



# DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

## THIS IS A NEW PROJECT REFERRAL

DATE: 3/8/2016

TO: \_\_\_\_\_

FROM: Airlin Singewald (805-781-5198 or asingewald@co.slo.ca.us)  
Coastal Team / Development Review

**PROJECT DESCRIPTION:** DRC2015-00096 PACIFIC CAMBRIA LLC – Proposed minor use permit to conduct an annual Christmas market on an existing resort commercial use. Site location is 2905 Burton Dr, Cambria. APN: 023-431-003

Return this letter with your comments attached no later than 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)
- NO (Please go on to PART III.)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ Date

\_\_\_\_\_ Name

\_\_\_\_\_ Phone

# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

DRC2015-00096

PACIFIC CAMBRI

## APPLICATION TYPE - CHECK ALL THAT APPLY

- Emergency Permit  Tree Permit  Minor Use Permit  
 Conditional Use Permit/Development Plan  Plot Plan  
 Curb, Gutter & Sidewalk Waiver  Other  Site Plan  
 Surface Mining/Reclamation Plan  Zoning Clearance  
 Amendment to approved land use permit  Variance

MINOR USE PERMIT

CONDUCT AN ANNUAL CHRISTMAS MARKET  
ON AN EXISTING RESORT COMMERCIAL  
NOCST/ CAMB

AS GS LCP REC TH VSA

## APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Pacific Cambria Inc. c/o Dirk Winter, President Daytime Phone 805-927-6113  
Mailing Address 2905 Burton Drive, Cambria, CA Zip Code 93428  
Email Address: dwinter@moonstonehotels.com

Applicant Name Same as above Daytime Phone \_\_\_\_\_  
Mailing Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
Email Address: \_\_\_\_\_

Agent Name Watson Planning Consultants, David Watson, AICP Daytime Phone 805-704-8728  
Mailing Address PO Box 385, Pismo Beach, CA Zip Code 93448  
Email Address: dave@watsonplanning.us

## PROPERTY INFORMATION

Total Size of Site: 23.5 acres (gross) Assessor Parcel Number(s): ~~023-421-002, 023-425-014,~~  
~~023-431-002~~ 023-421-003  
Legal Description: Lot 1, Block 3, Tract 23431  
Address of the project (if known): 2905 Burton Drive, Cambria, CA 93428  
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Approx. 1/4 mile northeast of Hwy 1 at 2905 Burton Drive

## Describe current uses, existing structures, and other improvements and vegetation on the property:

Approx. 14 acres of the site are improved with resort commercial uses including 152 hotel rooms, restaurant, parking, gardens. The remaining ~9.5 acres is Monterey Pine Forest ESHA set aside under CDP A-3-SLO-01-122.

## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Conduct an annual Christmas Market on an existing resort commercial use - see attached "2016 CPL Christmas Market Project Description" for more detail.

## LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature *Dirk Winter* Dirk Winter Date 1-20-2016

**FOR STAFF USE ONLY**

## 2016 CAMBRIA PINES LODGE CHRISTMAS MARKET PROJECT DESCRIPTION

The “Christmas Market” at Cambria Pines Lodge is an annual “temporary” event that takes place on the lawn in the center of the Lodge property (vendor booths) and along the fire and pedestrian paths (lighting displays and Santa’s House) to the immediate east of the Lodge complex. The Market is open to the public similar to many Christmas markets in Europe as part of the community-wide Holiday in the Pines event coordinated by the Cambria Chamber of Commerce. The Christmas Market will have holiday lighting, food and merchandise for sale in a village setting on the Cambria Pines Lodge grounds, see attached exhibits.

The existing greenhouse adjoining the garden area will be used for a “Santa’s House”. Lights illuminating the short walkway to the “House” and on the building will identify “Santa”.

The Market is proposed to be conducted from 5pm – 9pm each evening, Wednesdays through Sundays (following Thanksgiving and up to the weekend before Christmas) and continuing each day through Dec 23<sup>rd</sup> of a given year), during the Thanksgiving to Christmas season (for 2016 as an example = November 25 - December 23 period).

There would be up to 26 commercial and food booths set up for this period, targeted at the Christmas holidays and retailing opportunities for those that attend.

Each booth would be approximately 8’ x 10’ in size, and approximately 9’ in height. There would be temporary fencing around the perimeter of the Christmas Market area (dog-eared cedar panel materials). No grading or permanent improvements are proposed. Wood chips would be spread on the ground. Structures are to be used for storage of materials and goods for the Christmas Market. No public would be permitted inside structures; only event vendors/staff will occupy these buildings.

During Market hours, on-site parking will be exclusively reserved for resort guests, handicapped attendees, resort employees and Market vendors. All other attendees will be required to utilize the off-site parking program. A shuttle with off-site parking route will be implemented (see Off-site Parking and Shuttle Access Plan) including two 9-passenger shuttle vans with accessibility for persons with disabilities and four 60-passenger school busses that will pick-up/drop off people along the eastern Cambria community, making stops at the Coast Union High School (206 spaces), former Brambles Restaurant parking lot (70), Cambria Hardware store (60), Cambria Nursery (50), Presbyterian Church (94) and Coast USD admin facility (82). Total of 562 off-site parking spaces reserved for the Market, plus West and East Village public parking (over 600 spaces) available along the shuttle route. By providing a shuttle service to the event, traffic safety will be maintained by greatly reducing the number of pedestrians that would otherwise be walking along Burton Drive from their car to the event.

Portable fire extinguishers, parking restrictions to/along Burton Drive including 2850 Burton Drive before Yorkshire, parking and access attendants, pedestrian and traffic safety, and other life safety requirements will be met pursuant to Cambria Fire’s approval of the event each year. (A sample of the June 30, 2015 approval is attached for reference purposes).

All temporary lighting will plug into existing outlets. Portable restroom facilities (2 units) would be located within the Market area, and would include hand washing sinks, and drain into a portable waste barrel for disposal. Water supply would be store-bought and imported to the site for use during the Market.

All materials, fencing, booths and related materials would be removed from the site and disposed of following the close of the Market event on December 23<sup>rd</sup> of each year.

- EXHIBITS -**
- A – Cambria Pines Lodge Christmas Market Site Plan & On-site Parking Details**
  - B – Off-site Parking/Shuttle Details**      **C – Market Lighting Plan**
  - D – Pedestrian Safety Plan**              **2015 Cambria Fire Event Approval form**



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

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

**Public Parking Survey**

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

Coast Union HS / Cambria Comm. School = 206 spaces

**EXHIBIT B**

**CHRISTMAS MARKET  
 Off-site Parking and Shuttle Plan**



REVISIONS	BY

DRAWING AND SPECIFICATIONS FROM THE PROJECTS OF THE DESIGN PROFESSIONAL AND ENGINEERING SERVICES OF THE FIRM ARE HEREBY CERTIFIED BY THE CLIENT NOT TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

Off-site Parking and Shuttle Access Plan  
**CAMBRIA PINES LODGE**  
 2405 BURTON DRIVE  
 CAMBRIA, CA

gary michael swauger architect  
 and associates  
 cambria california 805 927-3987  
 2165 orme place

PHOTOS

DRAWN	C.M.S.
CHECKED	C.M.S.
DATE	JULY 2014
SCALE	NO SCALE
JOB NO.	2014060.01
SHEET	<b>Exhibit B</b>
OF	Off-site Parking
SUBJECTS	SUBJECTS
Updated	1-20-2016



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

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

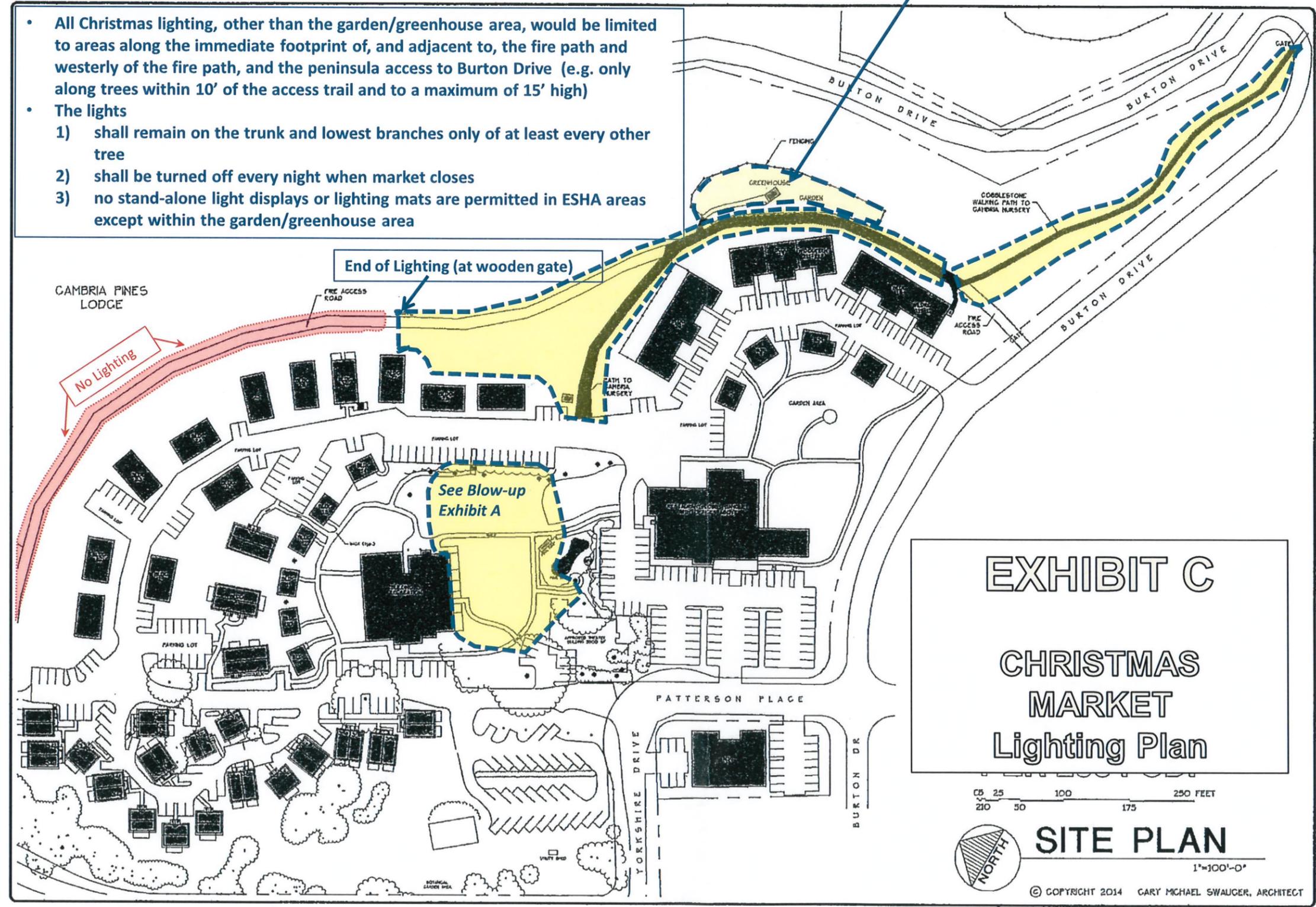


EXHIBIT C  
CHRISTMAS  
MARKET  
Lighting Plan

SITE PLAN  
1"=100'-0"  
© COPYRIGHT 2014 GARY MICHAEL SWAUGER, ARCHITECT

REVISIONS	BY

AS-BUILT SITE PLAN PER 2008 LDP FOR:  
**CAMBRIA PINES LODGE**  
2905 BURTON DRIVE  
CAMBRIA, CA

gary michael swauger architect  
and associates  
21005 crime place  
cambridge, california 90008

TRIM	C.M.S.
CHECKED	C.M.S.
DATE	JULY 2014
SCALE	1"=100'-0"
DWG NO.	2014060.01
SHEET	C
OF	3

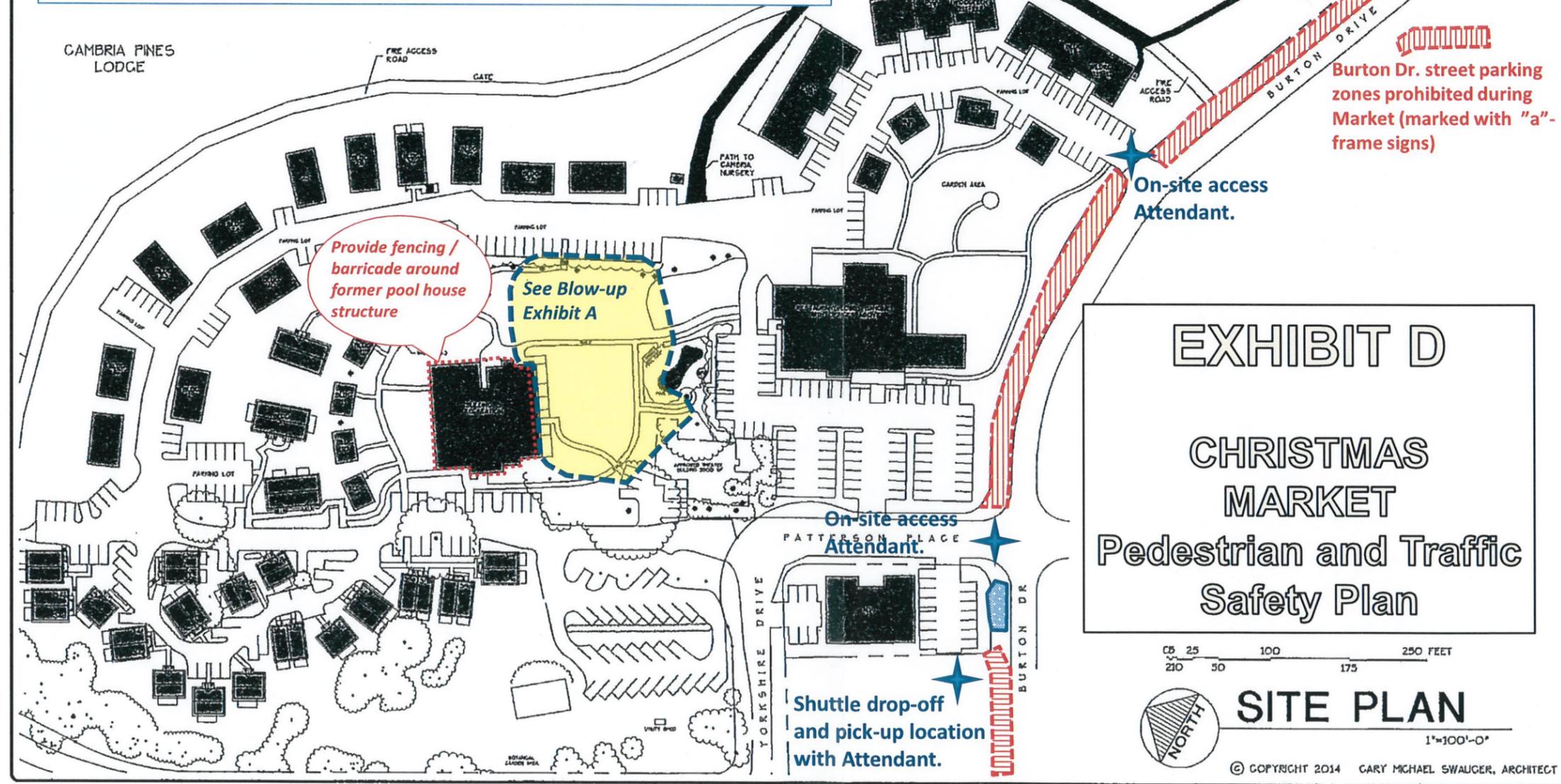
Updated 1-20-2016

1. Refer to Exhibit B for off-site parking and shuttle route.
2. Attendants will be positioned in four (4) locations as noted.

**Parking and Circulation Attendants** shall

- 1) wear reflective vests
- 2) maintain current count of on-site parking availability and direct visitors to on-site parking when available
- 3) distribute maps of the off-site parking and shuttle route for motorists that drive to Lodge and cannot be accommodated on-site
- 4) actively discourage parking and pedestrian access along Burton Drive
- 5) Cooperate and assist CHP traffic control at Burton-Eton intersection

3. During the Christmas Market operations, on-site parking shall be exclusively reserved for (a) resort guests, (b) handicapped attendees, (c) employees and (d) market vendors.



Cambria Pines Nursery  
 "crosswalk" access to Lodge Gate  
 with signage and Attendant  
 controlling traffic w/CHP

**EXHIBIT D**  
**CHRISTMAS MARKET**  
 Pedestrian and Traffic Safety Plan

0 25 100 175 250 FEET  
 210 50



**SITE PLAN**

1"=100'-0"

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gary michael swauger architect  
 and associates  
 2100 criss place  
 cambria, california 92008



AS-BUILT SITE PLAN PER 2004 LODG. COR.  
**CAMBRIA PINES LODGE**  
 2405 BURTON DRIVE  
 CAMBRIA, CA  
 SITE-AS BUILT

TRACED	C.M.S.
DESIGNED	C.M.S.
SITE	C.M.S.
DATE	JULY 2014
SCALE	1"=100'-0"
JOB NO.	2014060.01
SHEET	D
OF	3 SHEETS

Updated 1-20-2016

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

# LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

Request for Recurring Christmas Market at Existing Resort Use – No Change in Developed/Undeveloped Areas.

Type of project:  Commercial  Industrial  Residential  Recreational  Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): None required.

Describe existing and future access to the proposed project site: Existing resort hotel use is accessed by Burton Drive.

Surrounding parcel ownership: Do you own adjacent property?  Yes  No  
If yes, what is the acreage of all property you own that surrounds the project site? \_\_\_\_\_

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: Cambria Forest Open Space South: Residential  
East: Cambria Forest Open Space West: Residential

For all projects, answer the following: Existing Resort Use – No Change in Developed/Undeveloped Areas.

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: \_\_\_\_\_ sq. feet \_\_\_\_\_ % Landscaping: \_\_\_\_\_ sq. feet \_\_\_\_\_ %  
Paving: \_\_\_\_\_ sq. feet \_\_\_\_\_ % Other (specify) \_\_\_\_\_

Total area of all paving and structures: \_\_\_\_\_  sq. feet  acres

Total area of grading or removal of ground cover: \_\_\_\_\_  sq. feet  acres

Number of parking spaces proposed: \_\_\_\_\_ Height of tallest structure: \_\_\_\_\_

Number of trees to be removed: \_\_\_\_\_ Type: \_\_\_\_\_

Setbacks: Front \_\_\_\_\_ Right \_\_\_\_\_ Left \_\_\_\_\_ Back \_\_\_\_\_

Proposed water source:  On-site well  Shared well  Other \_\_\_\_\_

Community System - List the agency or company responsible for provision: Cambria CSD

Do you have a valid will-serve letter?  Yes  No (If yes, please submit copy)

Proposed sewage disposal:  Individual on-site system  Other \_\_\_\_\_

Community System - List the agency or company responsible for sewage disposal: Cambria CSD

Do you have a valid will-serve letter?  Yes  No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: Cambria Fire Dept.

For commercial/industrial projects answer the following:

Total outdoor use area: Approx. 1.9  sq. feet  acres

Total floor area of all structures including upper stories: \_\_\_\_\_ sq. feet

~1.0 acres center, ~0.4 ac fire path, ~0.5 ac peninsula

Existing Resort Use – No Change in Developed/Undeveloped Areas.

For residential projects, answer the following:

Number of residential units: \_\_\_\_\_ Number of bedrooms per unit: \_\_\_\_\_

Total floor area of all structures including upper stories, but not garages and carports: \_\_\_\_\_

Total of area of the lot(s) minus building footprint and parking spaces: \_\_\_\_\_

# ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

**To ensure that your environmental review is completed as quickly as possible, please remember to:**

- Answer **ALL** of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

## Physical Site Characteristic Information

The following information is specific to the ~1.9 acre Christmas Market area.

**Your site plan will also need to show the information requested here:**

- Describe the topography of the site:  
 Level to gently rolling, 0-10% slopes: 1.9 acres  
 Moderate slopes of 10-30%: \_\_\_\_\_ acres  
 Steep slopes over 30%: \_\_\_\_\_ acres
- Are there any springs, streams, lakes or marshes on or near the site?  Yes  No  
 If yes, please describe: \_\_\_\_\_
- Are there any flooding problems on the site or in the surrounding area?  Yes  No  
 If yes, please describe: \_\_\_\_\_
- Has a drainage plan been prepared?  Yes  No  
 If yes, please include with application. completed for existing resort
- Has there been any grading or earthwork on the project site?  Yes  No  
 If yes, please explain: \_\_\_\_\_ completed for existing resort
- Has a grading plan been prepared?  Yes  No  
 If yes, please include with application. completed for existing resort
- Are there any sewer ponds/waste disposal sites on/adjacent to the project?  Yes  No
- Is a railroad or highway within 300 feet of your project site?  Yes  No
- Can the proposed project be seen from surrounding public roads?  Yes  No  
 If yes, please list: Proposed Christmas Market is located entirely within resort  
and nearby Cambria Nursery

**Water Supply Information**

NA – existing resort served by Cambria CSD

1. What type of water supply is proposed?  
 Individual well     Shared well     Community water system
2. What is the proposed use of the water?  
 Residential     Agricultural - Explain \_\_\_\_\_  
 Commercial/Office - Explain \_\_\_\_\_  
 Industrial – Explain \_\_\_\_\_
3. What is the expected daily water demand associated with the project? \_\_\_\_\_
4. How many service connections will be required? \_\_\_\_\_
5. Do operable water facilities exist on the site?  
 Yes     No    If yes, please describe: \_\_\_\_\_
6. Has there been a sustained yield test on proposed or existing wells?  
 Yes     No    If yes, please attach.
7. Does water meet the Health Agency's quality requirements?  
 Bacteriological?     Yes     No  
 Chemical?     Yes     No  
 Physical     Yes     No  
 Water analysis report submitted?     Yes     No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.  
 Well Driller's Letter     Water Quality Analysis     OK or     Problems  
 Will Serve Letter     Pump Test \_\_\_\_\_ Hours \_\_\_\_\_ G.P.M.  
 Surrounding Well Logs     Hydrologic Study     Other \_\_\_\_\_

**Please attach any letters or documents to verify that water is available for the proposed project.**

**Sewage Disposal Information**

NA – existing resort served by Cambria CSD

**If an on-site (Individual) subsurface sewage disposal system will be used:**

1. Has an engineered percolation test been accomplished?  
 Yes     No    If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? \_\_\_\_\_ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?  
 Yes     No
4. Has a piezometer test been completed?  
 Yes     No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?  
 Yes     No (a waste discharge permit is typically needed when you exceed 2,500 gallons per day)

**If a community sewage disposal system is to be used:**

1. Is this project to be connected to an existing sewer line?     Yes     No  
 Distance to nearest sewer line: \_\_\_\_\_ Location of connection: \_\_\_\_\_
2. What is the amount of proposed flow? \_\_\_\_\_ G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow?     Yes     No

**Solid Waste Information**

NA – existing resort served by Cambria CSD

- 1. What type of solid waste will be generated by the project?  
 Domestic    Industrial    Agricultural    Other, please explain? \_\_\_\_\_
- 2. Name of Solid Waste Disposal Company: \_\_\_\_\_
- 3. Where is the waste disposal storage in relation to buildings? \_\_\_\_\_
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials?  
 Yes    No

**Community Service Information**

- 1. Name of School District: \_\_\_\_\_
- 2. Location of nearest police station: \_\_\_\_\_
- 3. Location of nearest fire station: \_\_\_\_\_
- 4. Location of nearest public transit stop: \_\_\_\_\_
- 5. Are services (grocery/other shopping) within walking distance of the project?    Yes    No  
 If yes, what is the distance? \_\_\_\_\_ feet/miles

**Historic and Archeological Information**

- 1. Please describe the historic use of the property:  
 Proposed Christmas Market is located entirely within Cambria Pines Lodge Resort and nearby Cambria Nursery existing uses
- 2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity?    Yes    No  
 If yes, please describe: \_\_\_\_\_
- 3. Has an archaeological surface survey been done for the project site?    Yes    No  
 If yes, please include two copies of the report with the application.

**Commercial/Industrial Project Information**

The following information is specific to the ~1.9 acre Christmas Market area.

**Only complete this section if you are proposing a commercial or industrial project or zoning change.**

- 1. Days of Operation: \_\_\_\_\_ Hours of Operation: \_\_\_\_\_
- 2. How many people will this project employ? \_\_\_\_\_
- 3. Will employees work in shifts?    Yes    No  
 If yes, please identify the shift times and number of employees for each shift \_\_\_\_\_
- 4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?  
 Yes    No   If yes, please explain: \_\_\_\_\_
- 5. Will this project increase the noise level in the immediate vicinity?    Yes    No  
 If yes, please explain: \_\_\_\_\_  
 (If loud equipment is proposed, please submit manufacturers estimate on noise output.)
- 6. What type of industrial waste materials will result from the project? Explain in detail: \_\_\_\_\_
- 7. Will hazardous products be used or stored on-site?    Yes    No  
 If yes, please describe in detail: \_\_\_\_\_
- 8. Has a traffic study been prepared?    Yes    No   If yes, please attach a copy.

9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. \_\_\_\_\_ Between 4:00 to 6:00 p.m. \_\_\_\_\_
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees  Yes  No  
If yes, please specify what you are proposing: \_\_\_\_\_
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?  Yes  No If yes, please describe: \_\_\_\_\_

**Agricultural Information**

NA

**Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.**

1. Is the site currently in Agricultural Preserve (Williamson Act)?  Yes  No
2. If yes, is the site currently under land conservation contract?  Yes  No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: \_\_\_\_\_

**Special Project Information**

NA

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): \_\_\_\_\_
2. Will the development occur in phases?  Yes  No  
If yes describe: \_\_\_\_\_
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal?  Yes  No If yes, explain: \_\_\_\_\_
4. Are there any proposed or existing deed restrictions?  Yes  No  
If yes, please describe: \_\_\_\_\_

**Energy Conservation Information**

NA

1. Describe any special energy conservation measures or building materials that will be incorporated into your project \*: \_\_\_\_\_

\*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

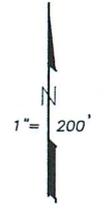
**Environmental Information**

1. List any mitigation measures that you propose to lessen the impacts associated with your project:  
a. Off-site parking and shuttle bus service is proposed to discourage visitors from parking at the Lodge and disturbing local residents.  
b. All Market advertising and website will announce parking at the satellite locations.  
c. Attendants will be located to direct visitors and traffic.  
d. Portable restrooms, including hand washing stations, will be added to serve the Market visitors.  
e. Market operates from 5pm-9pm.  
f. Fire and life safety requirements will be met by annual permitting from Cambria Fire Department.

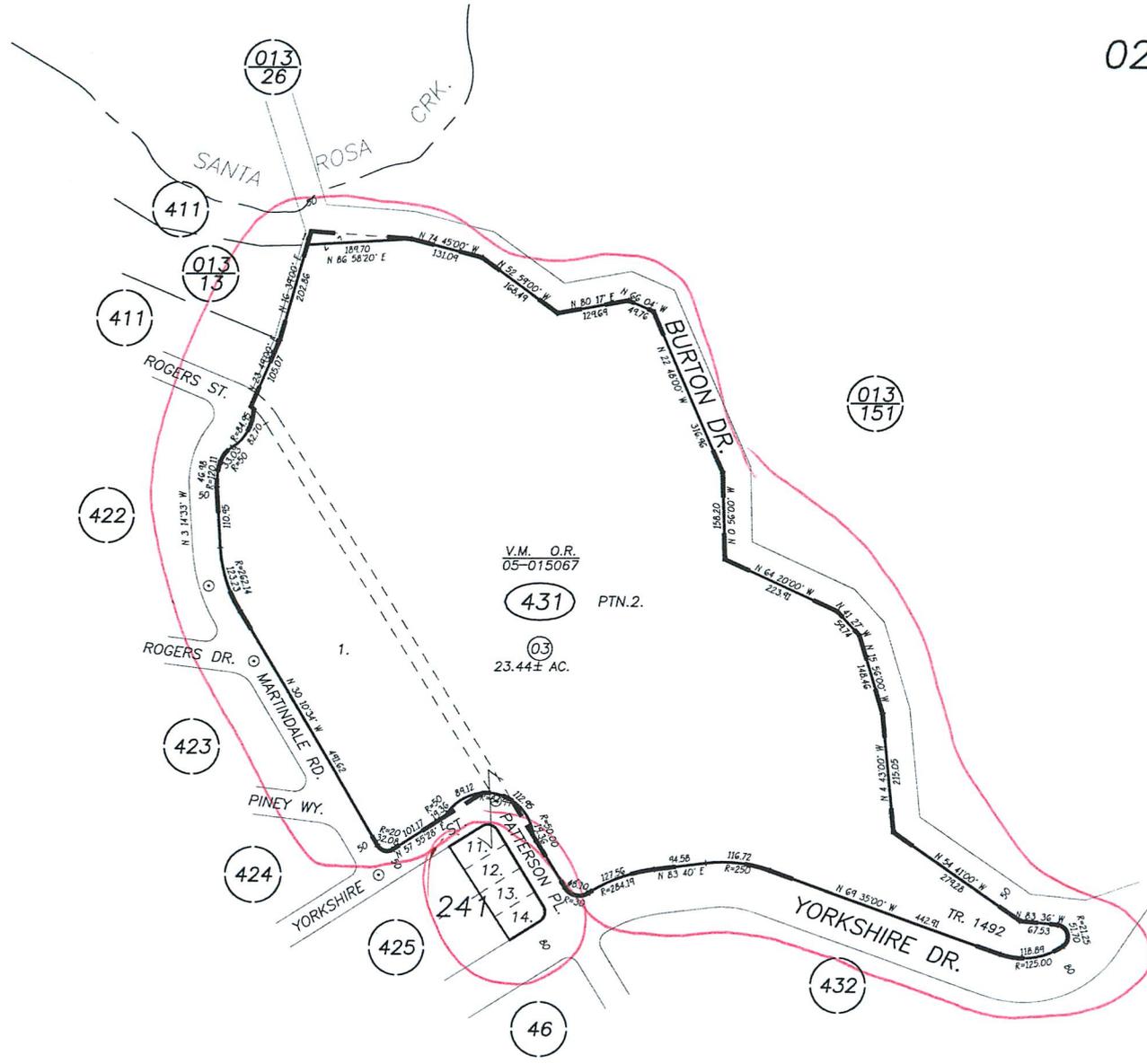
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site?  Yes  No Christmas Market is located within public access areas in  
If yes, please list: ESHA along paths. No added disturbance to ESHA is permitted.
3. Are you aware of any previous environmental determinations for all or portions of this property?  
 Yes  No  
If yes, please describe and provide "ED" number(s): Cambria Pines Lodge Resort - #D980113D

**Other Related Permits**

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): 2013, 2014 and 2015 Markets permitted by CA Coastal Commission – CCC is  
deferring approvals back to SLO County  
(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)



023-42, 43

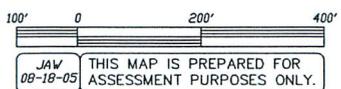


V.M. O.R.  
05-015067

431 PTN.2.

03  
23.44± AC.

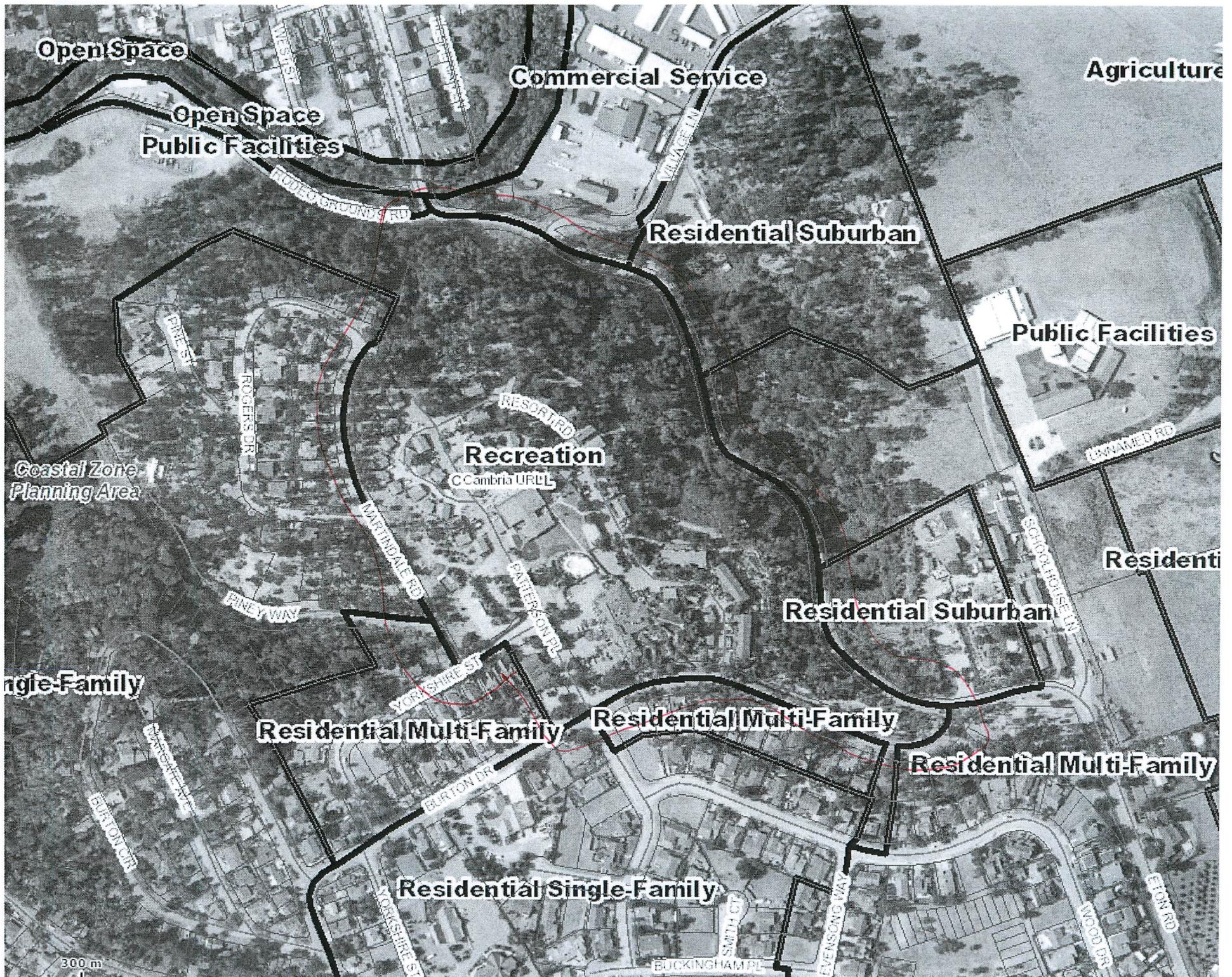
REVISIONS	
I.S.	DATE
06-059	08-18-05



TRACT NO. 1492, R.M. Bk. 14 , Pg. 39.  
TRACT NO. 26, R.M. Bk. 5 , Pg. 46.

CAMBRIA  
ASSESSOR'S MAP, COUNTY OF  
SAN LUIS OBISPO, CA.  
BOOK 023 PAGE 431







# Parcel Summary Report For Parcel # 023-431-003

3/1/2016  
11:01:45AM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

### People Information

#### Role    Name and Address

OWN    PACIFIC CAMBRIA INC  
2905 BURTON DR CAMBRIA CA 93428-4001

### Address Information

Status            Address  
02905 BURTON DR CAMB

### Lot Information:

<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
M05-	026	0001	Cambria	North Coast P	REC	LCP	AS	Y	VP / NS	
023431	003	0001	Cambria	North Coast P	GS	TH	VSA	N		

### Parcel Information

Status    Description  
Active    TR 26 BL 241 LT 11 TO 14 & TR 1492 LT 1 & PTN LT 2

### Notes

#### Tax Districts

COAST (SB1537)  
SAN LUIS OBISPO JT(27,40)  
CAMBRIA PUBLIC  
COAST UNIFIED SCHOOL - IMP. NO. 1  
CAMBRIA (SB1537 BLO)  
CAMBRIA COMMUNITY  
NO. 02  
CAMBRIA  
AREA NO. 21



# Parcel Summary Report For Parcel # 023-431-003

3/1/2016  
11:01:45AM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

### Case Information

**Case Number:**

**Case Status:**

52805 REC Primary Parcel

**Description:**

HOTEL/MOTEL

52807 REC Primary Parcel

**Description:**

GRADING

87487 FNL Primary Parcel

**Description:**

DEMOLISH COMMERCIAL BUILDING (FIRE DAMAGED)

87592 FNL Primary Parcel

**Description:**

CONST FOUNDATION FOR MULTI-PURPOSE COMMERCIAL BLDG

87941 FNL Primary Parcel

**Description:**

RECONSTRUCT CAMBRIA PINES LODGE

89915 FNL Primary Parcel

**Description:**

FIRESPRINKLERS FOR 87941 B911200

90713 FNL Primary Parcel

**Description:**

INSTALL SINK IN BEAUTY SALON

A9132 FNL Primary Parcel

**Description:**

ADD DECK, FIREBLOCKING, FRENCH DOORS, WALL LIGHTS

C2718 FNL Primary Parcel

**Description:**

REMOVE AND REPLACE DAMAGED DECKS, BUILDING 36 ARCH: GARY SWAUGER, C-15960 (927-3987)

C2719 FNL Primary Parcel

**Description:**

REMOVE AND REPLACE DAMAGED DECK, BLDG 27 ARCH: GARY SWAUGER, C-15960 (927-3987)

C2720 FNL Primary Parcel

**Description:**

REMOVE AND REPLACE EXISTING DAMAGED DECK, BLDG 28 ARCH: GARY SWAUGER, C-15960 (927-3987)



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C2721 FNL Primary Parcel

**Description:**

REMOVE AND REPLACE DAMAGED DECK, BUILDING 29 ARCH: GARY SWAUGER, C-15960 (927-3987)

C6972 FNL Primary Parcel

**Description:**

REMOVE & REPLACE DAMAGED DECKS - UNITS 714-715 AS BUILT

C6973 FNL Primary Parcel

**Description:**

REMOVE & REPLACE DAMAGED DECKS - UNITS 810-811 AS BUILT

C6974 FNL Primary Parcel

**Description:**

REMOVE & REPLACE DAMAGED DECKS - UNITS 812-813 AS BUILT

C6975 FNL Primary Parcel

**Description:**

REMOVE & REPLACE DAMAGED DECKS - UNITS 814-815 AS BUILT

C6976 FNL Primary Parcel

**Description:**

REMOVE & REPLACE DAMAGED STAIRS/UNITS 816-817 AS BUILT

C6979 FNL Primary Parcel

**Description:**

REMOVE & REPLACE DECKS - UNITS 712-713 CAMBRIA PINES LODGE (AS BUILT)

C9614 FNL Primary Parcel

**Description:**

DEMO FIRED DAMAGED BEAUTY SALON & MAINT BUILDING

COD2012-00120 CLD Primary Parcel

**Description:**

UNPERMITTED CONSTRUCTION / LAND USE

COD2013-00103 CLD Primary Parcel

**Description:**

GRADING W/O PERMIT

D000440D WIT Primary Parcel

**Description:**

CELLULAR (CINGULAR) COMM FACILITY

D010400V INH Primary Parcel

**Description:**

CELL SITE ON SLOPES



# Parcel Summary Report For Parcel # 023-431-003

3/1/2016  
11:01:45AM

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D980113D CMP Primary Parcel

**Description:**

THEATRE, 44 GUEST ROOMS, SHOP

DRC2012-00032 WIT Primary Parcel

**Description:**

A TEMPORARY EVENT. 2 PERMANENT STRUCTURES OF LESS THAN 120 SQ FT AND 18 TEMPORARY STRUCTURES FOR USE AS THE CAMBRIA CHRISTMAS MARKET.

DRC2015-00096 REC Primary Parcel

**Description:**

CONDUCT AN ANNUAL CHRISTMAS MARKET ON AN EXISTING RESORT COMMERCIAL USE.

E000108 CLD Primary Parcel

**Description:**

CONST W/O PERMITS

E990198 RES Primary Parcel

**Description:**

NOISE VIOLATIONS

G800001M APV Primary Parcel

**Description:**

LANDUSE-MAP/TEXT TO REC

G820033M CMP Primary Parcel

**Description:**

LU CHANGE RES MULTI-FAM TO RECREATION

P000400T ACC Primary Parcel

**Description:**

APPROVAL TO REMOVE SIX MONTEREY PINES

P010075T APP Primary Parcel

**Description:**

APPROVAL TO REMOVE TWO MONTEREY PINE TREES

P010725Z APP Primary Parcel

**Description:**

DBA CAMBRIA PINES SERENTY FACIALS

BODY TREATMENT AND PRODUCT SALES

P950159Z APP Primary Parcel

**Description:**

WITH BUSINESS LICENCE P900224Z

P950165Z APP Primary Parcel

**Description:**

SUPPLEMENTAL BUSINESS LICENSE FOR P900224Z

THERAPETIC MASSAGE



# Parcel Summary Report For Parcel # 023-431-003

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San Luis Obispo, California 93408

Telephone: (805) 781-5600

P950166Z APP Primary Parcel

**Description:**

SUPLIMENTAL BUSINESS LICENSE TO P900224Z - MASSAGE THERAPY

P950177Z APP Primary Parcel

**Description:**

HELPING HANDS SALON MASSAGE SUPPLIMENTAL TO P900224Z

P950191Z APP Primary Parcel

**Description:**

HELPING HANDS MASSAGE THERAPY

P950548Z APP Primary Parcel

**Description:**

MASSAGE THERAPIST / HELPING HANDS SALON

P960699Z APP Primary Parcel

**Description:**

SOJOURN HEALING ARTS

P980644P APP Primary Parcel

**Description:**

REMOVE LARGE EUCALYPTUS FROM PARKING LOT. TREE IS LIFTING PARKING STRUCTURES AND DROPPING LIMBS ON VEHICLES. IT IS ALSO POTENTIALLY UNDERMINING THE NEARBY BUILDING

PMT2002-10261 WIT Primary Parcel

**Description:**

RETAINING WALL (AS BUILT) MODIFIED RET.WALL BY ADDING DIRT/ O.K. PER MATT VARVEL AND RANDY SABIN TO WITHDRAW APPLICATION

PMT2002-10262 CAN Primary Parcel

**Description:**

GRADING AND DRAINAGE CONSTRUCTION

PMT2002-16921 WIT Primary Parcel

**Description:**

POOL

PMT2002-16922 WIT Primary Parcel

**Description:**

COMMERCIAL ALTERATION

PMT2002-23779 REC Primary Parcel

**Description:**

REPAIR/REPLACE MOTEL/CABIN UNIT

PMT2002-23780 REC Primary Parcel

**Description:**

REPAIR/REPLACE MOTEL/CABIN UNIT



# Parcel Summary Report For Parcel # 023-431-003

3/1/2016  
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Telephone: (805) 781-5600

PMT2002-23781 REC Primary Parcel

**Description:**

REPAIR/REPLACE MOTEL/CABIN UNIT

PMT2002-23784 REC Primary Parcel

**Description:**

REPAIR/REPLACE MOTEL/CABIN UNIT

PMT2002-24070 WIT Primary Parcel

**Description:**

GRADING FOR TENNIS CT AND RET WALL

PMT2002-24071 WIT Primary Parcel

**Description:**

RELOCATE STAIRS AND REDO FLOORS FOR MOTEL BLD

PMT2002-24072 EXP Primary Parcel

**Description:**

CONSTR TENNIS COURT FOR CAMBRIA PINES LODGE

PMT2002-24073 WIT Primary Parcel

**Description:**

RETAINING WALL

PMT2003-03387 FNL Primary Parcel

**Description:**

DUPLEX MOTEL UNIT-BLDG # 34A & B 957 SQFT W / 32 SQFT COVERED PORCH (MASTER PLAN) CONVENTIONAL CONSTRUCTION/ DECK  
192 SQFT

PMT2003-03388 FNL Primary Parcel

**Description:**

DUPLEX MOTEL UNIT-BLDG # 34C & D 957 SQFT W / 32 SQFT COVERED PORCH/ 192 SQFT DECK (DUPLICATE PLAN PMT2003-03387)  
CONVENTIONAL CONSTRUCTION

PMT2003-03389 FNL Primary Parcel

**Description:**

DUPLEX MOTEL UNIT-BLDG # 34F & G 957 SQFT W / 32 SQFT COVERED PORCH/ 192 SQFT DECK (DUPLICATE PLAN PMT2003-03387)  
CONVENTIONAL CONSTRUCTION

PMT2003-03390 FNL Primary Parcel

**Description:**

DUPLEX MOTEL UNIT-BLDG # 36 A & B 957 SQFT W / 32 SQFT COVERED PORCH/ DECK 192SQFT (DUPLICATE PLAN PMT2003-03387)  
CONVENTIONAL CONSTRUCTION

PMT2003-03391 FNL Primary Parcel

**Description:**

DUPLEX MOTEL UNIT-BLDG # 36C & D 957 SQFT W / 32 SQFT COVERED PORCH / DECK 192SQFT(DUPLICATE PLAN  
PMT2003-03387)CONVENTIONAL CONSTRUCTION



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County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2003-03392 FNL Primary Parcel

**Description:**

DUPLEX MOTEL UNIT-BLDG # 38A & B 957 SQFT W / 32 SQFT COVERED PORCH/ DECK 192 SQFT (DUPLICATE PLAN PMT2003-03387) CONVENTIONAL CONSTRUCTION

PMT2003-03393 FNL Primary Parcel

**Description:**

DUPLEX MOTEL UNIT-BLDG # 38D & E 957 SQFT W / 32 SQFT COVERED PORCH/ DECK 192 SQFT (DUPLICATE PLAN PMT2003-03387) CONVENTIONAL CONSTRUCTION

PMT2003-03394 FNL Primary Parcel

**Description:**

DUPLEX MOTEL UNIT-BLDG # 39A & B 957 SQFT W / 32 SQFT COVERED PORCH / DECK 192 SQFT (DUPLICATE PLAN PMT2003-03387)

PMT2003-03395 FNL Primary Parcel

**Description:**

DUPLEX MOTEL UNIT-BLDG # 39C & D 957 SQFT W / 32 SQFT COVERED PORCH/ DECK 192 SQFT (DUPLICATE PLAN PMT2003-03387)

PMT2003-03396 FNL Primary Parcel

**Description:**

DUPLEX MOTEL UNIT-BLDG # 39E & F 957 SQFT W / 32 SQFT COVERED PORCH/ DECK 192 SQFT (DUPLICATE PLAN PMT2003-03387)

PMT2003-03397 FNL Primary Parcel

**Description:**

GRADING MAJOR FOR MOTEL ADDITION/ ALL 17 BLDGS ON CUT, NO FILL UNDER BLDGS.G.SWAUGER,ARCH/ HAS NO SOILS REPORT. SCOPE INCLUDES STORM DRAIN SYSTEM BUT NO UTILITIES.

PMT2003-03473 FNL Primary Parcel

**Description:**

SINGLE MOTEL UNIT-BLDG # 34E 672 SQFT W. / 30 SQFT COVERED PORCH / DECK 144 SQ FT (MASTER PLAN) CONVENTIONAL CONSTRUCTION

PMT2003-03474 FNL Primary Parcel

**Description:**

SINGLE MOTEL UNIT-BLDG # 35A 672 SQFT W. / 30 SQFT COVERED PORCH AND DECK (DUPLICATE PLAN TO PMT2003-03473) CONVENTIONAL CONSTRUCTION

PMT2003-03475 FNL Primary Parcel

**Description:**

SINGLE MOTEL UNIT-BLDG # 35B 672 SQFT W. / 30 SQFT COVERED PORCH/ DECK 144SQ FT (DUPLICATE PLAN TO PMT2003-03473) CONVENTIONAL CONSTRUCTION

PMT2003-03476 FNL Primary Parcel

**Description:**

SINGLE MOTEL UNIT-BLDG # 35C 672 SQFT W. / 30 SQFT COVERED PORCH/ 144 DECK (DUPLICATE PLAN TO PMT2003-03473) CONVENTIONAL CONSTRUCTION



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Telephone: (805) 781-5600

PMT2003-03477 FNL Primary Parcel

**Description:**

SINGLE MOTEL UNIT-BLDG # 37A 672 SQFT W. / 30 SQFT COVERED PORCH/ DECK 144SQ FT (DUPLICATE PLAN TO PMT2003-03473) CONVENTIONAL CONSTRUCTION

PMT2003-03478 FNL Primary Parcel

**Description:**

SINGLE MOTEL UNIT-BLDG # 37B 672 SQFT W. / 30 SQFT COVERED PORCH / 144SQFT DECK(DUPLICATE PLAN TO PMT2003-03473) CONVENTIONAL CONSTRUCTION

PMT2003-03479 FNL Primary Parcel

**Description:**

SINGLE MOTEL UNIT-BLDG # 38C 672 SQFT W. / 30 SQFT COVERED PORCH/ 144 SQFT DECK (DUPLICATE PLAN TO PMT2003-03473) CONVENTIONAL CONSTRUCTION

PMT2003-03480 FNL Primary Parcel

**Description:**

DUPLEX MOTEL UNIT-BLDG # 30 1400 SQFT W. / 60 SQFT COVERED PORCH (MASTER PLAN) FULLY HANDICAP ACCESSIBLE WITH ROLL IN SHOWERS BOTH UNITS AND EQUIPPED FOR THE HEARING IMPAIRED /STRUCTURE MEETS CONVENTIONAL CONSTRUCTION./ ON EXISTING FOUNDATION

PMT2003-03481 FNL Primary Parcel

**Description:**

DUPLEX MOTEL UNIT-BLDG # 31 1400 SQFT W. / 60 SQFT COVERED PORCH (MASTER PLAN) ON EXISTING FOUNDATION/ MEETS CONVENTIONAL CONSTRUCTION

PMT2003-03482 WIT Primary Parcel

**Description:**

DUPLEX MOTEL UNIT-BLDG # 32 1400 SQFT W. / 60 SQFT COVERED PORCH (DUPLICATE PLAN TO PMT2003-03481) MEETS CONVENTIONAL CONSTRUCTION/ ON EXISTING FOUNDATION

PMT2004-01065 WIT Primary Parcel

**Description:**

COMMERCIAL SPA

PMT2004-02559 EXP Primary Parcel

**Description:**

EXPIRED - ADD ALT EXISTING MOTEL ROOM (BLDG 9) CONVERT EXISTING 2 UNIT BLDG TO 1 UNIT BLDG TO BE MADE ACCESSIBLE W/PARKING AND PATH OF TRAVEL.

PMT2004-02560 EXP Primary Parcel

**Description:**

EXPIRED - CONVERT EXISTING BLDG 10 -2 UNIT BLDG TO 1 UNIT BLDG -SPRINKLERED

PMT2004-02561 EXP Primary Parcel

**Description:**

EXPIRED - CONVERT EXISTING BLDG 12 -2 UNIT BLDG TO 1 UNIT BLDG - SPRINKLERED



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San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2004-02562 FNL Primary Parcel

**Description:**

CONVERT EXISTING BLDG 13 -2 UNIT ROOM TO 1 UNIT ROOM

PMT2004-02563 FNL Primary Parcel

**Description:**

CONVERT EXISTING BLDG 5 -2 UNIT ROOM TO 1 UNIT ROOM

PMT2004-02564 FNL Primary Parcel

**Description:**

EXPIRED -CONVERT EXISTING 2 UNIT ROOM TO 1 UNIT ROOM BULDING 6

PMT2004-02565 FNL Primary Parcel

**Description:**

EXPIRED - CONVERT EXISTING 3 UNIT ROOM TO 2 UNIT ROOM - BLDG 7

PMT2004-02566 FNL Primary Parcel

**Description:**

CONVERT EXISTING 2 UNIT ROOM TO 1 UNIT ROOM - BUILDING 8

PMT2004-02567 EXP Primary Parcel

**Description:**

EXPIRED - CONVERT EXISTING 2 UNIT BLDG TO 1 UNIT BLDG (BLDG 11) SPRINKLERED

PMT2004-02737 EXP Primary Parcel

**Description:**

EXPIRED - INTERIOR REMODEL OF EXISTING POOL & SPA COMPLEX (BLDG 3) TO SPA , FITNESS CENTER AND MEETING ROOM/ ADD MEZZANINES (PRELIMINARY DESIGN ONLY SO FAR TO DATE 3/30/06) SEE FOUNDATION ONLY FAST TRACT PMT2005-02797

PMT2004-02738 FNL Primary Parcel

**Description:**

NEW 2 STORY MOTEL BUILDING (BLDG 36) 4 UNITS ON EXISTING FOOTING

PMT2004-02753 FNL Primary Parcel

**Description:**

LAUNDRY AND EMPLOYEE BREAK ROOM (BLDG 32) MEETS CONVENTIONAL CONSTRUCTION ON EXISTING FOUNDATION (REPLACES PMT2003-03482)

PMT2005-00850 FNL Primary Parcel

**Description:**

COMMERCIAL POOL 20 X 50 AND 10 FOOT ROUND SPA AND POOL EQUIPMENT BUILDING (6X16)

PMT2005-02797 EXP Primary Parcel

**Description:**

DEMO SWIMMING POOL FACILITIES AND FOUNDATION STABILIZATION ONLY

PMT2006-01756 EXP Primary Parcel

**Description:**

EXPIRED - AD ALT COMMERCIAL BUILDING - ADDING 1536 SF DECK, REPLACE WINDOWS WITH FRENCH DOORS (RCC \$5,000)



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PMT2010-01641 EXT Primary Parcel

**Description:**

REPLACEMENT PERMIT FOR PMT2004-02560 - CONVERT EXISTING BUILDING 10 - 2 UNIT TO 1 UNIT BUILDING - SPRINKLERED

PMT2010-01642 FNL Primary Parcel

**Description:**

REPLACEMENT PERMIT FOR PMT2004-02561 - CONVERT EXISTING BUILDING 12 - 2 UNIT TO 1 UNIT BUILDING - SPRINKLERED

PMT2010-01643 EXT Primary Parcel

**Description:**

REPLACEMENT PERMIT FOR PMT2004-02567 - CONVERT EXISTING BUILDING 11 - 2 UNIT TO 1 UNIT BUILDING - SPRINKLERED

PMT2013-01268 RVW Primary Parcel

**Description:**

AS BUILT COVERING FOR AMPHITHEATER STAGE (96 SF) FOR CAMBRIA PINES LODGE \*\*REAL TIME BILLING\*\*\*

SUB2004-00230 RDD Primary Parcel

**Description:**

PROP 6 TO 1 MERGER (REQUIRED BY CCSD AGREEMENT)

ZON2005-00941 AUT Primary Parcel

**Description:**

FIVE MONTEREY PINES MARKED TARGETING BUILDINGS: 1ST TREE HAS BARK BEETLE INFESTATION AND IS IN DECLINE. 2ND TREE IS LEANING AND HAS DAMAGED BASE (CONSTRUCTION.) 3RD TREE HAS LEAN AND POOR STRUCTURE AND IS ADJACENT TO 2ND TREE. 4TH TREE HAS EXCESS WIND LOAD AND DAMAGED UPPER BOLE (PAST FAILURE.) 5TH TREE IS LEANING AND HAD RECENT TRENCH DUG THROUGH CRITICAL ROOT ZONE. OK TO REMOVE FIVE TREES.

ZON2007-00255 AUT Primary Parcel

**Description:**

10 MPS IDENTIFIED BY GROUNDS MANAGER: 1ST TREE IS LEANING OVER POWER LINES, IS VERY MATURE (LIVE CROWN RATIO < 20%) AND IN DECLINE. 2ND AND 3RD TREE SHARE COMMON ROOT ZONE AND ARE GROWING W/IN 5' OF STRUCTURE AND OVER THE TOP OF ROOF. BOTH TREES HAVE LEAN AND POOR STRUCTURE. 4TH TREE IS VERY LARGE AND MATURE W/ SOME DIEBACK AND LEAN TOWARDS HOTEL. 5TH AND 6TH TREE HAVE COMMON ROOT ZONE AND ARE CLOSE TO HOTEL STRUCTURE. 5TH TREE HAS LEAN AND LCR < 10%. 6TH TREE HAS LEAN AND POOR STRUCTURE. 7TH AND 8TH TREES ARE IN NARROW PARK STRIP (4') IN PARKING LOT AND ARE PUSHING UP PAVEMENT MORE THAT 8". REPLACING PAVEMENT WILL LIKELY RESULT IN REMOVAL OF MORE THAN 1/3 OF CRITICAL ROOT ZONE AND IS NOT RECOMMENDED. 9TH TREE IS LEANING TOWARD POWER LINES, HAS BARK BEETLE INFESTATION AND IS IN DECLINE. 10TH TREE HAS LEAN TOWARD HOTEL, AND IS IN POOR CONDITION. OK TO REMOVE 10 TREES. FYI - THEY HAVE ONE ADDITIONAL REMOVAL REQUEST TO SUBMIT TO SUPPLEMENT THE FIRST ONE SUBMITTED A FEW WEEKS AGO.

ZON2007-00335 AUT Primary Parcel

**Description:**

ADDED FROM PREVIOUS REQUEST 1 MP W/ COMMON ROOT ZONE TO OTHER TREES THAT ARE BEING REMOVED. TREE HAS POOR STRUCTURE AND IS IN POOR CONDITION. OK TO REMOVE 1 TREE.