

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
(831) 427-4863

Th6a**District Director's Report****April 18, 2002 (for May 9, 2002 Hearing)****RECORD PACKET COPY****To:** Coastal Commissioners and Interested Persons**From:** Charles Lester, Central Coast District Manager
Steve Monowitz, Coastal Planner *C. 7/2
4/18/02***Subject:** Certification Review for County of San Luis Obispo Local Coastal Program Major Amendment No. SLO-MAJ-3-00 (Cambria Commercial Design) Certification Review.

At the January 9, 2002 meeting in Los Angeles, the Coastal Commission approved, with suggested modifications, County of San Luis Obispo Local Coastal Program (LCP) Major Amendment Number 3-00. This amendment incorporated the Cambria Commercial Design Plan into the North Coast Area Plan component of the LCP.

By actions taken March 5, 2002, County of San Luis Obispo adopted the amending LCP text as directed by the Commission's suggested modifications (see exhibit 2).

The Executive Director has determined that the actions taken by the County are legally adequate and that the amended LCP should be certified. The Executive Director recommends that the Commission concur with this determination and that the LCP, as amended, be certified. If the Commission concurs, the amended LCP will be certified as of today's date (i.e., May 9, 2002), and notification of this certification and Commission concurrence will be forwarded to the County on May 10, 2002 (see exhibit 1 for draft notification).

Motion. I move that the Commission concur with the Executive Director's determination that the actions taken by the County of San Luis Obispo to accept the Commission's suggested modifications for LCP Major Amendment 3-00 are legally adequate.

Executive Director's Recommendation. The Executive Director recommends a YES vote on the motion. Passage of this motion will result in certification of the County of San Luis Obispo LCP as directed by the Commission's approval with suggested modifications of LCP Major Amendment 3-00; the amended LCP will be certified as of today's date (i.e., May 9, 2002). The motion passes only by affirmative vote of a majority of the Commissioners present.

Exhibits

Exhibit 1: Draft letter to SLO County Board of Supervisors, Chair Shirley Bianchi (1 page)

Exhibit 2: County's Acceptance of the Coastal Commission's Suggested LCP Modifications (County Resolution Number 2002-97)

**California Coastal Commission****May 2002 Meeting in Santa Barbara**

SLO-MAJ LCPC 3-00 ED sign off 4.18.2002.doc

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SANTA CRUZ, CA 95060
(831) 427-4863

**DRAFT**

May 10, 2002

Shirley Bianchi, Chair
Board of Supervisors
County Government Center, Room 310
San Luis Obispo, CA 93408

Subject: County of San Luis Obispo Local Coastal Program (LCP) Major Amendment No. 3-00

Dear Supervisor Bianchi:

We have received County of San Luis Obispo Resolution Number 2002-97 adopted by the Board of Supervisors on March 5, 2002. By those actions, the County acknowledge receipt of the Coastal Commission's approval with suggested modifications of Local Coastal Program (LCP Major Amendment 3-00, and incorporated the Commission's suggested modifications into the County's LCP.

I have determined, and the Commission has concurred, that the County's action with respect to LCP Major Amendment 3-00, is legally adequate to satisfy the requirements of Section 13544 of the California Code of Regulations. This determination was reported to the Coastal Commission at the Commission's May 9, 2002 meeting in Santa Rosa. As a result, the County's LCP, as amended by LCP Major Amendment 3-00, was certified as of May 9, 2002 and is now in effect.

If you have any questions, please contact Steve Monowitz of my staff at (831) 427-4863.

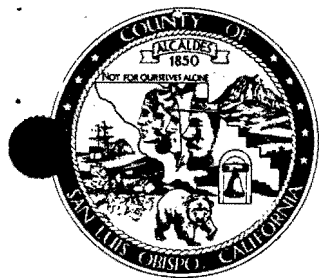
Sincerely,

Peter M. Douglas
Executive Director
California Coastal Commission

Charles Lester
District Manager
Central Coast District Office

cc: Kami Griffin, SLO County Dept of Planning & Building

CCC Exhibit _____
(page 1 of 1 pages)



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

BRYCE TINGLE, AICP
ASSISTANT DIRECTOR

ELLEN CARROLL
ENVIRONMENTAL COORDINATOR

FORREST WERMUTH
CHIEF BUILDING OFFICIAL

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APR 03 2002

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

April 1, 2002

California Coastal Commission
725 Front Street, Suite 300
Santa Cruz, CA 95065

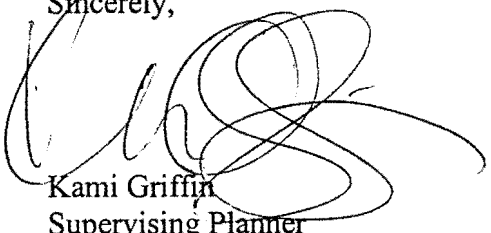
SUBJECT: Resolution acknowledging receipt of the Coastal Commission's Certification of LCP
Amendment #3-00

On March 5, 2002, the Board of Supervisors adopted a resolution acknowledging receipt and agreeing to the Coastal Commission's modified language pertaining to Local Coastal Plan - Major Amendment Number 3-00. A copy of the resolution and accompanying exhibits are enclosed.

We are now producing replacement pages which reflect the changes made by this amendment. We will send you a copy of the replacement page package as soon as it is available.

If you have any questions, please call me.

Sincerely,



Kami Griffin
Supervising Planner

CCC Exhibit 2
(page 1 of 32 pages)

IN THE BOARD OF SUPERVISORS
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

Tues day March 5, 20 02

PRESENT: Supervisors Harry L. Ovitt, K.H. "Katcho" Achadjian, Michael P. Ryan
and Chairperson Shirley Bianchi

ABSENT: Supervisor Peg Pinard

RESOLUTION NO. 2002-97

RESOLUTION ACKNOWLEDGING RECEIPT AND AGREEING TO CALIFORNIA COASTAL
COMMISSION'S MODIFIED LANGUAGE PERTAINING TO
LOCAL COASTAL PLAN - MAJOR AMENDMENT NUMBER 3-00

The following resolution is now offered and read:

WHEREAS, the County of San Luis Obispo Board of Supervisors conducted a public hearing on August 22, 2000 and approved amendments to the County's General Plan, Local Coastal Program and Coastal Zone Land Use Ordinance; and

WHEREAS, the County submitted Local Coastal Plan - Major Amendment Number 3-00, to the California Coastal Commission for certification on December 20, 2000; and

WHEREAS, on January 9, 2002, the California Coastal Commission recommended modified language in Local Coastal Plan - Major Amendment Number 3-00, pertaining to the Cambria Commercial Design Plan; and

WHEREAS, on January 9, 2002, the California Coastal Commission certified Local Coastal Plan - Major Amendment Number 3-00, provided certain modified language suggested by the California Coastal Commission was adopted by the County, said language is contained on pages 6 - 9 of the California Coastal Commission staff report, dated December 19, 2001 and amended January 22, 2002 attached hereto and incorporated by reference herein; and

WHEREAS, pursuant to the California Code of Regulations, title 14, sections 13544(a), 13544.5(a), 13547(a) and 13551(b), the San Luis Obispo County Board of Supervisors may now accept and agree to the terms and modifications suggested by the California Coastal Commission on Local Coastal Plan - Major Amendment Number 3-00, and take formal action to satisfy the terms and modifications.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Board of Supervisors of the County of San Luis Obispo, State of California, in a regular meeting assembled on the fifth day of March, 2002, that the Board of Supervisors of San Luis Obispo County, acknowledges receipt and hereby agrees to the modified language, as suggested by the California Coastal Commission, without further changes, pertaining to Local Coastal Plan Major Amendment Number 3-00 as set forth in Exhibit "A" attached hereto and incorporated herein as though fully set forth.

BE IT FURTHER RESOLVED AND ORDERED that the Land Use Element and Local Coastal Plan, and the Coastal Zone Land Use Ordinance, Title 23 of the County Code, be amended and adopted as follows:

1. As to California Coastal Commission's suggested modification language, the Board of Supervisors takes the following action:

a. The Board of Supervisors accepts the modified language suggested by the California Coastal Commission pertaining to Land Use Element - North Coast Area Plan - Cambria Commercial Design Plan as it implements the California Coastal Commission's recommendation by amending and adding the language as it appears on Exhibit A attached hereto and incorporated herein as though fully set forth.

CCC Exhibit 2
(page 2 of 32 pages)

BE IT FURTHER RESOLVED AND ORDERED that pursuant to California Code of Regulations, title 14, sections 13544.5(b) and 13547(b), the Board of Supervisors directs staff to submit this resolution to the Executive Director of the California Coastal Commission for a determination, in writing, that the County's action is legally adequate to satisfy the conditions of certification set forth in the California Coastal Commission's certification order.

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

AYES: Supervisors Achadjian, Ryan, Ovitt, Chairperson Bianchi

NOES: None

ABSENT: Supervisor Pinard

ABSTAINING: None

the foregoing resolution is hereby adopted.

ATULY CLARK
Chairman of the Board of Supervisors

ATTEST:

JULIE L. RODEWALD
Clerk of the Board of Supervisors

By: CHERIE AGUIRRE Deputy Clerk
[SEAL]

APPROVED AS TO FORM AND LEGAL EFFECT:

JAMES B. LINDHOLM, JR.
County Counsel

By: [Signature]
Deputy County Counsel

Date: 2-19-02

NOTED FOR THE BOARD
JULIE L. RODEWALD, County Clerk of the Board of Supervisors, and the Official Clerk of the Board of Supervisors, hereby certify that the foregoing is a true and correct copy of the resolution of the Board of Supervisors of the County of Santa Clara, as the same appears in the minutes of said Board of Supervisors, and as the same is now on file in my office.
Witness, my hand and seal of said Board of Supervisors this 3-7-02
JULIE L. RODEWALD
County Clerk and Official Clerk
of the Board of Supervisors
Cherie Aguirre

EXHIBIT A

A. Suggested Modifications to the Cambria Design Plan

1. Suggested new Chapter 4: Design Plan Area Wide Standards (all successive Chapters to be re-numbered accordingly).

4. Area Wide Design Standards

This Chapter provides the design standards applicable to all new development within the Design Plan Area. In addition to complying with these requirements, new development shall conform to all applicable LCP provisions (e.g., Coastal Plan Policies, Coastal Zone Land Use Ordinances, and North Coast Area Plan standards), including but not limited to those provisions cross-referenced by the Design Plan.

A.1. Drainage Requirements:

All new development shall provide Best Management Practices (BMPs) to address polluted runoff. BMPs shall be sized and developed to meet the requirements of the California Storm Water Best Management Practices Handbook. Such measures shall include, but not be limited to: minimizing the use of impervious surfaces (e.g. install pervious driveways and walkways); directing runoff from roofs and drives to vegetative strips before it leaves the site; and/or managing runoff on sites (e.g. percolation basin). The installation of vegetated roadside drainage swales shall be encouraged and, if used, calculated into BMP requirements. The combined set of BMPs shall be designed to treat and infiltrate stormwater runoff up to and including the 85th percentile storm event.

Commercial development shall use best management practices (BMPs) to control and prevent pollutants from entering the storm drain system. BMPs shall be chosen and sized to meet the guidance of the California Storm Water Best Management Practices Handbook (Industrial/Commercial). Such measures shall include both source control and treatment control practices that ensure contaminants do not leave the site. Stormwater runoff from commercial sites shall be filtered through BMPs that treat stormwater runoff up to and including the 85th percentile storm event. Restaurant and other commercial cleaning practices that can impact water quality (such as floor mat rinsing and vehicle cleaning) by introducing chemicals to storm drain systems (detergents, oils and grease and corrosive chemicals) shall provide designated areas that collect and dispose of this runoff through the sanitary sewer system. Street sweeping and cleaning shall use best management practices outlined in the above referenced handbook or the Model Urban Runoff Program² to keep contaminants and cleaning products from entering the storm drain system.

A.2. Santa Rosa Creek Setbacks and Habitat Protection:

All new development shall be setback a minimum of 100 feet from the upland edge of riparian vegetation. Setbacks of less than 100 feet are allowed in accordance with Section 23.07.174d.2 of the Coastal Zone Land Use Ordinance. Recreational trails shall be sited outside of areas with riparian vegetation.

² The "Model Urban Runoff Program: A How to Guide for Developing Urban Runoff Programs for Small Municipalities" was prepared in July 1998 by the Cities of Monterey and Santa Cruz, the California Coastal Commission, the Monterey Bay National Marine Sanctuary, the Association of Monterey Bay Area Governments, Woodward-Clyde consultants, and the Central Coast Regional Water Quality Control Board. Exhibit 2
(page 6 of 22 pages)

A.3. Flood Hazards:

New development shall comply with Coastal Plan Policies for Hazards and the Flood Hazard provisions of the Coastal Zone Land Use Ordinance, and shall be reviewed for its relation to the Cambria Flood Mitigation Project. Approval of new development shall be contingent upon a finding that the project will not interfere with implementation of the Flood Mitigation Plan.

A.4. Historical Preservation:

New development shall be consistent with Coastal Plan Policies protecting special communities and small-scale neighborhoods by, among other means, preserving structures of historic significance and complying with CZLUO provisions for historic sites and the Secretary of Interior's standards for the treatment of historic structures. This shall include an evaluation of the historic significance of all potentially historic structures listed in Chapter 3 of the Design Plan according to the procedures established by the Secretary of the Interior, prior to permitting development that would impact these structures. Where historical buildings cannot be preserved for structural reasons, or where they are destroyed by fire, neglect, or other cause, the design of the replacement structure shall replicate the pre-existing historic structure. In any case where new development may impact a structure of potential historic significance, the project shall be referred to the State Historic Preservation Office (SHPO), and any comments or recommendations provided by SHPO shall be fully considered and evaluated as a part of the development review process.

2. Suggested Modification to East Village Development Standards, Chapter 4, Section H.8., page 70:

8. Uses

- a. In the Village Center, ground floor frontages shall be retail or other visitor-serving uses only. Retail These uses create a sense of activity that is crucial for pedestrian-oriented areas. Upper floor uses shall be lodging, offices or shops in the Village Center.

3. Suggested Modification to East Village Development Standards, Chapter 4, Section H.12., page 74:

12. Santa Rosa Creek Frontage

- d. In the Old Residential District, Village Center and Bluebird Districts, all buildings shall be constructed consistent with the setback requirements identified by Chapter 4 (Area Wide Design Standards). ~~If riparian does not allow for the development of a creek-side trail between the building and the creek bank, then the building shall be built sixty feet from top of bank to provide space for a trail.~~

4. Suggested Modification to Mid-Village Development Standards, Chapter 5, Section C.7. page 100:

7. Santa Rosa Creek Frontage

Development on any site adjacent to Santa Rosa Creek shall be designed to face the creek as well as the street. This means that buildings on sites adjacent to the creek, and facades facing the creek shall be designed to the same level of detail as street-facing facades. (See Figure 34). All buildings shall be setback from the edge of the riparian vegetation consistent with the requirements identified by Chapter 4 (Area Wide Design Standards).

EXHIBIT A - con't

5. Suggested Modification to West Village Development Standards, Chapter 6, Section H.6., page 142:

6. Uses

In the Central District ground floor frontages shall be retail or other visitor-serving uses only. ~~Retail~~ These uses create a sense of activity that is crucial for pedestrian oriented areas. Upper floor uses may be residences, lodging, offices or shops.

B. Suggested Modifications to the North Coast Area Plan

1. Suggested modification to proposed new North Coast Area Plan Community-wide Standard *Cambria Design Plan Included by Reference:*

Cambria Design Plan Included by Reference. The Cambria Design Plan, and any amendments thereto, is hereby incorporated into this Land Use Element as though it were fully set forth here. The Cambria Design Plan, dated _____, was ~~duly approved~~ certified by the California Coastal Commission ~~in Resolution~~ on _____ and is on file in the Office of the Clerk of the Board of Supervisors. In the event of any conflict between the provisions of the North Coast Area Plan and the design plan, the design plan shall prevail. ~~However, except that LCP provisions protecting coastal resources and public access and recreation opportunities shall control. All new development in the areas shown by Figure "X" shall comply with the development standards contained in the Design Plan as well as all other applicable LCP provisions.~~

(Insert Figure "X" showing area subject to Cambria Design Plan).

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725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
(408) 427-4863



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Planning & Bldg

January 29, 2002

Mr. John Euphrat
San Luis Obispo County Department of Planning and Building
County Government Center
San Luis Obispo, CA 93408

Subject: *Coastal Commission Action on San Luis Obispo County Local Coastal Program
Amendment No. 3-00 (Cambria Commercial Design Plan)*

Dear Mr. Euphrat:

On January 9, 2002, the California Coastal Commission denied the above referenced amendment as submitted, and then approved the amendment with the suggested modifications contained in the enclosed report. As set forth by the California Code of Regulations, the Commission's certification of this amendment will not become final and effective until the County accepts and agrees to the suggested modifications and takes the formal actions required to satisfy the terms and modifications of the Commission's approval; and, the Executive director determines that the County's action is legally adequate and reports this determination to the Commission. The County has six months in which to adopt the amendment with the suggested modifications. Alternatively, the County can decide to rework the amendment in another way and resubmit a new version to the Commission for consideration.

Please contact me if you have any questions.

Sincerely,

Steve Monowitz
Coastal Planner
Central Coast District Office

CCC Exhibit 2
(page 7 of 32 pages)

CALIFORNIA COASTAL COMMISSION

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725 FRONT STREET, SUITE 300
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(831) 427-4863

ADOPTEDJanuary 22, 2002¹

TO: Commissioners and Interested Parties

FROM: Charles Lester, District Manager
Steve Monowitz, Coastal Planner
Christi Keller, Planning InternSUBJECT: **SAN LUIS OBISPO COUNTY LOCAL COASTAL PLAN MAJOR AMENDMENT NO. 3-00 (Cambria Commercial Design Plan).** For public hearing and Commission action at its meeting of January 9, 2002, to be held at the Weston Hotel-LAX, 5400 West Century Blvd., Los Angeles.**SYNOPSIS**

This amendment proposes to incorporate the Cambria Design Plan (Attachment A) into the San Luis Obispo County Local Coastal Program (LCP) by reference in the North Coast Area Plan. Development of the Plan involved a number of public meetings where information and input were gathered from community members, San Luis Obispo County officials, planning and design consultants, and other interested parties. The intent of this amendment is to provide guidelines and standards to protect and enhance the unique architectural, community character and natural resources of Cambria, as well as promote the community as a cultural and visitor-serving destination. These guidelines and standards will supplement other applicable policies and ordinances of the LCP. In the event of a conflict between the provisions of the Design Plan and other provisions of the LCP, the amendment states that the Design Plan would control.

The Cambria Design Plan covers four primary commercial areas of Cambria, all within the Cambria Community Services District boundaries, and the Cambria Urban Reserve Line. The approximate boundaries of these areas, East Village, West Village, Mid-Village, and Moonstone Beach are shown in Figure 2 of Exhibit 3. The proposed plan includes goals, development standards, and design guidelines intended to enhance the distinct atmosphere of each of these commercial areas. The major features of the proposed plan include promotion of commercial retail and visitor-serving opportunities; increased pedestrian and bicycle amenities such as widened sidewalks, outdoor seating areas, bicycle racks, and cross-town trail access; identification and preservation of historical buildings; improved and increased parking and access opportunities; design guidelines consistent with historical and community character; and preservation of surrounding natural and sensitive resource areas.

¹ This report incorporates the changes to the December 19, 2001 Staff Report adopted by the Commission on January 9, 2002.

**California Coastal Commission**

SUMMARY OF STAFF RECOMMENDATION

The Commission staff has been an on-going participant in the development of the Cambria Design Plan, having a number of opportunities to review the plan in Draft form, and work with County staff to identify and ensure compliance with applicable Coastal Act standards. The community of Cambria has a variety of natural and visitor serving resources including lodging, shopping, dining, and coastal access, that take advantage of the community's unique character and location. Staff has reviewed the Design Plan to ensure that these features, along with the community's biological, visual, historical and marine resources, are preserved or enhanced as required by the Coastal Act.

For the most part, the submitted amendment carries out Coastal Act and LCP objectives to maintain and enhance visitor-serving and recreational opportunities, and to protect the unique character of special Coastal communities such as Cambria. There is an outstanding concern, however, that the Design Plan may not effectively protect structures that are an important component of the community character, but have not been officially characterized as historical structures. Another concern is that the design plan restricts ground floor uses in the village areas to retail, which may preclude other visitor serving uses. Other design issues raised by the amendment include the need to ensure that new development protects the water quality and sensitive habitats of Santa Rosa Creek, and does not contribute to the areas flooding problems.

Staff therefore recommends that the Commission **approve** the Design Plan with **suggested modifications** intended to resolve these Coastal Act issues, as summarized by Table 1, below. With these modifications, the Design Plan will help ensure that new development protects the unique character and resources of Cambria's commercial area, consistent with the vision generated through the community planning process.

Table 1: Summary of Suggested Modifications

Coastal Act Issue	Amendment Consistency	Suggested Modification
Priority Uses (Coastal Act Sections 30222, 30255 and 30221)	Existing proposal may limit potential for visitor-serving uses within the Village Center Areas covered by the plan.	Modify allowed uses on the first floor in Village Center areas to include retail <u>and</u> other visitor serving establishments.



Protection of coastal water quality (Coastal Act Sections 30230 and 30231)	Current drainage standards do not include use of current technology and progressive techniques for controlling polluted runoff.	Incorporate new standards for development within the Design Plan areas that reflect current best management practices for minimizing non-point source pollution.
Preservation of Community and Historical Character (Coastal Act Sections 30244, 30251 and 30253)	The design plan does not contain adequate standards to protect potentially historic structures that are an important component of Cambria's unique character.	Add a standard requiring the preservation of sites identified by the Plan as having historic significance. In addition, require the review of new development that may impact potentially historic structures to be coordinated with the State Historic Preservation Office
Protection of Environmentally Sensitive Habitat Areas (Coastal Act Sections 30231 and 30240)	The 50 foot setback from the riparian vegetation required by the design plan does not adequately protect the sensitive habitat values of Santa Rosa Creek	Require a 100 foot setback from the edge of riparian vegetation. Where site conditions and/or parcel size make it impossible to provide a 100 foot setback and accommodate a structure sized and designed consistent with the Design Plan, the setback may be reduced to no smaller than 50 feet from the riparian vegetation. Adjustments to these setback requirements can be made pursuant to Section 23.07.174 of the Coastal Zone Land Use Ordinance.
Protection from Coastal Hazards (Coastal Act Sections 30236, 30253)	The area affected by the design plan is subject to flood hazards. The amendment proposal does not include design standards necessary to ensure that new development does not exacerbate this problem.	Incorporate a new standard that requires that new development comply with LCP flood hazard provisions, and be reviewed for consistency with the Cambria Flood Mitigation Project to ensure that new development will not interfere with the implementation of the flood mitigation plan.



ANALYSIS CRITERIA

The relationship between the Coastal Act and a local government's Local Coastal Program can be described as a three-tiered hierarchy with the Coastal Act setting generally broad statewide policies. The Land Use Plan (LUP) portion of the LCP incorporates and refines Coastal Act policies for the local jurisdiction, giving guidance as to the kinds, locations, and intensities of coastal development. The Implementation Plan (IP), or zoning portion of an LCP typically sets forth zone districts and site regulations which are the final refinement specifying how coastal development is to proceed on a particular parcel. The IP must be consistent with, and adequate to carry out, the policies of the LUP. The LUP must be consistent with the Coastal Act.

In this case, the proposed LCP Amendment effects the LUP component of the San Luis Obispo County LCP. Thus, the standard of review for the amendment is consistency with the Coastal Act.

ADDITIONAL INFORMATION

For further information about this report or the amendment process, please contact Steve Monowitz, Coastal Program Analyst, at the Central Coast District Office of the Coastal Commission, 725 Front Street, Suite 300, Santa Cruz, CA 95060; telephone number (831) 427-4863.

TABLE OF CONTENTS

I. STAFF RECOMMENDATION	5
II. SUGGESTED MODIFICATIONS	6
A. Suggested Modifications to the Cambria Design Plan	6
B. Suggested Modifications to the North Coast Area Plan	9
III. RECOMMENDED FINDINGS	9
A. LCP Background	9
B. Design Plan and Area Background	9
C. Amendment Description	10
D. Coastal Act Consistency	11
1. Public Access	11
2. Priority Uses	13
3. Coastal Water Quality	15
4. Community Character	17
5. Coastal Hazards	19
6. Environmentally Sensitive Habitat Areas	20
E. California Environmental Quality Act (CEQA)	22



EXHIBITS

1. Regional Location Maps
2. Moonstone Beach Recreational Zone Map
3. Amendment Submittal

I. STAFF RECOMMENDATION

A. DENIAL OF LAND USE PLAN AMENDMENT NO. 3-00 AS SUBMITTED

MOTION: *I move that the Commission certify Land Use Plan Amendment San Luis Obispo County 3-00 as submitted by San Luis Obispo County.*

STAFF RECOMMENDATION TO DENY:

Staff recommends a **NO** vote. Failure of this motion will result in denial of the amendment as submitted and adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the appointed Commissioners.

RESOLUTION TO DENY:

The Commission hereby denies certification of the Land Use Plan Amendment 3-00 as submitted by *San Luis Obispo County* and adopts the findings set forth below on the grounds that the amendment does not conform with the policies of Chapter 3 of the Coastal Act. Certification of the Land Use Plan amendment would not comply with the California Environmental Quality Act because there are feasible alternatives or mitigation measures which could substantially lessen any significant adverse impact which the Land Use Plan Amendment may have on the environment.

B. APPROVAL OF LAND USE PLAN AMENDMENT NO. 3-00 IF MODIFIED AS SUGGESTED

MOTION: *I move that the Commission certify Land Use Plan Amendment 3-00 for San Luis Obispo County if it is modified as suggested in this staff report.*

STAFF RECOMMENDATION TO CERTIFY WITH SUGGESTED MODIFICATIONS:

Staff recommends a **YES** vote. Passage of the motion will result in the certification of the land use plan amendment with suggested modifications and adoption of the following resolution and findings. The motion to certify with suggested modifications passes only upon an affirmative vote of the majority of the appointed Commissioners.



RESOLUTION TO CERTIFY WITH SUGGESTED MODIFICATIONS:

The Commission hereby certifies the Land Use Plan Amendment 3-00 for San Luis Obispo County if modified as suggested and adopts the findings set forth below on the grounds that the Land Use Plan amendment with suggested modifications will meet the requirements of and be in conformity with the policies of Chapter 3 of the Coastal Act. Certification of the land use plan amendment if modified as suggested complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the plan on the environment, or 2) there are no further feasible alternatives or mitigation measures that would substantially lessen any significant adverse impacts which the Land Use Plan Amendment may have on the environment.

II. SUGGESTED MODIFICATIONS

There are two components to this amendment: the Design Plan itself (attached as Exhibit A), which will be incorporated into the Land Use Element of the LCP; and, the changes to the North Coast Area Plan that reference and incorporate the Design Plan. Suggested modifications to the Design Plan are listed below in Part A. Part B suggests modifications to the proposed amendments to the North Coast Area Plan. The new language added by the suggested modifications are shown by underlines. Deleted text is shown by ~~strikethroughs~~.

A. Suggested Modifications to the Cambria Design Plan

1. Suggested new Chapter 4: Design Plan Area Wide Standards (all successive Chapters to be re-numbered accordingly).

4. Area Wide Design Standards

This Chapter provides the design standards applicable to all new development within the Design Plan Area. In addition to complying with these requirements, new development shall conform to all applicable LCP provisions (e.g., Coastal Plan Policies, Coastal Zone Land Use Ordinances, and North Coast Area Plan standards), including but not limited to those provisions cross-referenced by the Design Plan.

A.1. Drainage Requirements:

All new development shall provide Best Management Practices (BMPs) to address polluted runoff. BMPs shall be sized and developed to meet the requirements of the California Storm Water Best Management Practices Handbook. Such measures shall include, but not be limited to: minimizing the use of impervious surfaces (e.g. install pervious driveways and walkways); directing runoff from roofs and drives to vegetative strips before it leaves the site; and/or managing runoff on sites (e.g. percolation basin). The installation of vegetated roadside drainage



swales shall be encouraged and, if used, calculated into BMP requirements. The combined set of BMPs shall be designed to treat and infiltrate stormwater runoff up to and including the 85th percentile storm event.

Commercial development shall use best management practices (BMPs) to control and prevent pollutants from entering the storm drain system. BMPs shall be chosen and sized to meet the guidance of the California Storm Water Best Management Practices Handbook (Industrial/Commercial). Such measures shall include both source control and treatment control practices that ensure contaminants do not leave the site. Stormwater runoff from commercial sites shall be filtered through BMPs that treat stormwater runoff up to and including the 85th percentile storm event. Restaurant and other commercial cleaning practices that can impact water quality (such as floor mat rinsing and vehicle cleaning) by introducing chemicals to storm drain systems (detergents, oils and grease and corrosive chemicals) shall provide designated areas that collect and dispose of this runoff through the sanitary sewer system. Street sweeping and cleaning shall use best management practices outlined in the above referenced handbook or the Model Urban Runoff Program² to keep contaminants and cleaning products from entering the storm drain system.

A.2. Santa Rosa Creek Setbacks and Habitat Protection:

All new development shall be setback a minimum of 100 feet from the upland edge of riparian vegetation. Setbacks of less than 100 feet are allowed in accordance with Section 23.07.174d.2 of the Coastal Zone Land Use Ordinance. Recreational trails shall be sited outside of areas with riparian vegetation.

A.3. Flood Hazards:

New development shall comply with Coastal Plan Policies for Hazards and the Flood Hazard provisions of the Coastal Zone Land Use Ordinance, and shall be reviewed for its relation to the Cambria Flood Mitigation Project. Approval of new development shall be contingent upon a finding that the project will not interfere with implementation of the Flood Mitigation Plan.

A.4. Historical Preservation:

New development shall be consistent with Coastal Plan Policies protecting special communities and small-scale neighborhoods by, among other means, preserving structures of historic significance and complying with CZLUO provisions for historic sites and the Secretary of Interior's standards for the treatment of historic structures. This shall include an evaluation of the historic significance of all potentially historic structures listed in Chapter 3 of the Design Plan according to the procedures established by the Secretary of the Interior, prior to permitting development that would impact these structures. Where historical buildings cannot be preserved

² The "Model Urban Runoff Program: A How to Guide for Developing Urban Runoff Programs for Small Municipalities" was prepared in July 1998 by the Cities of Monterey and Santa Cruz, the California Coastal Commission, the Monterey Bay National Marine Sanctuary, the Association of Monterey Bay Area Governments, Woodward-Clyde consultants, and the Central Coast Regional Water Quality Control Board.



for structural reasons, or where they are destroyed by fire, neglect, or other cause, the design of the replacement structure shall replicate the pre-existing historic structure. In any case where new development may impact a structure of potential historic significance, the project shall be referred to the State Historic Preservation Office (SHPO), and any comments or recommendations provided by SHPO shall be fully considered and evaluated as a part of the development review process.

2. Suggested Modification to East Village Development Standards, Chapter 4, Section H.8., page 70:

8. Uses

- a. In the Village Center, ground floor frontages shall be retail or other visitor-serving uses only. ~~Retail~~ These uses create a sense of activity that is crucial for pedestrian-oriented areas. Upper floor uses shall be lodging, offices or shops in the Village Center.

3. Suggested Modification to East Village Development Standards, Chapter 4, Section H.12., page 74:

12. Santa Rosa Creek Frontage

- d. In the Old Residential District, Village Center and Bluebird Districts, all buildings shall be constructed consistent with the setback requirements identified by Chapter 4 (Area Wide Design Standards). ~~If riparian does not allow for the development of a creek-side trail between the building and the creek bank, then the building shall be built sixty feet from top of bank to provide space for a trail.~~

4. Suggested Modification to Mid-Village Development Standards, Chapter 5, Section C.7. page 100:

7. Santa Rosa Creek Frontage

Development on any site adjacent to Santa Rosa Creek shall be designed to face the creek as well as the street. This means that buildings on sites adjacent to the creek, and facades facing the creek shall be designed to the same level of detail as street-facing facades. (See Figure 34). All buildings shall be setback from the edge of the riparian vegetation consistent with the requirements identified by Chapter 4 (Area Wide Design Standards).

5. Suggested Modification to West Village Development Standards, Chapter 6, Section H.6., page 142:

6. Uses

In the Central District ground floor frontages shall be retail or other visitor-serving uses only. ~~Retail~~ These uses create a sense of activity that is crucial for pedestrian oriented areas. Upper floor uses may be residences, lodging, offices or shops.



B. Suggested Modifications to the North Coast Area Plan

1. Suggested modification to proposed new North Coast Area Plan Community-wide Standard
Cambria Design Plan Included by Reference:

Cambria Design Plan Included by Reference. The Cambria Design Plan, and any amendments thereto, is hereby incorporated into this Land Use Element as though it were fully set forth here. The Cambria Design Plan, dated _____, was ~~duly approved~~ certified by the California Coastal Commission ~~in Resolution~~ on _____ and is on file in the Office of the Clerk of the Board of Supervisors. In the event of any conflict between the provisions of the North Coast Area Plan and the design plan, the design plan shall prevail. However, except that LCP provisions protecting coastal resources and public access and recreation opportunities shall control. All new development in the areas shown by Figure "X"³ shall comply with the development standards contained in the Design Plan as well as all other applicable LCP provisions.

(Insert Figure "X" showing area subject to Cambria Design Plan).

III. RECOMMENDED FINDINGS

A. LCP Background

The San Luis Obispo County certified LCP is composed of seven parts: the Coastal Zone Land Use Ordinances, which is the Implementation Plan (IP) portion of the LCP; the Framework for Planning, the Coastal Plan Policies, and four area plans, which make up the Land Use Plan (LUP). The Commission approved the LUP with modifications on October 4, 1982, and the IP was approved as submitted on October 7, 1986. The County assumed permit-issuing authority on March 1, 1988.

LCP provisions that are applicable to Cambria include the Coastal Plan Policies, the development standards contained in the Coastal Zone Land Use Ordinance, and the area plan standards contained in the North Coast Area Plan. These area plan standards, within which the Design Plan will be incorporated, provide the most specific development standards for new development proposed in Cambria.

B. Design Plan and Area Background

The community of Cambria is located off of Highway 1 in northern San Luis Obispo County, between the communities of Cayucos to the south, and San Simeon to the north (See Exhibit 1). The character of the community, as stated in the Design Plan's vision, is "a rural village surrounded by a frame of Monterey pine trees." Distinctive features of Cambria include hillsides

³ To be numbered in accordance with the North Coast Area Plan



covered in Monterey pine trees, access to and views of the Pacific Ocean, many historical buildings, and a number of unique lodging, shopping, and dining opportunities.

The Cambria Design Plan came about as a result of community members wishing to preserve the unique historic, natural, and rural characteristics of Cambria. As described in the Design Plan, a number of these unique features are threatened by both natural and manmade conditions. As such, the purpose of the Design Plan is to identify and address these issues, by applying the best current management practices and standards throughout the community.

Towards this end, the Design Plan includes two independent components. The first is the establishment of a design plan for the commercial area, as proposed by this amendment. The second is the design plan for the residential areas, which is currently undergoing local review and will be submitted for Commission certification as a separate LCP amendment. Because the forested areas of Cambria are located in and around the residential areas, design issues related to the protection of forest resources will be addressed in the Residential Design Plan.

Upon request by the North Coast Advisory Council to the San Luis Obispo County Department of Planning and Building, the preparation of a community design plan for Cambria was made a high priority project by the Board of Supervisors. In order to ensure the plan adequately reflected community interests and values, standards and goals consistent other applicable county and state standards, and realistic implementation methods, input was gathered from both agencies and members of the community in a series of public meetings.

C. Amendment Description

This amendment is to the North Coast Area plan component of the LUP, which covers the northern coastal area of San Luis Obispo County, from the Monterey/San Luis Obispo County line on the north, to Point Estero on the south. The planning area to the south is Estero.

The Design Plan will be incorporated into the North Coast Area Plan and supplement the development standards contained in the Area Plan and other components of the LCP. The planning area covered by the Design Plan falls within the Cambria Community Services District boundary, consisting of four design districts in the main commercial and visitor serving regions: East Village, Mid-Village, West Village, and Moonstone Beach. These districts are generally defined as "Commercial Districts" on page 11 of the Amendment Submittal (Exhibit 3).

Major components of the plan include the addition and expansion of a number of pedestrian and bicycle amenities, such as widened sidewalks, benches, streetlights, bike racks, and a cross town trail; vehicular circulation improvements such as traffic calming measures and increased parking opportunities; a new historical park; design guidelines reflecting a distinct identity for each district; preservation of historic structures and rural character; enhancement of natural features such as the hills, pine trees, creek and ocean; and promotion of commercial uses that appeal to local residents and tourists.



The Design Plan is attached to this report in its entirety as Exhibit 3. A more detailed description of the plan can be found on pages 3-32 of Exhibit 3.

D. Coastal Act Consistency

The Chapter 3 policies of the Coastal Act provide the standard of review for proposed amendments to Certified Land Use Plans, such as this amendment. The following sections of this report analyze the consistency of the proposed amendment with Chapter 3 requirements according to issue area, and explain why the suggested modifications are necessary to bring the amendment into conformance with these standards.

1. Public Access

a. Applicable Policies of the Coastal Act:

30210

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

30211

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sandy and rocky coastal beaches to the first line of terrestrial vegetation.

30212

(a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects...

30212.5

Wherever appropriate and feasible, public facilities, including parking areas or other facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.

30252

The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing non-automobile circulation within the



development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation,...

b. Analysis:

The community of Cambria and its surrounding attractions, such as San Simeon, Hearst Castle, and Big Sur, are popular destinations for visitors from around the world who are travelling along Highway 1. As such, it is especially important that the Cambria Design Plan include provisions for access to coastal resources for both locals and visitors, who may be seeing the area for the first time. The vision for Cambria presented in the Design Plan includes maintaining East and West Villages as commercial hubs attracting visitors from Highway 1, Mid-Village as the main local-oriented commercial hub, and Moonstone Beach Drive as ocean oriented recreation.

The Cambria Design Plan contains many elements that will protect and enhance access to coastal resources and recreation opportunities throughout the community. These include, but are not limited to:

- **Increased Public Parking** – According to the Design Plan, the current parking supply in East and West Villages is generally less than the demand, often contributing to vehicular congestion in the village centers. According to a count done by the plan's consultant, there are currently 537 spaces in East Village, 344 in West Village, proposed to be increased respectively by 21 and 52 spaces, for a total of 73 new parking spaces in the main visitor-serving commercial centers. Parking efficiency is to be improved by combining, relocating, or re-striping the existing supply, as well as increasing directional signs to less obvious lots. The plan further proposes increased signage to available, but hidden parking lots, and a County assessment of the most appropriate locations for designated RV parking.
- **Circulation and Streetscape Improvements** – Vehicular, pedestrian and bicycle circulation improvements are proposed in conjunction with streetscape improvements. With narrower vehicle lanes and bulb outs implemented for traffic calming purposes, increased space is available for widened sidewalks, public seating areas, pedestrian-scaled street lamps, bike lanes, and trees. Proposed street sections are shown in Figures 10-15 for East Village, Figure 31 for Mid-Village, and Figures 45-46 for West Village. Further, the plan proposes the creation of a cross-town pedestrian and bicycle trail from Burton Drive in East Village to Windsor Boulevard north of West Village, as shown in Figure 5 of the Design Plan. The Cambria Trolley will remain in active service, with improvements to trolley stops along Moonstone Beach Drive.
- **Increased Public Spaces** – An example is the proposed creation of a new Historic Park and a small nature walk area along Santa Rosa Creek, intended to create a focal point to East Village, and provide additional opportunity to access and appreciate Cambria's historical and natural resources. A conceptual plan of the park, prepared by the Cambria



Community Services District's Parks, Recreation and Open Space (PROS) Commission, is included as Figure 16 of the Design Plan. The nature walk would be similar in design, but smaller in scale than San Luis Obispo's creek walk.

The above listed features will provide overall benefits to coastal access and recreational opportunities. The community of Cambria currently has a coastal access and directional signage program. The proposed additional signage to parking will improve upon the existing program. Further, the addition of public gathering spaces and improved circulation will positively contribute to the community character and enhance visitor-serving assets.

c. Conclusion:

The Design Plan includes access provisions that carry out the intention of the Coastal Act, including a number of provisions intended to improve the efficiency of public access.

2. Priority Uses

a. Applicable Policies of the Coastal Act:

30221

Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.

30222

The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal dependent industry.

30255

Coastal-dependent developments shall have priority over other developments on or near the shoreline. Except as provided elsewhere in this division, coastal-dependent developments shall not be sited in a wetland. When appropriate, coastal-related developments should be accommodated within reasonable proximity to the coastal-dependent uses they support.

b. Analysis:

Due to its relatively remote coastal location and variety of natural and historical attractions, Cambria is a place where visitors are seeking not only dining, coastal access, and shopping, but also availability of overnight lodging. Therefore, these are the uses that community standards must prioritize in order to facilitate coastal recreation and visitor-serving opportunities over other



private development. Although the Coastal Act gives first priority to fisheries and water-related uses, the Design Plan is applicable only to four commercial districts of Cambria, not including surrounding industrial or agricultural uses. Therefore, it is appropriate that the Design Plan focus on recreational and visitor-serving uses that can be implemented within the Commercial and Recreation zoning categories encompassing the four districts.

These uses are emphasized in the Plan's vision and goals, standards, and implementation recommendations. The vision statement depicts visitors strolling along Main Street and Burton Drive, shopping at pedestrian-scaled galleries and stores, and eating at well-known restaurants or outdoor cafes in East and West Villages. Additionally, the Farmer's Market, proposed nature walk and Historic Park will provide community gathering places. The plan further prioritizes this type of visitor-serving amenity by requiring that all first floor spaces be used for retail establishments, whereas office and residential spaces within the village centers can only be located on upper stories. One issue, however, is that limiting first floor spaces to retail only may restrict the types of visitor-serving uses that may be appropriate to the village environment. There could potentially be a variation in ground-floor uses that would support both the pedestrian scale of the community and a visitor-serving environment. For example, accommodating limited lodging on the ground floor could be beneficial to elderly or disabled visitors. Further, food establishments would likely be a benefit to the pedestrian scaled environment.

In the Moonstone Beach district (See Exhibit 2), where development consists mostly of cafes and motels, recreational and visitor-serving uses are prioritized by requiring all buildings along Moonstone Beach Drive to maintain orientation facing the Pacific Ocean and protect the scenic views of the ocean from Highway 1. Recreational opportunities will be improved with the implementation of a path along the ocean side of Moonstone Beach Drive, leading to numerous beach access points. As stated in the Design Plan, Moonstone Beach Drive currently consists of a two-lane road primarily designed for auto traffic. Gravel shoulders currently used for informal parking are proposed to be narrowed to encourage pedestrian traffic rather than parking, allow space for the incorporation of a Class III bikeway, create trolley stops, and formalize parking next to the state park. The combination of these changes is expected to increase opportunities for beach and recreational access by increasing the transportation modes available to reach destinations in the area. Further, funneling parking into more formalized areas is expected to reduce the number of "wildcat" beach access trails and allow for revegetation of the ocean front viewshed.

In the community of Cambria, the availability of visitor services and recreational opportunities are not the only factors contributing to issues regarding priority use of the land. In particular, the community must try to balance a demand for new development with the preservation of open spaces and a limited supply of water. As discussed in the recently completed San Luis Obispo County Local Coastal Program Periodic Review, the recommendations to deal with both the preservation of open space and the allocation of limited supplies of water focus on ensuring that priority is given to existing development and vacant lots within the USL before any lots outside



the USL are eligible to receive water. In this manner, the clustering of development is encouraged, preserving the amount of natural habitat and resources available in surrounding open spaces, and therefore decreasing the impact upon coastal resources.

c. Conclusion:

Since the entire area of the Design Plan falls within the USL, and the plan focuses priority on uses such as visitor-serving and recreational opportunities, the Design Plan would not have much of an effect on water allocation and rural development. However, all development in Cambria should take the availability of water and preservation of coastal resources into consideration when prioritizing development.

In order to prioritize visitor serving uses, the restriction on ground floor uses in East and West Villages should be expanded to include retail and other visitor-serving uses.

d. Modifications:

A modification is suggested to allow for broader visitor serving uses on the ground floor of commercial districts within East and West Villages.

3. Coastal Water Quality

a. Applicable Policies of the Coastal Act:

30230

Marine Resources shall be maintained, enhanced, and where feasible, restored. Special Protection shall be given to areas and species of biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long term commercial, recreational, scientific, and educational purposes.

30231

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of wastewater discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging wastewater reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.



b. Analysis:

The Cambria Design Plan provides a unique opportunity to incorporate new information and knowledge regarding coastal water quality protection and polluted runoff into the LCP. In addition to taking advantage of this opportunity, the Design Plan must address the potential impact that permitted development may have on marine resources and water quality.

Both state and federal authorities have identified urban runoff as a major source of pollution adversely affecting the biological and beneficial uses of California's waters. Urban runoff also contributes to numerous beach closures in California each year, jeopardizing public health and limiting coastal access.

Urban runoff from Cambria is discharged into Santa Rosa Creek, which flows directly into the Pacific Ocean. It is extremely difficult and expensive to control the composition of urban runoff discharges through conventional wastewater technologies. Therefore, it is critical that measures to control the sources of pollutants be implemented before the pollutants are actually discharged into the storm drain system.

The County of San Luis Obispo and the community of Cambria have thus far included a number of urban runoff standards, primarily regarding the development or grading of steep hillside lots. Additionally, the community is currently working through the environmental review process toward implementation of a new Flood Control Plan, to address flooding that has occurred primarily in West Village as discussed below in the Coastal Hazards discussion (Number 5).

However, the provisions in the Design Plan fall short of ensuring that water quality objectives will be achieved.

c. Conclusion:

Although the Design Plan has many good provisions to address water quality, they are not sufficient to ensure that water quality objectives will be achieved. Therefore, the amendment as submitted is denied as not being fully consistent with the cited Coastal Act policies.

d. Suggested Modifications:

In order to address potential water quality impacts posed by runoff from private property, modifications to the Design Plan are suggested to incorporate new requirements for commercial development. These standards prohibit urban activities that can contaminate water quality, such as disposing restaurant mat, vehicle, and other wash water into the storm drain system. They also require all new development within the Design Plan area to minimize impervious surfaces and install and route drainage through vegetative strips, as means to reduce the amount of contaminated runoff entering the creek and ocean. As required by the Suggested Modifications, these specified Best Management Practices must be sized to handle and treat runoff from all but the largest 15% of storms. The proposed modifications are modeled after the water quality recommendations adopted by the Commission in another San Luis Obispo County plan, the



Avila Beach Specific Plan. When the Avila Beach Plan was adopted, the Commission determined that the most appropriate place for urban runoff standards was in the Estero Area Plan of the San Luis Obispo County Coastal Land Use Element. As such, the recommended modification incorporates the proposed Cambria Urban Runoff Standards into the North Coast Area Plan, and includes the new standards by reference in the Cambria Design Plan.

With the suggested modifications to address polluted runoff, the amendment is consistent with Coastal Act Sections 30230 and 30231.

4. Community Character

a. Applicable Policies of the Coastal Act:

30244

Where development would adversely impact archeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.

30251

The scenic and visual qualities of coastal areas shall be considered protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

30253

New development shall:

...(5) Where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses.

b. Analysis:

The Design Plan seeks to provide design standards consistent with historical background and surrounding natural features, thereby preserving the community's unique character. For example, the "Key Issues and Opportunities" section states that "by distinguishing the identity of these villages further (East and West), while enhancing their cultural and historical heritage, Cambria can become two destinations rather than one." It further states that "the rolling topography, pines, creek and views of the ocean are the main ingredients that make up the identity of



Cambria” and that these features “need to be consciously acknowledged and enhanced in elements of the Design Plan. In order to incorporate this natural and historical character, each of the four commercial districts has its own design guidelines, reflective of the historical period in which each district was originally developed, and the character and architectural predominant in each area. East and West Villages are also to be enhanced by gateways at the major entrances to each district, further defining the village character.

One of the ways Cambria seeks to maintain its special community atmosphere is through the preservation of historical structures. The Chamber of Commerce and Cambria Historical Society have identified over forty structures to be designated for preservation. Some of these structures are already included in the Historic Combining Designation of the North Coast Area Plan, while others are proposed in the Design Plan’s implementation chapter to be evaluated for inclusion in this designation, as well as the National Registry of Historic Places. The Implementation chapter proposes a series of steps for ensuring appropriate structures are included in the Historic Combining Designation, beginning with a formal inventory using the California Department of Parks Forms DP 523. This inventory “would allow for preliminary determinations of each structure’s eligibility for the National Register of Historic Places.” The plan then proposes expanding the existing Historic Combining Designation overlay zone to include all properties found eligible through the inventory process, and consideration of the possibility of creating one or more historic districts within Cambria. The new historical inventory created pursuant to the Design Plan will guide the update of Historic Combining Designations as part of the upcoming North Coast Area Plan Update.

The problem with the proposed process for protecting historic resources is that neither the Design Plan nor the current North Coast Area Plan protects structures that are identified by the Design Plan as being historic, but do not currently have a Historic Combining Designation. These structures contribute to the community character. And therefore should be carefully reviewed prior to the approval of new developments or alterations.

c. Conclusion:

Although the Design Plan goes a long way toward ensuring that special community and historic resources are protected, it falls short of protecting historic structures that are important components to the areas unique community character that makes it an attractive destination for coastal access and recreation. Therefore, to achieve consistency with Coastal Act Sections 30251 and 30253, the Design Plan must be modified to protect such structures.

d. Modifications:

The suggested modifications add a standard requiring the preservation of sites identified by the Plan as having historic significance. They also require that where a historic structure can not be preserved, redevelopment of the site should replicate the historic structure. In addition, the suggested modifications require the review of new development that may impact potentially historic structures to be coordinated with the State Historic Preservation Office.



5. Coastal Hazards

a. Applicable Policies of the Coastal Act:

30236

Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (1) necessary water supply projects, (2) flood control projects where no other method for protecting existing structures in the floodplain is feasible and where such protection is necessary for public safety or to protect existing development, or (3) developments where the primary function is the improvement of fish and wildlife habitat.

30253

New development shall:

- (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.

b. Analysis

In the area affected by the Design Plan, the most likely hazards to occur relate to the sloped topography of the area and Santa Rosa Creek, which serves as a collector for stormwater runoff flowing to the Pacific Ocean. The Design Plan incorporates a number of strategies, such as retaining vegetation, use of permeable surfaces where feasible, grading and sedimentation plans, and stream and bluff setbacks to collectively reduce threats related to erosion. Further, coastal erosion in the Design Plan area is limited, due to the fact that the land west of Moonstone Beach Drive is owned by State Parks, and therefore maintained primarily as open space rather than increased blufftop development.

However, the threat of flooding has caused significant concern and damage in the community of Cambria, particularly in West Village, where development is located in the Santa Rosa Creek floodplain. The mapped flood hazard area in Cambria includes portions of East Village adjacent to the creek and all of the commercial area of the West Village. In the 1960s Highway 1 was constructed on fill, dividing the Santa Rosa Creek floodplain, and acting as a levee which separates the creek from its floodplain to the north. West Village also collects runoff from the local watershed above the village, normally drained by a series of culverts with one-way flap gates that prevent back flooding into the village. However, during severe storm events (i.e. >50-year recurrence) when high water levels keep the gates closed, water can no longer exit the village and overflows drainage channels, further inundating the village.

In 1998, the Commission reviewed and approved Findings regarding Flood Hazards the urban areas surrounding Santa Rosa Creek as a part of the North Coast Area Plan Update (LCP Amendment 1-97). The findings stated that "neither the NCAP nor the general LCP provide adequate policies for minimizing flood hazards in Cambria", thereby making the NCAP inconsistent with Coastal Act section 30253. The Commission therefore modified the



amendment in a manner that would prohibit new development in the flood plain until a comprehensive flood analysis and management plan for was certified as an amendment to the LCP and implemented. The County did not adopt these modifications to the North Coast Area Plan, and concerns regarding flooding remain applicable to the Design Plan.

Although the County did not accept these modifications, the County has been working to the flooding issues through the development of a Flood Mitigation Project for the community of Cambria. The project proposes: a flood bypass basin and channel; a new bridge on Highway 1 at the new bypass channel outlet; an outlet channel from the bypass to the creek; a flood wall along Cambria Drive; widening of Cambria Road; increasing the elevation of Highway 1 along a 1,100-foot section; a new traffic signal at the intersection of Cambria Road and Highway 1; a gravity pressure storm drain along Sheffield Street; enlargement of a drainage ditch between the West Village and Highway 1; and, a floodwater pumping station at the north end of West Village. Although much of the proposed Stormwater Mitigation Project falls outside of the boundaries of the Design Plan, the plans do intersect at several points, primarily along Santa Rosa Creek in Mid-Village, and the areas along Highway 1 and Cambria Drive in Mid- and West Villages. Therefore, it is necessary to ensure that design consideration prescribed by the Design Plan include measures that will not exacerbate a flooding problem or impede the implementation of the that the Flood Mitigation Project.

c. Conclusion

In order to ensure consistency with Coastal Act Section 30253, and, the Design Plan must be modified to ensure that new development complies with LCP standards regarding flood hazards and does not interfere with implementation of the Flood Mitigation Plan currently being developed.

d. Modifications:

Incorporate a new standard that requires that new development comply with LCP flood hazard provisions, and be reviewed for consistency with the Cambria Flood Mitigation Project to ensure that new development will not interfere with the implementation of the flood mitigation plan.

6. Environmentally Sensitive Habitat Areas

a. Applicable Policies of the Coastal Act:

Section 30231

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water



flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Section 30240

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

b. Analysis:

The geographic area affected by the Design Plan includes a portion of the Santa Rosa Creek riparian corridor, a natural feature that provides important habitat for rare species such as the Steelhead trout, Southwestern pond turtle, and red legged frog. Most of the existing commercial development is along the north side of the creek and within the Cambria Design Plan planning area. A County Maintenance facility and an area of commercial services known as "Tin City" are located on the south side of the creek, outside the area addressed by the design plan.

All development adjacent to Santa Rosa creek must comply with LCP provisions protecting riparian habitats, wetlands, and environmentally sensitive habitats (e.g., Sections 23.07.170-174 of the Coastal Zone Land Use Ordinance). For example, development is required to be setback 100 feet from Sensitive Resource Areas, which include ESHA such as riparian habitats. Although the design plan is not intended to affect the application of these provisions, the Plan states that the Design Plan shall prevail in the event of conflict with other LCP provisions. This raises concern that the resource management provisions of the LCP (as well as the access and recreation provisions) could be undermined by the design plan.

In terms of the protecting Santa Rosa Creek sensitive riparian habitats, the design plan proposes to maintain the existing requirement that new development in urban areas be set back at least 50 feet from the edge of riparian vegetation. This is inconsistent with LCP provisions protecting Sensitive Resource Areas, which include riparian habitats, and, as noted above requires a 100 foot setback. Moreover, as discussed in the Periodic Review of the San Luis Obispo County certified Local Coastal Program, a 50 foot setback may not effectively protect the rare plants and animals associated with riparian habitats.



c. Conclusion:

The amendment as submitted is not consistent with Coastal Act Section 30251 and 30253 because it proposes to place design standards above LCP provisions protecting environmentally sensitive habitat areas such as the Santa Rosa Creek, and does not ensure that the setbacks necessary to protect Santa Rosa Creek ESHA will be provided by new development.

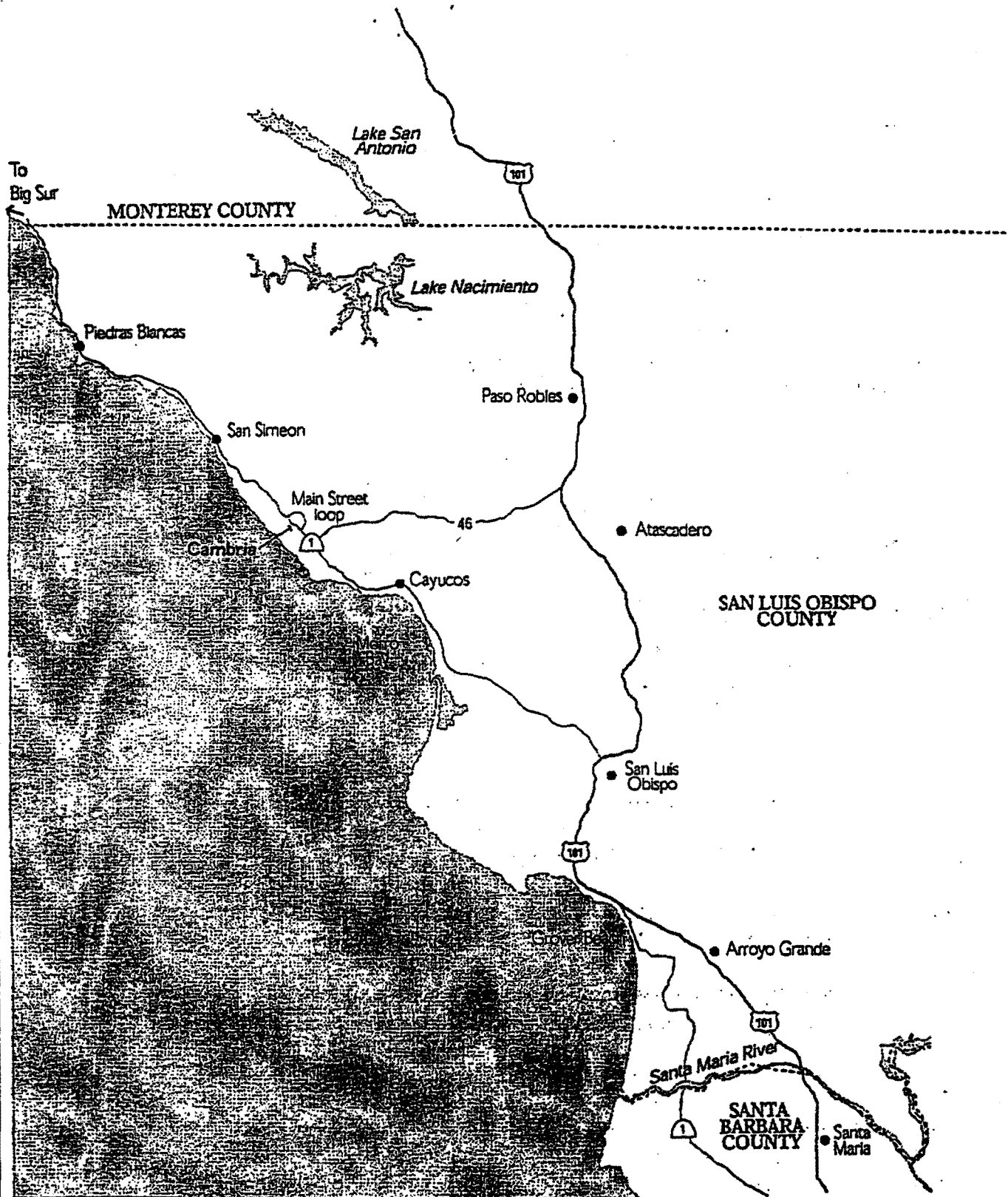
d. Suggested Modifications

The suggested modifications require a 100 foot setback from the edge of riparian vegetation. Where site conditions and/or parcel size make it impossible to provide a 100 foot setback and accommodate a structure sized and designed consistent with the Design Plan, the setback may be reduced to no smaller than 50 feet from the riparian vegetation. Further adjustments to these setback requirements can be made pursuant to Section 23.07.174 of the Coastal Zone Land Use Ordinance.

E. California Environmental Quality Act (CEQA)

The Secretary of Resources has certified the Coastal Commission's review and development process for Local Coastal Programs and amendments as being the functional equivalent of the environmental review required by CEQA. Therefore, local governments are not required to undertake environmental analysis on LCP amendments, although the Commission can and does use any environmental information that the local government has developed. In this case the County approved an EIR for the Specific Plan/LCP amendment. Staff has used this information in the analysis of the amendment submittal, and has identified additional measures that need to be incorporated into the amendment in order to avoid adverse environmental impacts. These measures are embodied in the suggested modifications to the County's amendment submittal. With these changes, approval of the amendment complies with the California Environmental Quality Act because as modified, the amendment will not have significant environmental effects for which feasible alternatives or mitigation measures have not been employed.

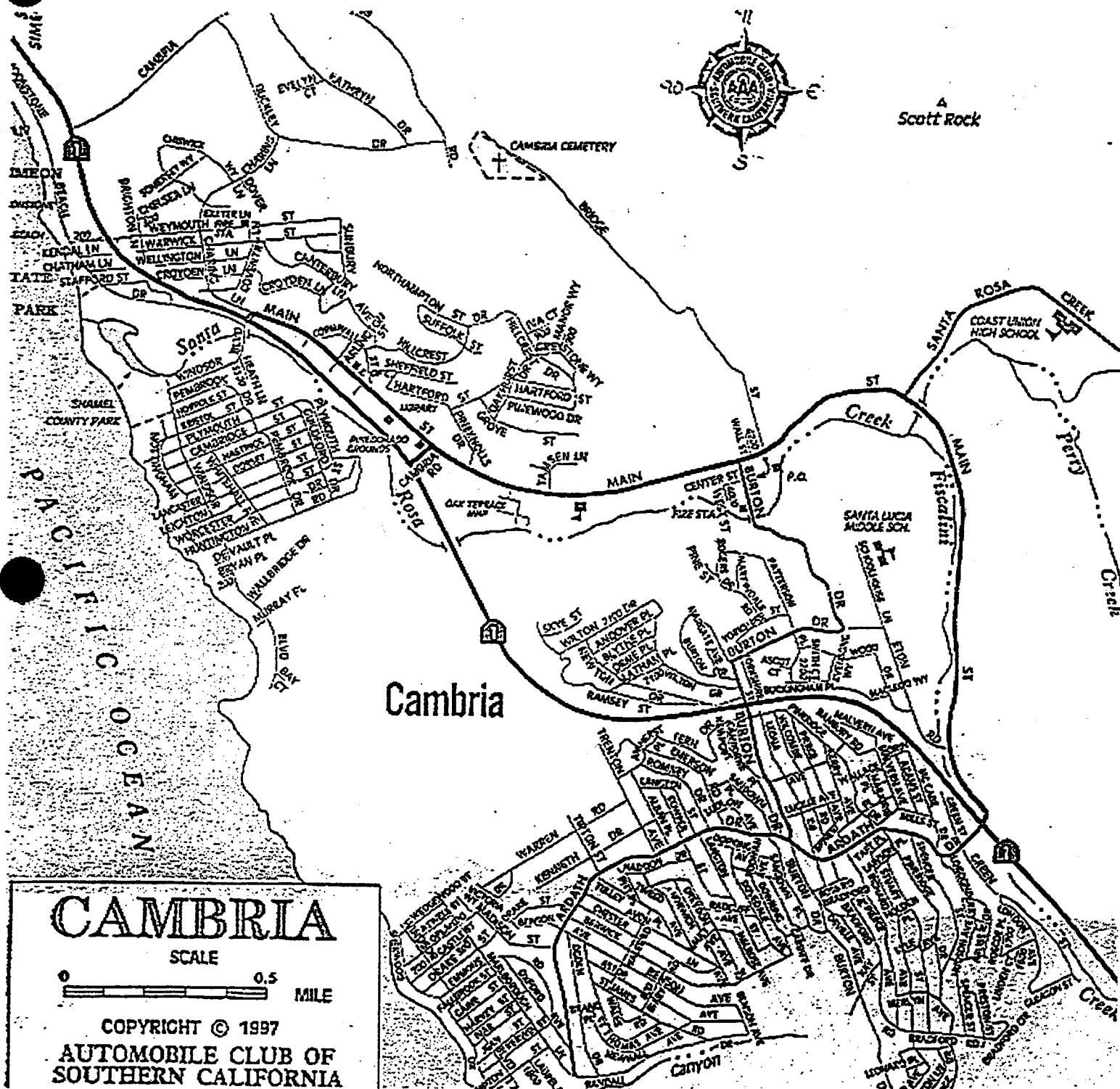




CCC Exhibit 2
(page 30 of 32 pages)

REGIO
CAM

EXHIBIT NO. <u>1-A</u>
APPLICATION NO. SLO LCPA3-00
Regional Location of Cambria,
Cambria Design Plan



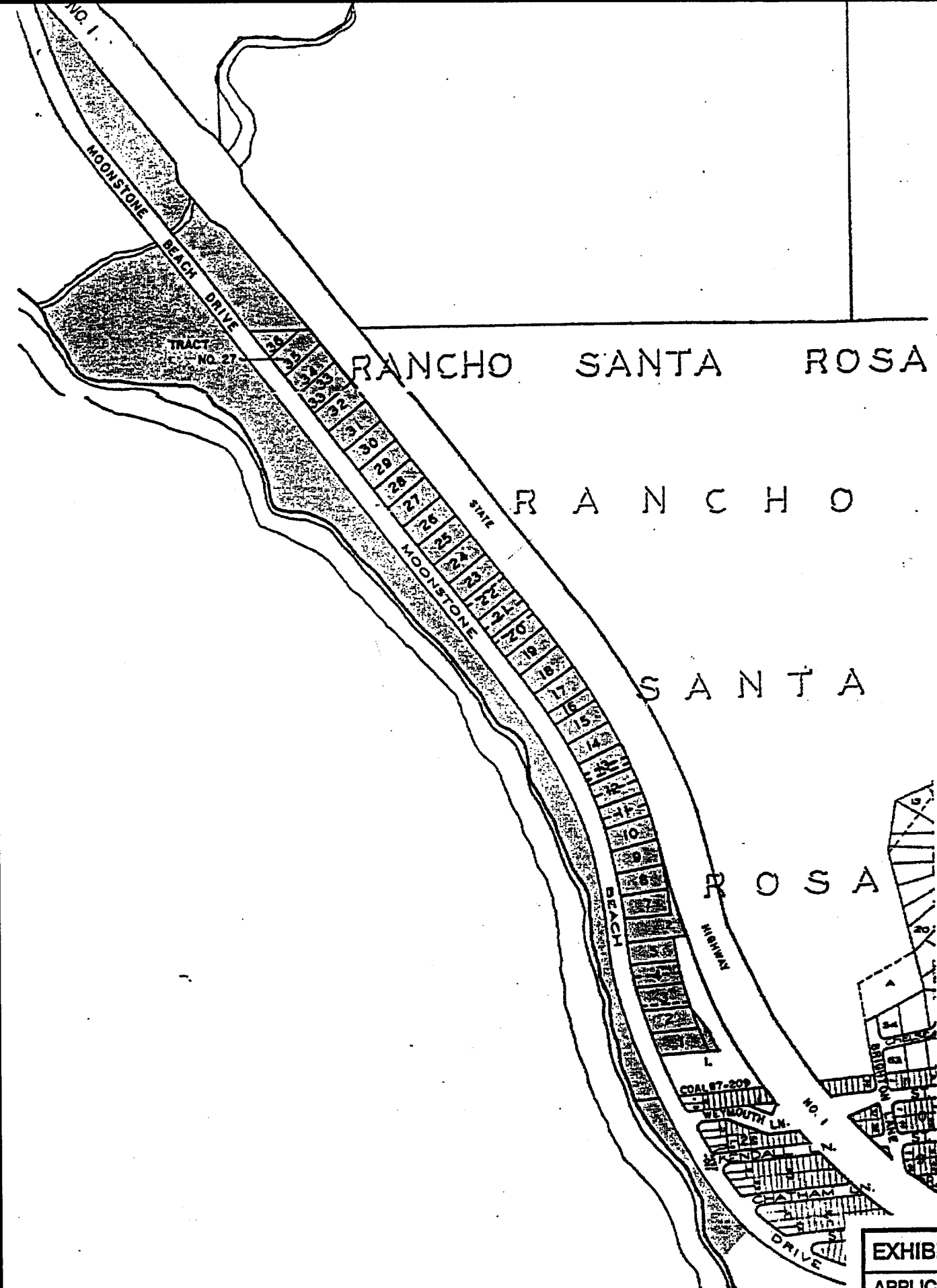
CCC Exhibit 2
(page 31 of 32 pages)

EXHIBIT NO. 1-B

APPLICATION NO.
SLO LCPA 3-00

Community of
Cambria

Cambria Design Plan



CCC Exhibit 2
 (page 32 of 32 pages)

EXHIBIT NO. 2
APPLICATION NO.
SLO LCPA 3-00
 Recreational Zone of
 Moonstone Beach Drive
 affected by proposed
 Cambria Design Plan