Kirk Consulting

Cantinas Ranch Camp
REVISED 7-12-12
Lynch Canyon Road
Lake Nacimiento, Paso Robles

Cantinas Ranch Camp is a faith-based camp planned for development at Lake Nacimiento. The camp will enhance family ties and develop performing arts abilities in high school youth, young adults and families, relying on the site's natural beauty working in tandem with on-site support facilities to inspire and educate attendees. Camp facilities will occupy only 1.5 percent of the property's 560-acres (with total permanent disturbance of 8.6 acres), and the development has been planned to reflect green building principles and environmental sensitivity in all aspects of construction and operations. The project described in the pages that follow is one designed to maximize the experience of the outdoors with minimal impact to surrounding neighbors.

Project Description

Environmental Setting
The proposed site for this organizational camp is an approximately 560 acre property located on Lynch Canyon Road within the Nacimiento Area Plan. The property is bisected by Lynch Canyon Road and the southern and eastern property lines border Lake Nacimiento. The community of Christmas Cove is situated to the west of the Camp property. Elevations on the site range from 800 feet to nearly 1400 feet above sea level. The property consists of oak woodlands, chaparral, and grassland habitats on gentle to mountainous slopes with numerous drainage features, including Cantinas Creek and Kavanaugh Creek, which converge at the eastern boundary of the property.

Land Use Setting
The property is located within the Rural Lands land use designation in the Nacimiento Planning Area. The site borders the Oak Shores Village Reserve Line to the east (RSF / REC / COMM), Rural Lands to the west, Lake Nacimiento to the south (which has no specific land use designation) and Rural Lands to the north.

Water / Sewer
A Lake Nacimiento User's Agreement has been approved by the County and recorded for the project groundwater supply. Wells on the property produce in excess of one hundred gallons per minute. The project site plan includes water tanks sufficient for both domestic and fire suppression storage.

The site is within the CSA-7 sewer service boundary. However, due to the distance to available services, as well as significant deficiencies in that system and the County's ongoing difficulties finding a suitable disposal area for their proposed CSA-7 system upgrade project, the Cantinas Ranch Camp project proposes an on-site water and wastewater system. LAFCO has indicated preliminary support for de-annexation.

Chapel

- 1-Story with Choir Mezzanine, 4,288 sf
- Activities: Worship Services

Mission Complex

- Art Studios, Library, Dining Hall & Café, Camp Director's Rectory Apartment, Founders & Faculty Suites, Medical Facility, Administration
- 2-Story with basement, 31,318 sf
- Activities: Gathering, Dining, Arts & Crafts, Educational & Enrichment Workshops (Photography, Painting, Writing, etc.)

Camper Lodging

- 16 units total, 2-Story: Type A (8 units) – 1,276 sf, Type B (8 units) – 1,412 sf
- Activities: Camper Housing

Staff Lodging

- 15 modular units: 1-Story, 336 sf; 1 modular laundry unit: 1-Story, 180 sf
- Activities: Staff Housing

Celebration of the Performing Arts

- Ensemble Music Center: 1-Story, 1,482 sf
- Dance Studio/Café: 2-Story, 4,252 sf
- Theater/Black Box: 2-Story, 5,596 sf
- TV Studio with Roof Stage: 1-Story, 1,728 sf
- Activities: Dance, Voice, Instrumental Music and Drama Workshops, Special Speaker Presentations

Mill Barn Recreation Complex

- Mill Barn: 1-Story, 8,064 sf
- Lake Snack-shack: 1-Story, 1,000 sf
- Pool Baths/Storage: 1-Story, 720 sf
- Activities: Indoor: Volleyball, Basketball, Games, Square Dancing, Outdoor: Swimming, Water Volleyball, Sand Volleyball

Equestrian Center

- Horse Barn (stalls, tack room, washrooms): 1-Story, 3,053 sf

- Maintenance Barn: 1-Story, 1,540 sf
- Activities: Horseback Riding

Staff Parking Area

- Van Shelter Barn, 2,688 sf
- 24 parking spaces, including 2 concrete handicap spaces, 21,000 sf
- Fuel storage pad, 1,000 sf

Trash Enclosure

- Roll off trash & recycling enclosure, 1,450 sf

About the Camp

The Cantinas Ranch Camp applicants recognize that this proposed non-profit camp is a significant departure from typical land uses applications received in SLO County. The proposed facilities will be state-of-the-art, both in terms of technological innovation and green building techniques. Yet the attention to design will focus on maintaining the natural beauty of the site. To illustrate, we offer a "camper's eye view" tour of the project to provide context for review. The tour begins as the urban area residents arrive at the camp's entrance gate.

Campers will journey via van from assembly points in the Paso Robles area, with a good portion of campers having never before experienced the open ruggedness of the Lake Nacimiento area. Camp planners, architects and civil engineers have designed a facility that showcases the natural setting and creates an awe inspiring first impression of the area. The scenic, open character of Cantinas Ranch Camp, its natural features protected and enhanced, will also welcome campers already familiar with the area into a new appreciation of the beauty and majesty of San Luis Obispo County. For both first time and returning campers, the focus is on the land – Nature and Creator.

Security Building

Campers will enter the property via van, travelling southwest from Lynch Canyon Road and through the Camp's single entry point. At the gated entrance, they will find a two-story security building that consists of a small first-floor office and an upstairs staff apartment. This structure will resemble a modest, old-world Spanish style single family residence.

Chapel

Proceeding from the security building, campers will wind through the site on the country road (which meets Cal Fire standards) past a small stone chapel located on the near hill, overlooking a small pond. The Chapel's construction will appear to be hundreds of years old, while meeting (any in many respects exceeding) all requirements of twenty-first century building

codes and standards. The chapel is oriented toward Tierra Redonda, offering campers inside the structure inspiring vistas of the nearby mountain face.

Mission Complex

Continuing along the interior Camp road, the van will arrive at Mission Cantinas, which contains check-in and arrival information, dining hall, art studios, medical facilities, administrative offices and housing for administrative staff. Campers will exit the shuttle van at the Mission, a building whose weathered plaster walls, aged tile roof and rustic stonework are reminiscent of the original California Missions. The courtyard garden offers an ideal gathering spot for campers and staff. Between the Mission and the Chapel, rows of terraced garden will be used to sustainably grow and harvest much of the food used on site.

Camper Lodging

Following introductions at the Mission, campers will be escorted on foot down a scenic path to Camper Lodging facilities. These clustered units resemble a small Mediterranean village, complete with small plazas with seating for quiet contemplation. The sixteen two-story buildings contain thirty-two Camper housing units with two to three bedrooms each. These units will house a maximum of two hundred campers at full build-out.

Celebration of the Performing Arts

Campers will learn and perform at the Celebration of the Performing Arts music and theater facilities. The structures here are patterned on the hill town villages found in southern Europe and known for their inspiring views, organic growth, and quaint charm. The performing arts area will duplicate the experience of an historic hill town both in character and experience. The four-structure cluster will house practice and performance spaces for dance, music and theater productions.

Mill Barn, Pool, Sand Volleyball Court and Lake Shack

Campers will be invited to relax at the recreation facility: the Mill Barn. This open structure, designed in an agrarian style, is the perfect place to enjoy some basketball, rainy-day games or an evening square dance. A dip in the outdoor pool cools tired campers. And the sand volleyball court invites campers to engage in some good-spirited competition. The two-barn Equestrian Center will offer the mostly urban campers an opportunity to explore the beautiful countryside on horseback. Finally, the Lake Shack offers snacks and drinks to complement the fun.

Staff Lodging

Secluded from camper activities will be the staff housing. These rustic modular cabins will appear as "tree houses", floating above the terrain. Each of these 15 units will be constructed on pier foundations in order to avoid slab grading.

The Tour Ends

Cantinas Ranch Camp will celebrate the Creator, Nature, Family and the Arts at a facility designed to respect and honor each. Camp organizers have spent years developing a plan for a facility and a program that reflects the best of San Luis Obispo County.

Architectural Style

The architecture of the Cantinas Ranch Camp is based upon a historic interpretation of early California vernacular, ranging from the arrival of Spanish missionaries through the gold rush settlement. The Camp buildings follow a fictional narrative based on these historic periods and are woven together with the Camp's mission and vision for a development that is appropriate for and subordinate to the site. The buildings and outdoor spaces are arranged and oriented to take advantage of the sun and wind patterns as well as views to and from the building clusters. Careful consideration was taken to site roads, building footprints and built landscape in areas that would minimize grading impact on the natural drainages and existing vegetation.

The majority of the buildings follow an architectural character that could be described as early Spanish colonial and Mission Revival design. Design features of these buildings include simple massing and roof lines with solid and massive walls, piers and buttresses, broad, unadorned weathered plaster wall surfaces with low-pitched clay tile roof tiles, small punched door and window openings juxtaposed with larger rhythmic arcades and details including terracotta ornaments and decorative ironwork.

The remaining buildings reflect architecture from the early American settlement of California during the gold rush and ranching periods. These buildings have an agrarian ranch style with wood siding and metal roofing, barn doors, broad covered porches and simulated silo features. The staff housing structures are intended to blend into their unique setting using similar materials with a modified barn style.

Landscape Character

The landscape design concept for Cantinas Ranch Camp is rooted in two principles: fire safety and ecological sensitivity. The fire safe concept includes the creation of a defensible space zone around structures with a 30 foot minimum irrigated, low fuel zone and an additional 70 foot fuel modification zone. Proposed trees and shrubs within this zone are placed away from the structures and shrub masses, with 12 to 18 feet between them. Fuel ladders have been avoided and plant selections emphasize low fuel plants.

Ecologically sensitive features include no use of plants considered invasive, use of low water demand plants and the predominant use of native species. The landscape character seamlessly blends the fire-safe transition zone to the surrounding grassland and oak woodland areas. All development and improvements have been sited to minimize tree trimming, impacts and removals. Areas proposed to be planted with native grassland transitional landscape will include replacement of sensitive native plants displaced by the project.

LEED Certification and Sustainable Design Features
The project will be designed, built, and operated with a focus on sustainability and connection to the natural environment. The project team is working toward LEED certification for the larger buildings (Mission, Chapel, Mill Barn and housing). The site and all buildings will be developed with consideration for the following principles of green building:

Sustainable Sites

- *Transportation*: Individual vehicle trips are significantly reduced through program emphasis on vans for campers and staff, staff car-pooling program and limited parking on site. Alternative fuel vehicles will also be encouraged.
- *Open Space:* The buildings are meticulously sited to reduce land impacts. Development footprints will be kept tight to the building pads, site amenities and roadways where feasible. Landscaping will emphasize restoration, native and adapted species, and support for wildlife.
- *Stormwater:* Collected stormwater is reduced through minimizing impervious surfaces and using permeable surfaces where possible. Low-impact development strategies, including bio-swales and small, distributed retention ponds will manage stormwater throughout the site.
- *Cool Site:* Roads, pathways and parking will principally be light-colored and permeable, with asphalt paving only where required by Cal Fire for emergency access.
- *Dark Skies:* Night lighting will be directed downward and kept to minimal levels, celebrating the dark sky of the site.

Water Efficiency

- *Minimal Irrigation:* Limited landscaping around the buildings will reflect native and adapted species with minimal need for irrigation. The project does not include expanses of turf grass for recreation but relies on the existing natural amenities of the site. Laundry-to-landscape system will be utilized for on-site laundry facilities, and treated wastewater from the Camp will be used for irrigation and fire protection storage.
- *Water Use Reduction:* Low-flow plumbing fixtures and metered showers will be used to reduce potable water use, as well as high-efficiency appliances and washing systems for kitchen and laundry facilities.

Energy and Atmosphere

- *Energy Efficiency – Passive Systems:* Energy efficiency will begin with passive strategies including:
    - High levels of insulation, through thick wall construction
    - High performance windows, strategically sized and located for passive thermal design
    - Overhangs, arcades and trellises on west elevations
    - Excellent, controlled daylight

  - High thermal mass on floors and/or walls
  - Night venting
- *Energy Efficiency – Active Systems:* Once the buildings are optimized for passive energy efficiency, active systems will be added as needed.
  - High-efficiency heating and ventilation systems
  - Minimal air-conditioning
  - High-efficiency lighting and controls
  - Systems to meter and track energy use, to fine-tune systems and educate visitors

  The target for the overall performance is exceeding the Title 24 Energy Code by 15%.
- *Renewable Energy:* On-site photovoltaic and solar hot water systems will be considered where feasible.

Materials and Resources

- *Waste Reduction:* In addition to diverting construction waste, the operations will develop policies and programs for reducing waste overall, including use of durable goods, elimination of single-serving drink and water containers, composting food scraps, easily-accessible recycling, and other strategies.
- *Environmentally-Preferable Products:* Products will preferentially be selected for recycled, salvaged, regionally-produced and sustainably-forested content as feasible.

Indoor Environmental Quality

- *Indoor Air Quality:* For the youth and families occupying Camp facilities, indoor air quality will be maintained to the CHPS standards, just as our schools are. Where programmatically feasible, ventilation will be through operable windows and fans, with air quality monitored and mechanically ventilated as needed.
- *Low-Emitting Materials:* All interior materials will be selected for non-toxicity and low-emission.
- *Daylight and Views:* The building forms and window locations have been carefully designed for views and natural light. Light tubes and strategic window sizing may be adjusted once daylight modeling is completed.
- *Sustainable Maintenance:* Operations will include 'green cleaning' and non-toxic site maintenance strategies.

Site Conservation Measures

Cantinas Ranch Camp plans to utilize extensive site conservation measures to reduce site disturbance and associated impacts to the environment. The site design groups buildings and uses to lower the amount of site disturbance, a technique which originated centuries ago in the hill-town villages of Europe.

Vegetated swales will be utilized where possible to convey storm water and enhance water quality and ground recharge. Detention areas will be designed so that they blend into the natural environment as much as possible.

In order to reduce impervious surfaces and help reduce suspended solids and other pollutants, hard surface plazas and limited parking area will utilize permeable pavers, decomposed granite and vegetative filters (bio-retention) to reduce the amount of impervious surface and improve water quality. Rainwater will be collected from rooftop gutters to be used for irrigation and recharge purposes.

Cantinas Ranch Camp's goal is to craft a project that protects the natural beauty of the site for its users while minimizing site disturbance wherever possible. In order for developed areas of the site to blend into the natural environment, native vegetation and grasses will be utilized wherever feasible to restore areas impacted by construction activities and to enhance landscapes around the proposed structures.

Grading and Drainage Plans:
Preliminary grading and drainage plans are included with this submittal package. Development areas have been minimized through clustering proposed project elements into portions of the site most accommodating to the vision of the project and the natural landforms of the site. By designing and building the proposed structures to the natural terrain, ground disturbance and mass earthwork activities are also decreased. In areas where transitional grading is required adjacent to the proposed project elements, a natural approach to grading has been taken.

Landforms will be modified using contour grading rather than abrupt and uniform cut and fill slopes. In areas adjacent to natural vegetation to be preserved (i.e. oak trees), the same approach has been employed unless it results in greater impact to the tree root zones. To limit impacts in these areas, retaining walls have been proposed.

A preliminary drainage design has been prepared by studying the various watershed areas of the project site. Stormwater flows from impervious areas will be directed to natural, vegetated swales and meadows to promote groundwater recharge. Attention to natural drainages provides locations for stormwater discharge along historical drainage courses. Appropriate best management practices will be selected in final design to prevent erosion.

Wastewater Treatment and Beneficial Reuse Program

In consideration of limited water resources and with the goal of obtaining a Leadership in Environment and Energy Design (LEED) certification from the U.S. Green Building Council, the main wastewater system has been designed to produce reclaimed wastewater to allow the reuse of treated effluent for a variety of uses at the camp. Site features include the use of a constructed wetland to meet water quality goals, enhance wildlife habitat on the site, and obtain additional points under the LEED program.

The new onsite wastewater system is planned to serve the majority of the facilities for the Camp, including the Security Main Entry Gate, Mission, Camper Lodging, Chapel, Celebration of the Arts, Recreation Buildings, and Staff Lodging. The equestrian facility will be served by a standard septic system due to it remote location and low water use.

Prior to attaining maximum occupancy, the camp is expected to house and provide facilities for 200 people including staff and guests. To allow for future camp growth over the next 20 years, wastewater flow estimates have been calculated for a maximum occupancy of 300 staff and guests.

- *Collection System*
  The collection system will be a Septic Tank Effluent Gravity (STEG) system. The STEG system will be composed of several septic tanks located at the various developed sites on the property. The septic tanks will collect wastewater, settle solids, and discharge effluent by gravity to a duplex booster pump system near the meadow. From there the effluent will be pumped to the treatment system for secondary and tertiary treatment.

- *Wastewater Treatment System*
  A Two-Stage Trickling Filter and constructed wetland treatment system has been selected for the site. The treatment system is designed to achieve tertiary level treatment to allow for the direct reuse of water at the camp for a variety of beneficial uses, including landscape irrigation, fire water, toilet flushing, dust control, and water features. The system is also designed to conform to standards set forth by the Central Coast Regional Water Quality Control Board and the County of San Luis Obispo, including the Central Coast Region Basin Plan, Title 22 - Inland Land Use Ordinance, and LEED.

- *Reuse and Disposal System*
  The majority of treated water will be pumped to the proposed fire/irrigation water tank for reuse. When the tank is full or during emergencies, the treated water will be diverted to a series of leachfields in order to achieve groundwater recharge.

Transportation Management Plan
Associated Transportation Engineers (ATE) staff has reviewed the project information and analyzed Lynch Canyon Road from Oak Shores Drive to the proposed Camp Entrance.

Cantinas Ranch Camp operation envisions an Organizational Camp with facilities and weekly and bi-weekly programs for up to 200 campers. The weekly and bi-weekly programs will begin on Sunday and end on the following Saturday. This will require a counseling, administrative, maintenance and support staff of up to 100.

Cantinas Celebration of the Arts Camp
REVISED Project Description
July 12, 2012

The Cantinas Ranch Camp operational plan is to have various faith based participants throughout central and southern California attend a one to two week program at the Arts Camp. The groups will arrive by bus from points in southern and central California to pre-determined locations in the Paso Robles Area where they will be picked up by Camp vans on Sunday generally between 12 and 4 p.m. and transported to the Cantinas Ranch Camp. Each van will have Camp staff on board to facilitate the travel experience. Vans will arrive at Cantinas Ranch Camp late Sunday afternoon. On Saturday, campers will depart the site between 9 AM and 11 AM by van and taken to their respective assembly point. The Camp will draw campers from the following geographic areas:

Los Angeles Area
Riverside/San Bernardino Area
Fresno/Bakersfield Area
Sacramento/Stockton Area
Monterey Bay Area
San Francisco/Oakland Area

It is anticipated that 15-seat tour vans will be utilized. Assuming each van carries 12-13 campers and 2 accompanying staff members, the total number of vans required each week for arrivals would be 16. The Cantinas Ranch Foundation plans to purchase 8 to 10 vans to be kept on site. This would result in 8 van trips out of the Camp early Sunday morning, returning to the site late morning (8 round trips), then 8 additional van round trips in the early afternoon on Sunday. The total number of van trips generated on Sundays by arriving campers is 32.

The departing campers will leave the site on Saturday, with permanent Camp staff remaining on-site until the campers depart. The transit process described above, with each of 8 vans making two round trips each from the Camp (for a total of 16 inbound trips and 16 outbound trips), will repeat on Saturdays with departing campers.

Although most program staff will remaining on site throughout the summer operating season, in order to provide a conservative analysis of roadway use we have assumed that each week there may be up to 90 non-permanent staff members to be transported to the site, requiring 6 vans. Staffing will be scheduled to provide for departing staff to use the vans that brought the week's staff to the site. Therefore there would be 12 van trips (6 inbound and 6 outbound) on Saturday for staff in addition to the 32 van trips (16 in and 16 out) for the departing campers.

Emergency egress will be provided via a new clear-span bridge over Kavanaugh Creek east of the Camp property. The bridge connects the Camp property to the Oak Shores community through the existing RV park and onto Oak Shores Drive. This secondary access will be used only in emergencies and has been conceptually approved by both Cal Fire and Monterey County Water Resources Agency for location and specifications. Please see civil drawings for location and alignment.

The Cantinas Ranch Foundation, the non-profit entity which owns and will operate Cantinas Ranch Camp, owns property within the Oak Shores Community, with Oak Shores Drive frontage (APN's 012-211-052 and 012-211-055). Therefore, the Cantinas Ranch Camp currently has legal emergency access through the Oak Shores gate. Please see Grant Deed for details.

General Plan and Land Use Ordinance Analysis

General Plan Reference

Area Plan Standards: The project site is located within the Nacimiento Planning Area and is zoned as Rural Lands (RL). This development is subject to the following Land Use Ordinance Standards found under Section 22.30.250, Rural Recreation and Camping.

The following provides a detailed evaluation of how this project is consistent with the LUO requirements. A discussion regarding justification for exception to the setback requirements provided in LUO Section 22.30.250.A.5 is also include below.

> ***22.30.250.A.5 - Camping:*** *Permanent organizational group camps sponsored by a church, youth group, corporation or other organization, or camping that is seasonal and incidental to an agricultural use, are subject to the following provisions. (Commercial campgrounds as principal uses are subject to Section 22.30.300 (RV Parks); temporary camps are subject to Chapter 8.64 of the County Code (Temporary Camps)).*

The proposed project fits within this definition, since it seeks to develop a permanent organizational group camp. The use complies with the Nacimiento Area Plan, which states that Rural Lands should remain low intensity in character, with development proposed such that impacts are minimized. Development of widely dispersed rural residences and recreational activities such as dude ranches, camps, seasonal cabins and hunting clubs are appropriate where adequate water supply is available for both domestic use and fire protection.

Land Use Ordinance Consistency

> ***1. Limitation on use.*** *Organizational camps are allowed only in the Rural Lands, Recreation, and Public Facilities categories. Incidental camping is allowed in the Agriculture category as well as where organizational camps are allowed.*

The land use designation for all Cantinas Ranch Camp parcels is Rural Lands (RL). Thus, the proposed organizational camp is in compliance with this requirement.

> ***2. Permit requirements.*** *A Health Department permit shall be required in compliance with Chapter 8.62 of the County Code, in addition to the land use permit required by Section 22.06.030.*

This project will be required to obtain a permit through the Health Department in order to be in compliance with Chapter 8.62 of the County Code. In addition, a land use permit as required by Section 22.06.030 will also be obtained.

> ***3. Minimum site area.*** *As specified in Chapter 22.22 (Subdivision Design).*
>
> *Chapter 22.22 states that:*
> *The minimum parcel size for new lots in the Rural Lands category is based upon site features including: remoteness, fire hazard and response time, access and slope. Minimum parcel size is determined by applying tests which assess remoteness, fire hazard and response time, access and slope to the site features The allowable minimum size is the largest area obtained from any of the tests, except as provided for cluster divisions by Section 22.22.140 (not applicable to this project.)*

This 560 acre site is consistent and compatible with the all of the tests described in Chapter 22.22.050, Rural Lands category.

> ***4. Density.*** *To be set by the Review Authority where Conditional Use Permit or Minor Use Permit approval is required, to a maximum of one unit per acre, which is also to be the maximum density for incidental camping of less than 10 units.*

The project site consists of approximately 560 acres designated as Rural Lands. The maximum allowable density for organizational camp use is 1 unit per acre. This allows for the potential development of a total of 560 camping units.

A total of 31 units are proposed for this organizational camp: 16 Camper Lodging units and 15 Staff Lodging units. The 16 Camper 2-story units contain two or three bedrooms, each of which will be occupied by four to five campers and one counselor.

The 31 units proposed for the 560 acre site is far fewer than the maximum 560 allowable units, based upon total acreage. As proposed, this project is consistent with the density requirements specified in this section, as well as the General Plan, which states that Rural Lands should remain low intensity in character, with development proposed such that impacts are minimized. Activities such as organizational camps are appropriate in this setting.

> ***5. Setbacks.*** *All camping facilities and activities shall occur no closer than 1,000 feet from any property line or public road.*

The project includes a request for an exception to this standard. A detailed explanation is listed below.

> ***6. Parking.*** *No improved parking is required for incidental camping, provided that sufficient usable area is available to accommodate all user vehicles entirely on-site. The parking requirement for organizational camps shall be determined by the Conditional Use Permit approval.*

Since the vast majority of campers will arrive by van, on-site parking will be limited to a 21,000 square foot lot for limited staff and special needs guests located on the western portion of the site, along with a 4,250 square foot parking lot behind the security building. These areas will be surfaced with decomposed granite and will also include three concrete handicap spaces. Internal circulation on the site will be limited to service and delivery vehicles, as well as golf cart type vehicles for transporting non-ambulatory guests; therefore only staging areas are required for internal Camp circulation.

> ***7. Access.*** *All-weather access shall be provided to the site.*

Access to this facility is provided by Lynch Canyon Road. This is a County maintained road, which is accessible during a variety of weather conditions. On-site, road design has been guided by Cal Fire standards, in order to allow for easy access throughout the site by emergency vehicles.

> ***8. Allowed facilities.*** *Camps established in compliance with this Section may include the following facilities in addition to tent camping areas, based on the type of camp:*
>
> ***a. Organizational camps.*** *Cabins; meeting hall; swimming pool; permanent restroom facilities; accessory and storage buildings.*

The facilities proposed for the project are consistent with those allowed for organizational camps.

The project is requesting the following exception to the Ordinance Standards:

Modification to Section 22.30.520.A5: Request to modify the 1,000-foot setback requirement for development of the Cantinas Ranch Organizational Camp.

<u>Setback Modification:</u>
The project includes a request to reduce the minimum setback requirements set forth in Section 22.30.250.A.5 of the Land Use Ordinance for organizational camps. The property is proposing the development of facilities within 136 to 1,455 ft. of property lines and public roadways. However, the LUO standard requires that all camping facilities and activities be located no closer than 1,000 ft from the property line or public road.

The existing parcel size is approximately 560 acres. The proposed project site is an irregularly shaped parcel, which is bisected by a little used public road. This site also has varied topography with steep slopes which further reduce the buildable area. In addition, the majority of the parcel borders the lake front.

With implementation of the 1,000 foot setback, only 36.3 acres of the 560 acre property may be occupied with Camp uses under the Ordinance standard. Of that area, 26.8 acres have significant constraints – slopes, trees (including oak woodlands), and drainage courses. Locating all Camp components within the remaining 9.5 acres of the 560 acre property available for development would result in a very dense, urban-like setting, not at all conducive to the appreciation of the site's natural features envisioned by the applicants. A configuration which maintained the 1000 foot setback would not be consistent with resource protection or the County General Plan goal of restricting intensive use and "urbanization" of Rural Lands. An accompanying exhibit graphically depicts the 1000 foot setback in terms of land available for construction of buildings.

Section 22.30.020.E of the LUO contains a provision that allows modification to the special use standards set forth in Chapter 4. The provision allows a standard to be waived if the standard can be proven to be unnecessary or ineffective.

In this case, the 1000 foot setback requirement is unnecessary because the intent of this requirement is to minimize the potential impacts of development on neighboring property. Since this property owner (Cantinas Ranch Foundation) also owns much of the undeveloped property adjacent to this site, impacts from project development would be minimal. And since a significant portion of this parcel borders the lake front, potential conflicts with adjacent parcels and uses would be further minimized.

An additional goal of the 1000 foot setback standard is to ensure the health and safety of campers by maintaining a safe distance from off-site development. In this case, the standard is both unnecessary and ineffective, since land uses surrounding the site (for several miles in every direction) consist of very low density rural residences (approximately 20 residences west of the Camp property on Lynch Canyon Road in all) and open space.

In Summary

The Cantinas Ranch Camp project has been in the planning stages with Camp founders for nearly five years. During that time the plan has been modified repeatedly to better address program objectives and land use issues. Transportation concerns have been resolved via off site staging, reliance on group transit and on-site employee housing. Emergency response issues have been addressed through the incorporation of sprinklered buildings, pressurized hydrants and a new emergency access bridge accessing Oak Shores Drive and large, indoor and outdoor areas

for sheltering in place. The project is designed for minimal site disturbance and respects the natural contours of the landscape.

The Camp will strive for LEED certification, reflecting the many environmental and sustainability measures required for this high level of commitment to environmental stewardship. The Camp's development footprint and camper population size have been significantly reduced in order to maintain the tranquility of both the site and the neighborhood. The Cantinas Ranch Camp planning team has invested years and hundreds of thousands of dollars in research, analysis and professional assistance to develop a plan that will be beneficial for San Luis Obispo County, as well as campers. We are pleased to submit this application and look forward to working together toward the realization of this remarkable project that will be a blessing to our neighbors and the surrounding community.