S-4		S-4	S-4		S-4-P	
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								P	A	A	S-2	S-2-P	
			S-1							S-1	S-1	S-1	
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LAND USE CATEGORIES
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serve RV park patrons only. Does not include incidental camping areas, which are included under "Rural Recreation and Camping."

Recycling Collection Stations [D19]

Facilities for temporary accumulation and storage of recyclable discarded materials, which are subsequently transported to recycling centers or solid waste disposal sites for further processing. Includes sites for implementing the California Beverage Container Recycling Act (AB 2020). (Does not include automobile wrecking yards or any recycling processing facilities, which are listed under Recycling and Scrap; does not include temporary storage of toxic or radio-active waste materials).

Recycling and Scrap [D20]

Establishments primarily engaged in assembling, breaking up, sorting, temporary storage and distribution of recyclable or reusable scrap and waste materials, including auto wreckers engaged in dismantling automobiles for scrap. Also includes any storage of such materials in an area larger than 200 square feet or higher than six feet. Does not include terminal waste disposal sites, which are separately defined. Does not include temporary storage of toxic or radioactive waste materials.

Residential Accessory Uses [E9]

Includes any use that is customarily part of a residence and is clearly incidental and secondary to a residence and does not change the character of the residential use. Residential accessory uses include the storage of vehicles and other personal property, and accessory structures including swimming pools, workshops, studios, greenhouses, garages, and guesthouses (without cooking or kitchen facilities). Includes non-commercial TV and radio broadcasting and receiving antennas, including equipment for satellite broadcast reception.

Residential Care [E10]

Establishments primarily engaged in the provision of residential social and personal care for children, the aged, and special categories of persons with some limits on ab but where medical care is not a major element. Includes: children's homes orphanages; rehabilitation centers; self-help group homes. (SIC: Group 83)

Roadside Stands [G10]

Open structures for the retail sale of agricultural products (except hay. sales--included under "Farm Equipment and Supplies"), located on the site or property where the products being sold were grown. Does not include field sales of agricultural products, which is included under "Crop Production and Grazing."

Rural Recreation and Camping [C13]

Facilities for special group activities such as: outdoor archery, pistol, rifle, and skeet clubs and facilities (indoor shooting facilities are included under the definition of "Indoor Amusements and Recreation"); dude and guest ranches; health resorts including but not limited to outdoor hot spring or hot tub facilities; hunting and fishing clubs; recreational camps (including incidental

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RV camping but not RV parks); group or organized camps; incidental seasonal camping areas without facilities. Equestrian facilities including riding academies and schools, boarding stables and exhibition facilities are included under the definition of "Specialized Animal Facilities". Camping facilities may include accessory boat storage and launching facilities where approved pursuant to Section 23.08.072 of the Coastal Zone Land Use Ordinance.

Schools - Specialized Education and Training [C14]

Business, secretarial schools and vocational schools offering specialized trade and commercial courses. Includes specialized non-degree granting schools such as: music schools; dramatic schools; language schools; driver education schools; ballet and other dance studios; seminaries and other establishments exclusively engaged in training for religious ministries; and establishments furnishing educational courses by mail. Facilities, institutions and conference centers are included that offer specialized programs in personal growth and development (including fitness, environmental awareness, arts, communications, and management, as examples). (SIC: Groups 834, 829)

Schools - College and University [C15]

Junior colleges, colleges, universities and professional schools granting associate arts degrees, certificates, undergraduate and graduate degrees and requiring for admission at least a high school diploma or equivalent general academic training. (SIC: Group 822)

Schools - Preschool to Secondary [C16]

Pre-school, day-care centers, elementary and secondary schools serving grades 1 through 12, including denominational and sectarian. Kindergartens and military academies are also included. (SIC: Group 821)

Secondary Dwellings [E11] [Amended 1995, Ord. 2740]

A second permanent dwelling allowed on a site pursuant to Section 23.08.036 of the Coastal Zone Land Use Ordinance .

Service Stations [G11]

Retail trade establishments primarily engaged in the sale of gasoline, which may also provide lubrication, oil change and tune-up services and the sale of automotive products incidental to gasoline sales. May also include accessory towing, mechanical repair services and trailer rental, but does not include storage of wrecked or abandoned vehicles, paint spraying body and fender work. Does not include the retail sale of gasoline as a subordinate service to food and beverage retail sales when limited to not more than two pumps. (SIC: Group 554)

Single-Family Dwelling [E12]

A building designed for and/or occupied exclusively by one family. Also includes attached ownership units using common wall development or airspace condominium ownership, where a proposed site qualifies for planned development through designation by planning area standard or through compliance with any planned development or cluster division standards of the Coastal Zone Land Use Ordinance.

23.08.060 - Cultural, Education and Recreation Uses (S-4): Any use identified by the Land Use Element as an allowable, S-4 use (see Table O, Part I of the Land Use Element), is subject to the provisions of the following sections:

- 23.08.062 Indoor Amusements and Recreation
- 23.08.064 Cemeteries and Columbariums
- 23.08.066 Churches and Related Activities
- 23.08.068 Drive-In Theaters
- 23.08.070 Outdoor Sports and Recreation
- 23.08.072 Rural Recreation and Camping ←
- 23.08.074 Schools and Preschools

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[Amended 1992, Ord. 2591; 1995, Ord. 2715]

23.08.062 - Indoor Amusements and Recreation: This section applies only to uses of this group that are specifically identified herein.

- a. **Limitation on use - Office and Professional Category.** Indoor amusement and recreation uses allowed in the Office and Professional land use category are limited to indoor facilities including gymnasiums, reducing salons, health and athletic clubs (including indoor sauna, spa or hot tub facilities), racquetball, handball and other similar indoor sports activities.
- b. **General permit requirement.** Minor Use Permit approval, except where otherwise provided in subsection c. for a specific use.
- c. **Requirements for specific uses.**
 - (1) **Electronic game arcades.** These provisions apply to establishments containing five or more electronic games or coin-operated amusements; four or fewer are not considered as a land use separate from the primary use of the site.
 - (i) **Limitation on use.** Arcades are allowable only in the Recreation and Commercial Retail land use categories.
 - (ii) **Location criteria.** Arcades are to be at least 1,000 feet from any elementary or secondary school site and at least 200 feet from any Residential land use category.

- (3) **Minimum site area.** None Required.

d. Recreation equipment rental.

- (1) **Limitation on use.** Recreation equipment rental shall be allowed only in the Recreation, Commercial Retail and Commercial Service categories, with motorized equipment rental allowed only in Recreation and Commercial Service categories. Recreation equipment rental is not allowed as a temporary use. A proposed site must also qualify for use as a storage yard and sales lot pursuant to Table O, Part I of the Land Use Element to enable storage or rental transactions of recreational equipment to occur outdoors.
- (2) **Permit requirement.** Development Plan approval for motorized equipment rental; as required by Section 23.03.040 (Permit Requirements) for other uses. In addition to other relevant issues, Development Plan shall consider the effects of motorized recreation equipment on proposed or likely areas of use.

[Amended 1992, Ord. 2591; 1995, Ord. 2715]

23.08.072 - Rural Recreation and Camping:

- a. Camping.** Permanent organizational group camps sponsored by a church, youth group, corporation or other organization, or camping that is seasonal and incidental to an agricultural use, are subject to the following provisions: Commercial campgrounds as principal uses are subject to Section 23.08.266 (Recreational Vehicle Parks); temporary camps are subject to Chapter 8.64 of the County Code (Temporary Camps).
- (1) **Limitation on use.** Organizational camps are allowed only in the Rural Lands, Recreation, and Public Facilities categories. Incidental camping is allowed in the Agriculture category as well as where organizational camps are allowed.
- (2) **Permit requirements.** In addition to a Health Department permit as required by Chapter 8.62 of the County Code, camping facilities are subject to the following:
- (i) **Organizational camps.** Development Plan approval.
 - (ii) **Incidental camping.** Minor Use Permit approval.

- (3) **Minimum site area.** As specified in Section 23.04.020 (Parcel Size).
- (4) **Density.** To be set by the Review Authority where Development Plan or Minor Use Permit approval is required, to a maximum of one unit per acre, which is also to be the maximum density for incidental camping of less than 10 units.
- (5) **Setbacks.** All camping facilities and activities are to occur no closer than 1,000 feet from any property line or public road.
- (6) **Parking.** No improved parking is required for incidental camping, provided that sufficient usable area is available to accommodate all user vehicles entirely on-site. The parking requirement for organizational camps is to be determined by the Development Plan approval.
- (7) **Access.** All-weather access is to be provided to the site.
- (8) **Allowed facilities.** Camps established pursuant to this section may include the following facilities in addition to tent camping areas, based on the type of camp:
 - (i) **Organizational camps.** Cabins; meeting hall; swimming pool; permanent restroom facilities; accessory and storage buildings.
 - (ii) **Incidental camping.** Water supply and portable restrooms only. Incidental camping uses may also include spaces for a maximum of 10 self-contained recreational vehicles, without utility hookup facilities.
- (9) **Sanitation.** Restroom facilities are to be provided as required by the Health Department.
- (10) **Required findings - incidental camping.** A land use permit for incidental camping is to be approved only where the Review Authority first finds that:
 - (i) The proposed use will not affect the continuing use of the site as a productive agricultural unit providing food or fiber; and
 - (ii) The proposed use will result in no effect upon the continuance or establishment of agricultural uses on surrounding properties.

Excepting the Santa Maria River channel lands and minor drainage features within the valley, the entire valley lowland is prime agricultural land. Vegetation crop values range from \$1,500 to \$3,500 per harvested acre, and there are typically two or more harvests per year. Oso Flaco Valley contains the largest concentration of Class I and II soils in the county. Some soils are rated Class III because of sandy textures or high water table, but they are nevertheless used for high value vegetable production due to excellent climate, level terrain, available irrigation supplies and reasonably good soils.

There does not appear to be much pressure to convert these lands to urban uses. Direct displacement of some agricultural land, as well as secondary development the State Department of Parks and Recreation chooses the Oso Flaco Lake vehicle staging area for the Pismo Dune State Recreation Area. Meth. impact to the agricultural uses are provided in the policies for development and Vehicular Recreation Area. (See Policies).

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POLICIES FOR AGRICULTURE

In light of the Coastal Act policies and present agricultural use within the coastal zone, the following policies will guide development in and adjacent to agricultural areas. San Luis Obispo County recognizes the importance of agriculture to the economy and welfare of the county. Over 65% of the coastal zone is identified for continued agricultural use with an additional proportion of the large state parks and recreation holdings retained in agricultural use.

Policy 1: Maintaining Agricultural Lands

Prime agricultural land shall be maintained, in or available for, agricultural production unless: 1) agricultural use is already severely limited by conflicts with urban uses; or 2) adequate public services are available to serve the expanded urban uses, and the conversion would preserve prime agricultural land or would complete a logical and viable neighborhood, thus contributing to the establishment of a stable urban/rural boundary; and 3) development on converted agricultural land will not diminish the productivity of adjacent prime agricultural land.

Other lands (non-prime) suitable for agriculture shall be maintained in or available for agricultural production unless: 1) continued or renewed agricultural use is not feasible; or 2) conversion would preserve prime agricultural land or concentrate urban development within or contiguous to existing urban areas which have adequate public services to serve additional development; and 3) the permitted conversion will not adversely affect surrounding agricultural uses.

All prime agricultural lands and other (non-prime) lands suitable for agriculture are designated in the land use element as Agriculture unless agricultural use is already limited by conflicts with urban uses.

Permitted Uses on Prime Agricultural Lands. Principal permitted and allowable uses on prime agricultural lands are designated on Coastal Table O - Allowable Use Chart in Framework for Planning Document. These uses may be permitted where it can be demonstrated that no alternative building site exists except on the prime agricultural soils, that the least amount of prime soil possible is converted and that the use will not conflict with surrounding agricultural lands and uses.

Permitted Uses on Non-Prime Agricultural Lands. Principal permitted and allowable uses on non-prime agricultural lands are designated on Coastal Table O - Allowable Use Chart in Framework for Planning Document. These uses may be permitted where it can be demonstrated that no alternative building site exists except on non-agricultural soils, that the least amount on non-prime land possible is converted and that the use will not conflict with surrounding agricultural lands and uses. [THIS POLICY SHALL BE IMPLEMENTED AS A STANDARD.]

Policy 2: Divisions of Land

Land division in agricultural areas shall not limit existing or potential agricultural capability. Divisions shall adhere to the minimum parcel sizes set forth in the Coastal Zone Land Use Ordinance. Land divisions for prime agricultural soils shall be based on the following requirements:

- a. The division of prime agricultural soils within a parcel shall be prohibited unless it can be demonstrated that existing or potential agricultural production of at least three crops common to the agricultural economy would not be diminished.
- b. The creation of new parcels whose only building site would be on prime agricultural soils shall be prohibited.
- c. Adequate water supplies are available to maintain habitat values and to serve the proposed development and support existing agricultural viability.

Land divisions for non-prime agricultural soils shall be prohibited unless it can be demonstrated that existing or potential agricultural productivity of any resulting parcel determined to be feasible for agriculture would not be diminished. Division of non-prime agricultural soils shall be reviewed on a case-by-case basis to ensure maintaining existing or potential agricultural capability.

(This may lead to a substantially larger minimum parcel size for non-prime lands than identified in the Coastal Zone Land Use Ordinance. Before the division of land, a development plan shall identify parcels used for agricultural and non-agriculture use if such uses are proposed. Prior to approval, the applicable approval body shall make a finding that the division will maintain or enhance agriculture viability.) [THIS POLICY SHALL BE IMPLEMENTED AS A STANDARD.]

Policy 3: Non-Agricultural Uses

In agriculturally designated areas, all non-agricultural development which is proposed to supplement the agricultural use permitted in areas designated as agriculture shall be compatible with preserving a maximum amount of agricultural use. When continued agricultural use is not feasible without some supplemental use, priority shall be given to commercial recreation and low intensity visitor-serving uses allowed in Policy 1.

Non-agricultural developments shall meet the following requirements:

- a. No development is permitted on prime agricultural land. Development shall be permitted on non-prime land if it can be demonstrated that all agriculturally unsuitable land on the parcel has been developed or has been determined to be undevelopable.
- b. Continued or renewed agricultural use is not feasible as determined through economic studies of existing and potential agricultural use without the proposed supplemental use.
- c. The proposed use will allow for and support the continued use of the site as a productive agricultural unit and would preserve all prime agricultural lands.
- d. The proposed use will result in no adverse effect upon the continuance or establishment of agricultural uses on the remainder of the site or nearby and surrounding properties.
- e. Clearly defined buffer areas are provided between agricultural and non-agricultural uses.
- f. Adequate water resources are available to maintain habitat values and serve both the proposed development and existing and proposed agricultural operations.
- g. Permitted development shall provide water and sanitary facilities on-site and no extension of urban sewer and water services shall be permitted, other than reclaimed water for agricultural enhancement.
- h. The development proposal does not require a land division and includes a means of securing the remainder of the parcel(s) in agricultural use through agricultural easements. As a condition of approval of non-agricultural development, the county shall require the applicant to assure that the remainder of the parcel(s) be retained in agriculture and, if appropriate, open space use by the following methods:

Agricultural Easement. The applicant shall grant an easement to the county over all agricultural land shown on the site plan. This easement shall remain in effect for the life of the non-agricultural use and shall limit the use of the land covered by the easement to agriculture, non-residential use customarily accessory to agriculture, farm labor housing and a single-family home accessory to the agricultural use.

Open Space Easement. The applicant shall grant an open space easement to the county over all lands shown on the site plans as land unsuitable for agriculture, not a part of the approved development or determined to be undevelopable. The open space easement shall remain in effect for the life of the non-agricultural use and shall limit the use of the land to non-structural, open space uses.

Development proposals shall include the following:

- a. A site plan for the ultimate development of the parcel(s) which indicates types, location, and if appropriate, phases of all non-agricultural development, all undevelopable, non-agricultural land and all land to be used for agricultural purposes. Total non-agricultural development area must not exceed 2% of the gross acreage of the parcel(s).
- b. A demonstration that revenues to local government shall be equal to the public costs of providing necessary roads, water, sewers, fire and police protection.
- c. A demonstration that the proposed development is sited and designed to protect habitat values and will be compatible with the scenic, rural character of the area.
- d. Proposed development between the first public road and the sea shall clearly indicate the provisions for public access to and along the shoreline consistent with LUP policies for access in agricultural areas.

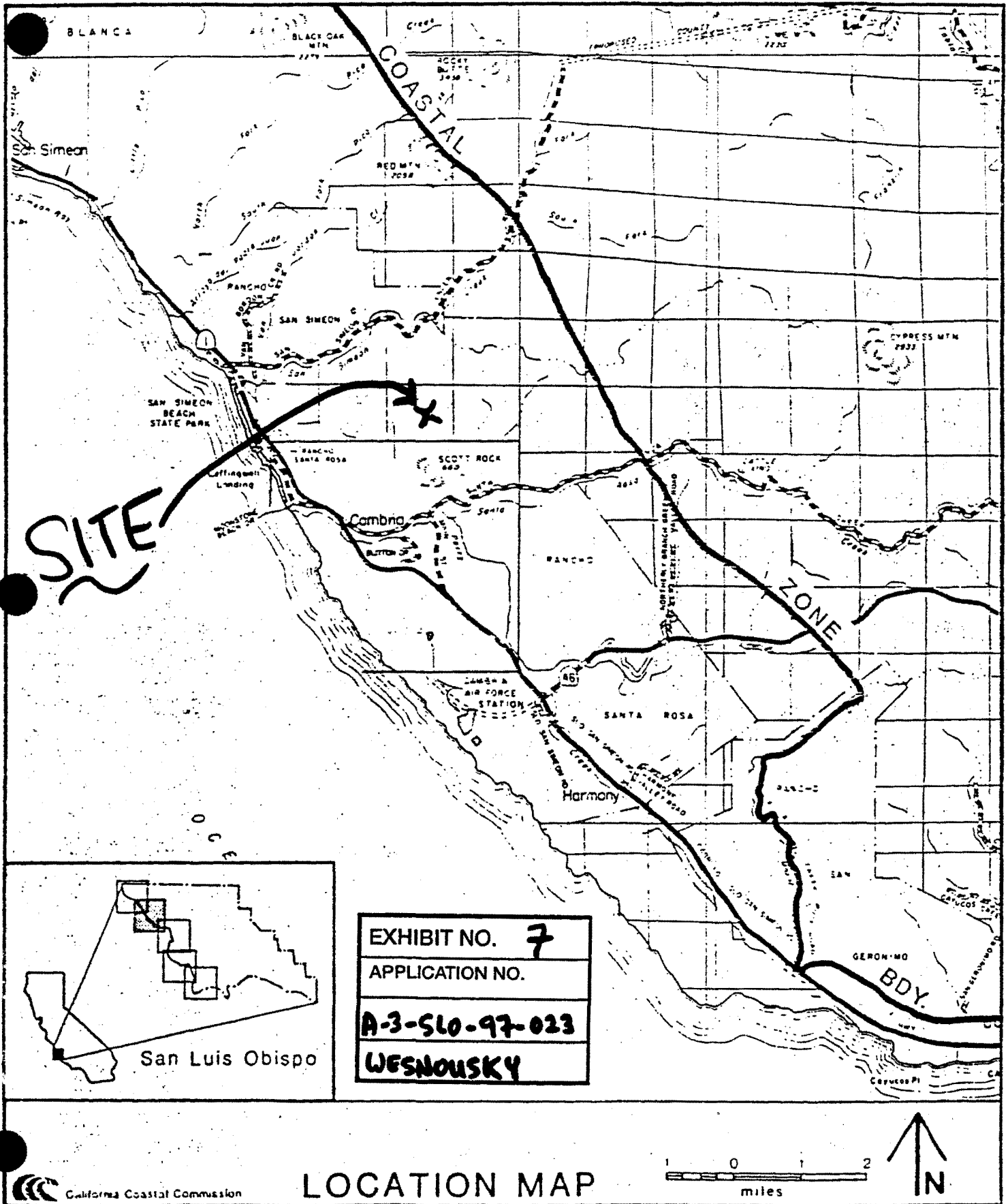
[THIS POLICY SHALL BE IMPLEMENTED PURSUANT TO SECTION 23.04.050 OF THE CZLUO.]

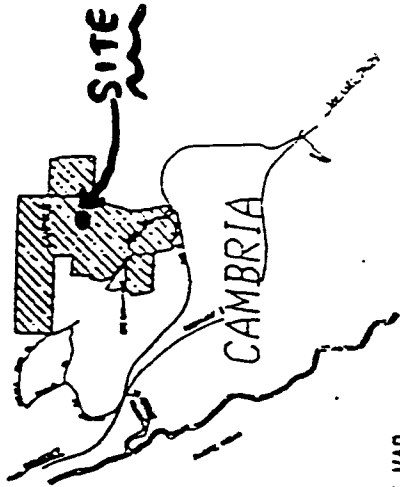
Policy 4: Siting of Structures

A single-family residence and any accessory agricultural buildings necessary to agricultural use shall, where possible, be located on other than prime agricultural soils and shall incorporate whatever mitigation measures are necessary to reduce negative impacts on adjacent agricultural uses. [THIS POLICY SHALL BE IMPLEMENTED PURSUANT TO SECTION 23.04.050a. OF THE CZLUO.]

Policy 5: Urban-Rural Boundary

To minimize conflicts between agricultural and urban land uses, the urban service line shall be designated the urban-rural boundary. Land divisions or development requiring new service extensions beyond this boundary shall not be approved. [THIS POLICY SHALL BE IMPLEMENTED PURSUANT TO SECTION 23.04.432 AND 23.04.021 OF THE CZLUO.]

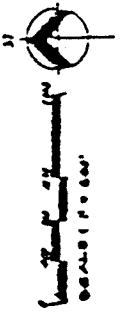
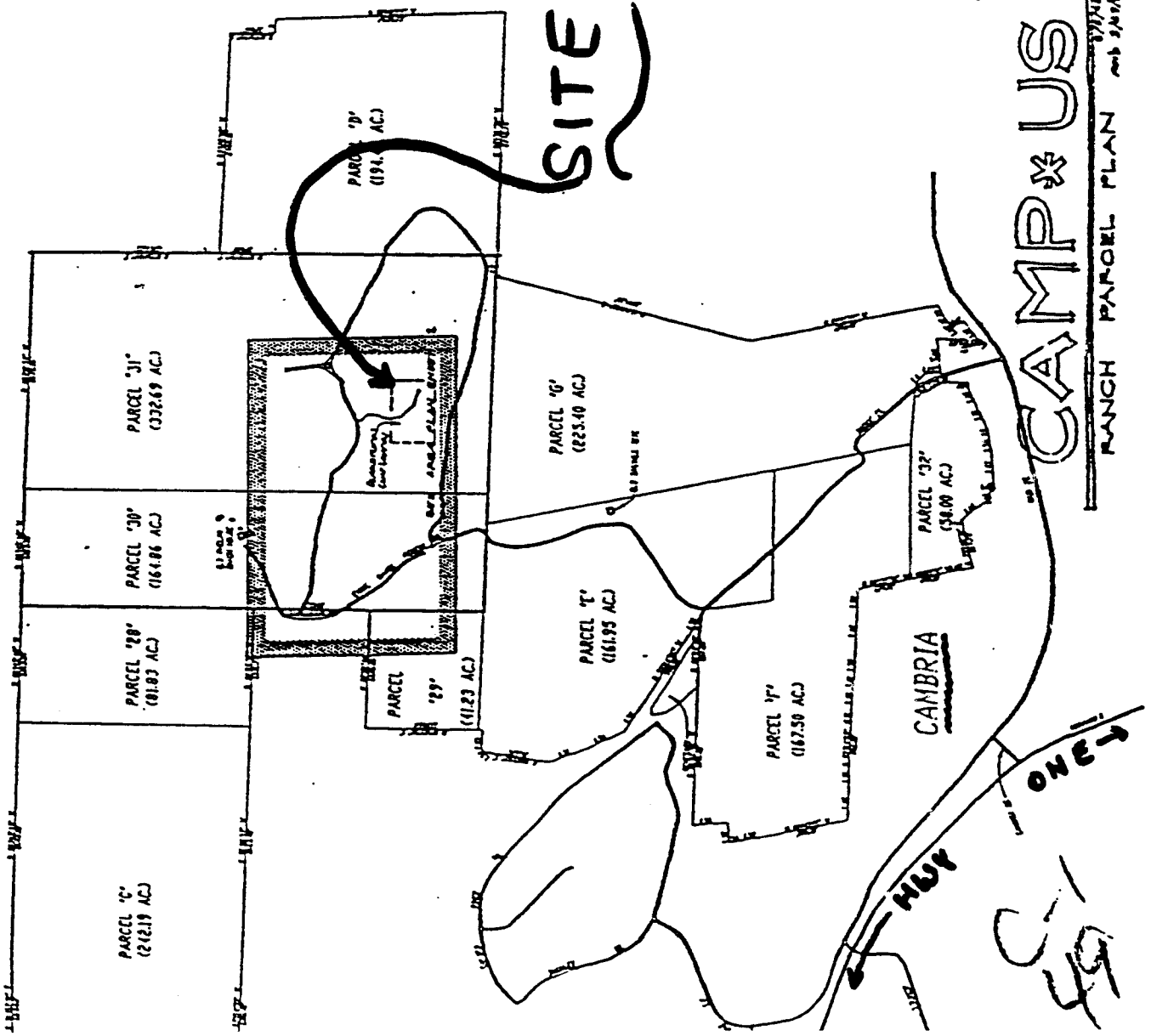


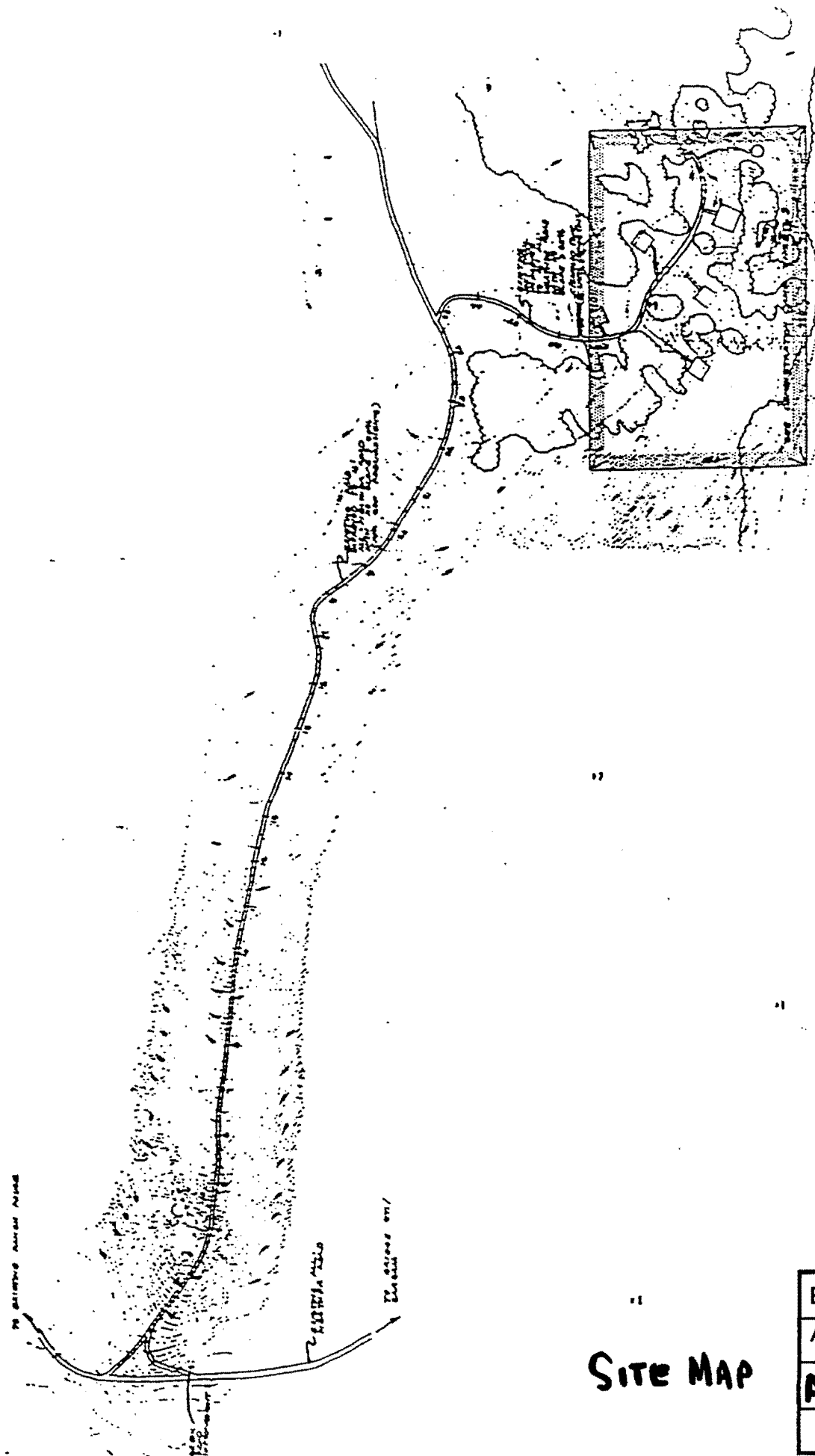


VICINITY MAP
NOT TO SCALE

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VICINITY MAP



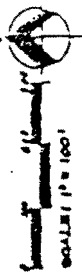


SITE MAP

CAMP * US

AREA PLAN

DATE: 2/2/74
BY: [signature]



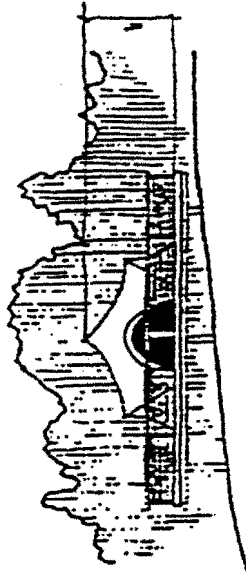
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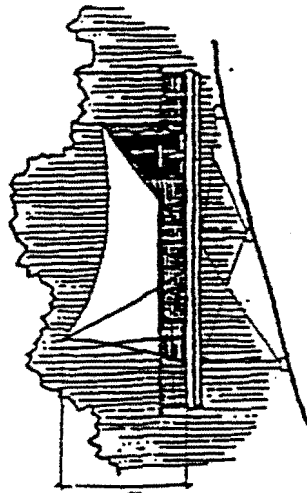
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FLOORPLANS + ELEVATIONS

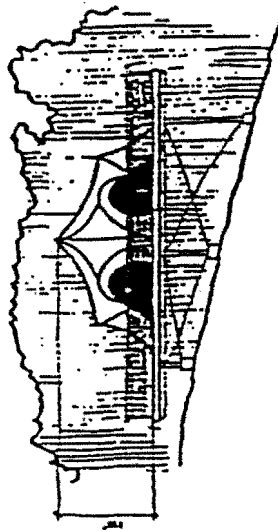
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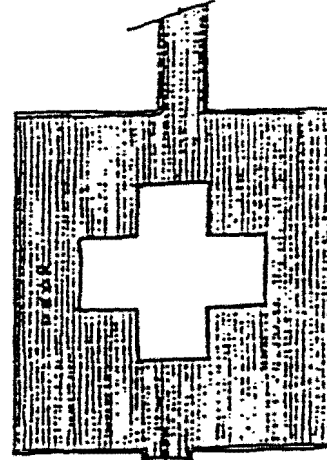
SIDE ELEVATION
1/8" = 1'-0"



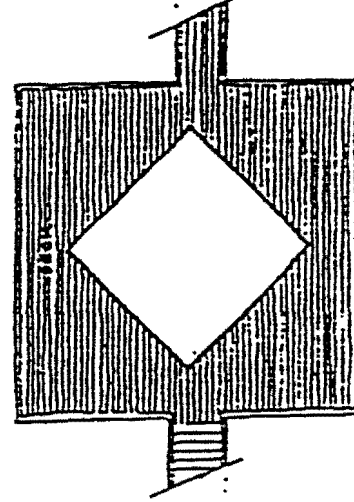
SIDE ELEVATION
1/8" = 1'-0"



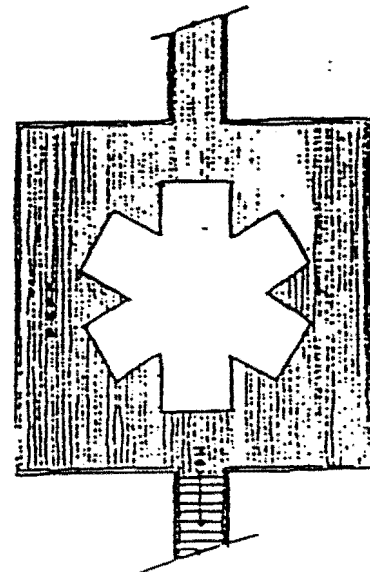
SIDE ELEVATION
1/8" = 1'-0"



OP 350 350 SQ. FT.
FLOOR PLAN
1/8" = 1'-0"



TEMPLE TENT 400 SQ. FT.
FLOOR PLAN
1/8" = 1'-0"



OP 600 600 SQ. FT.
FLOOR PLAN
1/8" = 1'-0"

PLANS
1/8" = 1'-0"

3/27/76
HABITAT UNIT

3/27/76

CAMP*US

HABITAT UNIT

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