

COUNTY OF SAN LUIS OBISPO

THE LAND USE AND CIRCULATION ELEMENTS
OF THE SAN LUIS OBISPO COUNTY GENERAL PLAN

NORTH COAST

ADOPTED BY
THE SAN LUIS OBISPO COUNTY BOARD OF SUPERVISORS
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CAMBRIA AND SAN SIMEON ACRES PORTIONS UPDATED
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Department of Planning and Building

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Jay Johnson, Senior Planner
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TABLE OF CONTENTS

<u>Chapter</u>	<u>Page</u>
1. INTRODUCTION AND GENERAL GOALS	1-1
A. INTRODUCTION	1-1
B. GENERAL GOALS FOR CAMBRIA AND SAN SIMEON ACRES	1-2
C. FEATURES OF THE NORTH COAST AREA PLAN	1-11
D. RELATIONSHIP OF THE NORTH COAST AREA PLAN TO THE LOCAL COASTAL PROGRAM	1-12
2. POPULATION, HOUSING AND ECONOMY	2-1
A. INTRODUCTION	2-1
B. POPULATION	2-1
C. POPULATION PROJECTIONS	2-6
D. HOUSING	2-8
E. ECONOMY	2-12
3. PUBLIC FACILITIES, SERVICES, AND RESOURCES	3-1
A. RELATIONSHIP TO PLANNING GOALS, POLICIES AND PROGRAMS.....	3-2
B. SERVICE PROVIDERS IN THE PLANNING AREA	3-2
C. MONITORING THE AVAILABILITY OF RESOURCES: THE RESOURCE MANAGEMENT SYSTEM (RMS).....	3-3
D. AREAWIDE: STATUS OF PUBLIC FACILITIES, SERVICES AND RESOURCES	3-4
E. CAMBRIA: STATUS OF PUBLIC FACILITIES, SERVICES AND RESOURCES	3-13
F. SAN SIMEON ACRES: STATUS OF PUBLIC FACILITIES, SERVICES & RESOURCES	3-22
G. PLANNING AREA SERVICE PROGRAMS	3-26
4. LAND USE	4-1
A. RURAL AREA LAND USE	4-4
B. CAMBRIA URBAN AREA LAND USE	4-9
C. SAN SIMEON ACRES VILLAGE LAND USE	4-15
D. LAND USE PROGRAMS.....	4-16
5. CIRCULATION	5-1
A. CIRCULATION ISSUES AND OBJECTIVES	5-2
B. CIRCULATION NEEDS AND DEFICIENCIES	5-4
C. CIRCULATION ALTERNATIVES.....	5-5
D. CIRCULATION PROGRAMS	5-11

6.	COMBINING DESIGNATIONS.....	6-1
	A. COMBINING DESIGNATIONS.....	6-1
	B. HISTORIC COMBINING DESIGNATIONS.....	6-4
	C. PUBLIC FACILITIES COMBINING DESIGNATIONS.....	6-9
	D. COMBINING DESIGNATION PROGRAMS.....	6-10
7.	PLANNING AREA STANDARDS.....	7-1
	A. NORTH COAST RURAL AREA STANDARDS.....	7-2
	B. CAMBRIA URBAN AREA STANDARDS.....	7-19
	C. SAN SIMEON ACRES VILLAGE STANDARDS.....	7-69
8.	COASTAL ACCESS.....	8-1
	A. PURPOSE AND ORGANIZATION.....	8-1
	B. PUBLIC ACCESS GOALS.....	8-1
	C. OVERVIEW OF EXISTING AND POTENTIAL COASTAL ACCESS.....	8-2
	D. ACCESS OPPORTUNITIES AND CONCEPTS.....	8-3
	E. MANAGEMENT OBJECTIVES AND PROGRAMS.....	8-10
	F. COASTAL ACCESS POLICIES, STANDARDS, AND ORDINANCES.....	8-11
APPENDIX		
	A. SLOPE STABILITY ANALYSIS.....	A-1
	B. COASTAL ACCESS INVENTORY.....	B-1

<u>Table</u>	<u>Page</u>
2-1 HISTORICAL POPULATION GROWTH.....	2-2
2-2 TOTAL POPULATION.....	2-2
2-3 AGE AND RACE PROFILE.....	2-3
2-4 EDUCATION ATTAINMENT.....	2-4
2-5 TOTAL HOUSEHOLDS.....	2-4
2-6 HOUSEHOLDS BY TYPE.....	2-5
2-7 HOUSEHOLD INCOME.....	2-5
2-8 HOUSING UNIT TYPE.....	2-9
2-9 HOUSING COSTS.....	2-10
2-10 RENTAL HOUSING COSTS.....	2-10
2-11 YEAR HOUSING BUILT.....	2-11
2-12 TENURE OF HOUSING UNITS.....	2-11
2-13 2000 LABOR FORCE (16+ YEARS).....	2-14
2-14 INDUSTRY (16+ YEARS).....	2-14
2-15 TYPE OF WORKER.....	2-15
2-16 PLACE OF WORK.....	2-15
2-17 TRAVEL TIME TO WORK.....	2-16
2-28 EXISTING HOTEL/MOTEL UNITS.....	2-16
3-1 2004 RECOMMENDED RESOURCE SEVERITY LEVELS AND POPULATION THRESHOLDS.....	3-5
3-2 MAXIMUM OZONE CONCENTRATIONS.....	3-12
3-3 MAXIMUM PM10 CONCENTRATIONS.....	3-12
3-4 RECOMMENDED PARK STANDARDS.....	3-21
3-5 NEIGHBORHOOD AND COMMUNITY PARK STATUS.....	3-22
3-6 SCHEDULE FOR COMPLETING RECOMMENDED SERVICE PROGRAMS.....	3-28
4-1 LAND USE ACREAGE.....	4-2
4-2 SCHEDULE FOR COMPLETING RECOMMENDED LAND USE PROGRAMS.....	4-20
5-1 LEVEL OF SERVICE DEFINITIONS.....	5-5
5-2 EXISTING AND FUTURE PEAK HOUR SEGMENT ANALYSIS.....	5-7
5-3 SCHEDULE FOR COMPLETING CIRCULATION PROGRAMS.....	5-20
6-1 SCHEDULE FOR COMPLETING COMBINING DESIGNATION PROGRAMS.....	6-17
7-1 STANDARDS FOR BUILDING SITES.....	7-58
7-2 STANDARDS FOR SIDE SETBACKS.....	7-64
8-1 COASTAL ACCESS ENHANCEMENT OBJECTIVES.....	8-4
8-2 CCT IMPLEMENTATION - CAMBRIA.....	8-7
8-3 CCT IMPLEMENTATION - SAN SIMEON ACRES.....	8-9

<u>Figure</u>	<u>Page</u>
1-1 The Planning Areas	1-2
3-1 North Coast Groundwater Basins	3-6
3-2 School Districts Serving the North Coast Planning Area	3-10
3-3 Cambria Community Services District Boundary	3-13
3-4 San Simeon Acres Community Services District	3-22
3-5 Projected Water Demand - San Simeon Acres	3-24
3-6 Projected Sewage Flow - San Simeon Acres	3-25
4-1 Location Map Cambria - San Simeon Acres	4-3
4-2 Proposed Hearst Ranch Development & Pine Resort Building Envelope	4-7
4-3 Cambria Neighborhoods	4-10
5-1 Existing Roadways and Proposed Windsor Blvd. Extension, Cambria	5-10
5-2 Highway One Crossing Plan, San Simeon Acres	5-14
6-1 Location Map - Cambria/East Village Historic Designations	6-6
6-2 TDC Program – Terrestrial Habitat and Special Project Areas	6-15
7-1 Cambria Cemetery Public Facilities Land	7-9
7-2 Exotic Gardens	7-15
7-2.1 Hearst Family Private Cemetery Site Location Map	7-18
7-3 Cambria Location Map	7-20
7-4 Santa Rosa Creek in Cambria	7-25
7-5 Fiscalini Ranch	7-35
7-6 Cambria Commercial Districts Location Map	7-36
7-7 East Village Area Location Map	7-38
7-8 Mid-Village Area Location Map	7-43
7-9 Mid State Bank Site	7-46
7-10 West Village Area Location Map	7-47
7-11 Cambria West Village Parking Assessment District	7-49
7-12 Moonstone Beach Area	7-51
7-13 Cambria Pines Lodge	7-52
7-14 J. Patrick House Parcels	7-53
7-15 Tract 226	7-54
7-16 Windsor-Nottingham-Sherwood Height Limit Area	7-57
7-17 Measuring Height from Centerline	7-57
7-18 Lodge Hill - Special Project Area #1	7-60
7-19 Lodge Hill - Special Project Area #2	7-61
7-20 West of Sherwood Drive	7-64
7-21 West of Nottingham Drive	7-64
7-22 Tract 163	7-64
7-23 Cambria Elementary School Site	7-69
7-24 San Simeon Acres Village Location Map	7-70
7-25 San Simeon Acres-Highway One Crossing Plan	7-75
7-26 San Simeon Acres Crossing Perspective	7-75
8-1 Coastal Access - Cambria	8-6

COUNTY OF SAN LUIS OBISPO

Amended

September 8, 1992	Ord. 2569
August 22, 2000	Ord. 2912
August 21, 2001	Ord. 2944
September 23, 2003	Ord. 3015
November 15, 2005	Coastal Commission
June 24, 2008	Resolution 2008-203
August 24, 2008	Coastal Commission
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April 19, 2022	Resolution 2022-103

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CHAPTER 1: INTRODUCTION & GENERAL GOALS



A. INTRODUCTION

The North Coast Planning Area extends from the Monterey/San Luis Obispo County Line on the north, to Point Estero on the south, and inland generally to the main ridge of the Santa Lucia range. The planning area includes the communities of Cambria and San Simeon Acres. Several small tourist-oriented facilities are also located along Highway One, with Hearst Castle and the scenic shoreline being the principal attractions. The major land holding is Hearst Ranch, which occupies nearly half of the 261 square mile planning area, which is the subject of a specific master plan discussed in detail in the text. This report describes county land use policies for the North Coast Planning Area, including regulations which are also adopted as part of the Land Use Ordinances and Local Coastal Program.

This Area Plan allocates land use throughout the planning area by land use categories. The land use categories determine the varieties of land use that may be established on a parcel of land, as well as defining their allowable density and intensity. A list of allowable uses is in Chapter 7 (Coastal Table O) of Framework for Planning.

Figure 1-1 shows the North Coast Planning Area in relation to the rest of the County.

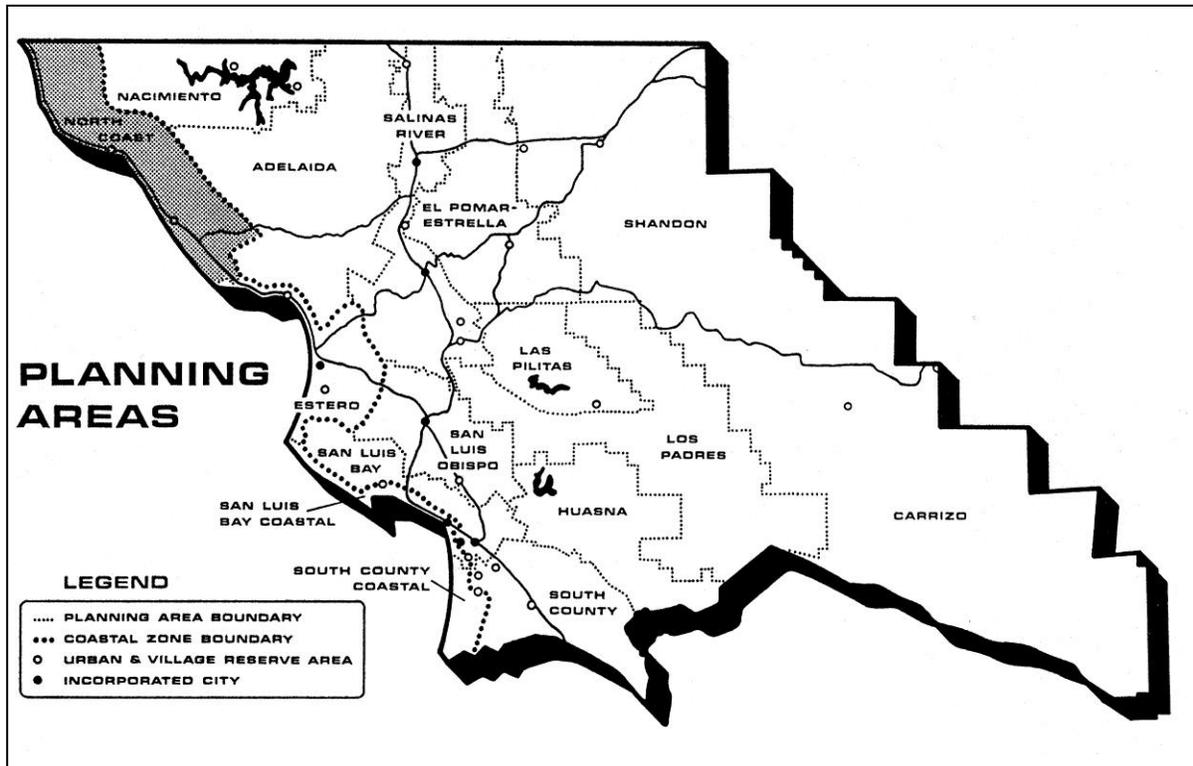


Figure 1-1: The Planning Areas

B. GENERAL GOALS FOR CAMBRIA AND SAN SIMEON ACRES

The goals in this section, together with other parts of the Land Use Element (LUE) and Local Coastal Program (LCP), provide the basic plan for the communities of Cambria and San Simeon for the next 20 years. These goals also further refine the goals found in Coastal Zone Framework for Planning. The background information, programs, and standards portions of the Plan are intended to carry out these goals. Proposed amendments and updates to the Plan must be consistent with the Chapter Three policies of the California Coastal Act and should also carry out these goals.

The goals also function as criteria to help determine consistency of a development proposal with the policies, ordinances, and standards of the LUE/LCP, which take precedence over these goals. New development should be located, designed and built in a manner that furthers these general goals, and shall comply with all other applicable regulations. The following are the general goals for planning in Cambria and San Simeon Acres:

1. Environment

Maintain and protect a living environment that is safe, healthful and pleasant for all residents by:

- a. Assuring the protection of coastal resources such as wetlands, coastal streams, forests, marine habitats, and wildlife, including threatened and endangered species.
- b. Conserving nonrenewable resources and replenishing renewable resources.
- c. Balancing the capacity for growth allowed by the Plan with the sustained availability of resources.
- d. Avoid or mitigate to the maximum extent feasible, any adverse impacts from development using the best available methods.
- e. Preserving and protecting the air quality by seeking to attain and maintain State and federal ambient air quality standards by determining, and mitigating where feasible, potential adverse air quality impacts of new residential, commercial, and recreational development.
- f. Preserving and protecting water quality by avoiding and mitigating, potential adverse water quality impacts of new residential, commercial, and recreational development, among other ways through the implementation of low impact site designs that protect natural drainage courses, maximize opportunities for on-site percolation or detention and reuse of stormwater, and treat and filter runoff as necessary to remove sediments and contaminants.
- g. Supporting the efforts of the Monterey Bay National Marine Sanctuary, or future local marine sanctuaries.
- h. Protecting cultural, archaeological, and paleontological resources.
- i. Avoiding new development in hazardous areas and, where feasible, removing development threatened by hazards.

2. Orderly Development

Provide for an environmentally and economically sustainable rate of orderly development within the planned capacities of resources and services by:

- a. Developing and maintaining information on supply and demand for resources such as water, and population growth rates.
- b. Establishing a growth management system that protects communities and resources from the adverse effects of growth.
- c. Establishing a growth rate consistent with the protection of coastal resources.

- d. Providing the lead time necessary to fund and implement the public services necessary to support population growth consistent with the protection of coastal resources, considering the County's and taxpayers' financial ability to provide them.

3. Distribution of Land Uses

Encourage an urban environment that is an orderly arrangement of buildings, improvements, and open space appropriate to the size and scale of development for each community by:

- a. Maintaining a stable urban/rural boundary and a clear distinction between urban and rural development.
- b. Ensuring the protection of agricultural land containing both prime and nonprime soils, for the production of food, fiber, and other agricultural commodities and maintain the long term viability of agriculture.

4. Location and Timing of Urban Development

Plan for a land use pattern and population distribution that is consistent with the ability of communities to provide and maintain necessary services and facilities by:

- a. Encouraging the phasing of urban development in a compact manner, and maintaining the "hard edge" between urban and rural uses on the perimeter of Cambria and San Simeon Acres.
- b. Encouraging the voluntary transfer of potential development from antiquated subdivisions, agricultural lands, environmentally sensitive habitat areas and hazard lands to areas identified in the TDC program appropriate for development.

5. Location and Timing of Development within Cambria

- a. First, infill development from the CCSD water waiting list.
- b. Second, infill on existing vacant parcels within the Urban Services Line, including transfers of water meters out of forested areas.
- c. Third, on other parcels suitable as "receiver areas," accepting development from sender areas through a Transfer of Development Credits Program.
- d. Encouraging establishment of a Park or Open Space District to purchase small substandard lots in Cambria in order to reduce overall buildout and the corresponding need for costly new services and infrastructure.

6. Residential Land Uses

Preserve and enhance the quality of residential areas by:

- a. Locating urban residential uses within Cambria Urban or San Simeon Village Reserve Lines in areas near employment.
- b. Protecting residential areas from incompatible land uses and protecting the residential character of single-family areas.
- c. Preserving desirable neighborhood characteristics such as compatible uses, open views, yard areas, sense of scale, landscaping, pedestrian ways, and other amenities.
- d. Requiring major developments and long range plans to create a balance between available jobs and housing by locating housing in areas that reduce the need for commuting.

7. Residential Development in Cambria

- a. Achieve residential design that avoids or minimizes impacts to the pine and oak forest.
- b. Respect the natural features and limitations of each site with site-sensitive design.
- c. Ensure that building size, massing and location are compatible with the site, neighborhood, and character of the community.
- d. Assist buyers of properties in determining whether sites are suitable for their vision of residential development.
- e. Ensure that buildings are constructed in accordance with all applicable building and safety codes.

8. Residential Design in Cambria

- a. Reflect the character of Cambria with residential design.
- b. Keep the physical scale of proposed buildings and site design consistent with site constraints and resources.
- c. Preserve the native forest ecosystem.
 - 1) Maintain and enhance the urban forest as a distinctive feature of Cambria.
 - 2) Design structures to avoid significant trees, maintain natural drainages and habitat corridors, and accommodate the extent of upper- and lower-story canopy trees, their density and age structure. Mitigate unavoidable impacts to trees and native habitats.

- 3) Avoid significant, exposed excavation or fill slopes.
- d. Building Height and Floor Area.
- 1) Reflect the site context and the surrounding natural environment with building forms.
 - 2) The height and size of a house should be reflective of its site and the character of the community.
- e. Residential Setbacks and Open Areas.
- 1) Locate open areas to enhance the forest and coastal terraces on a site.
 - 2) Create a feeling of open space within a site, coordinated with the design of structures and adjacent sites.
 - 3) Open space should provide a visual flow of open space from the site into the roadways.
 - 4) Orient open areas in order to maximize opportunities for on-site percolation of stormwater or detention and reuse of stormwater.
 - 5) Provide adequate setbacks and open areas to accommodate water quality best management practices both during and after construction.
- f. Parking and Access.
- 1) Minimize the extent of hardscape and impervious surfaces.
 - 2) Avoid garage structures that dominate the site and building design.
 - 3) Respect open space, views and activity areas within a site when designing parking.
- g. Building Design.
- 1) Avoid massive structural forms that dominate the site and neighborhood with site-specific and contextual design.
 - 2) Promote a diversity of architectural designs.
 - 3) Restrain the variety of details and forms on a single building.
 - 4) Design night lighting to avoid impacts to neighbors and wildlife and to preserve the night sky.
- h. Landscape Design.

- 1) Renew the urban forest and provide for upper and lower canopy trees.
- 2) Use native, drought-tolerant and fire retardant plants accustomed to growing along the Central Coast.
- 3) Maintain a sense of informality and discovery along the street.
- 4) Consider and respect the neighbors with landscape designs.

9. Commercial and Industrial Land Uses

Designate commercial and/or industrial areas that are compatible with overall land use by:

- a. Designating visitor-serving and community-serving commercial areas that are located near existing similar development and their users.
- b. Designating commercial and/or light industrial areas compatible with overall land uses that are convenient to users, and are realistically related to market demand and the needs of the community.
- c. Creating and preserving desirable neighborhood business characteristics, such as compatible uses, safe employment areas, sense of scale, attractive landscaping, pedestrian ways, and other amenities.

10. Visitor Serving, Recreation and Resort Development

Preserve and enhance visitor opportunities in appropriate locations as an important part of the economy by:

- a. Implementing the California Coastal Act by acknowledging that public opportunities for recreation have priority over private residential, nonvisitor-serving commercial or industrial development, but not over agriculture or coastal dependent industry.
- b. Recognizing that while visitor-serving uses are encouraged by the Coastal Act and Local Coastal Program, they shall not exceed resource capabilities, conflict with agricultural uses, or be permitted when unavoidable adverse environmental impacts may result.
- c. Balancing carefully the needs of visitors with those of the local residents. Emphasis should be on careful management of diminishing resources such as water, sewage disposal, and traffic capacity.

11. Public Services, Parks and Facilities

Provide additional public resources, services and facilities to serve existing communities in sufficient time by:

- a. Avoiding the use of public resources, services, and facilities beyond their renewable capacities.
- b. Planning for and monitoring new development through the Resource Management System and Growth Management Strategies, to ensure that resource demands will not exceed existing and planned capacities or service levels.
- c. Financing the cost of additional services and facilities from those who benefit, including local residents, businesses, public agencies, and visitors. When consistent with federal, State and local laws, finance methods may include dedications, development impact fees, in-lieu fees, or other exactions to assure that adequate services are available.
- d. Locating new public service facilities as close as possible to the users.
- e. When consistent with the LCP, provide for community recreation needs according to adopted park plans.

12. Circulation

Integrate Land Use and Transportation Planning by:

- a. Coordinating with cities to ensure that traffic and transportation demands can be safely and adequately accommodated.
- b. Designing a transportation system that provides safety within feasible economic and technical means, preserves important natural resources and features, promotes the aesthetic quality of the region, and minimizes adverse environmental impacts.
- c. Develop alternative transportation modes such as pedestrian facilities bikeways, car-pooling, transit systems, and other methods that serve the resident and visitor needs of the coastal areas.
- d. Exploring the possibility of using Transportation Management Systems before making decisions that will significantly alter the character of coastal roads and highways, and the communities they serve.
- e. Recognize that Highway One is to remain a scenic two lane road in rural areas. Transportation improvements within the urban area, as well as new development within the urban area, should be designed and limited accordingly.
- f. Protect coastal access and recreation opportunities that rely on Highway One and other public rights-of-ways, among other ways by limiting new development to that which maintains adequate levels of service along these routes.
- g. Transportation improvements needed to accommodate new development must be designed and implemented consistent with applicable LCP and Coastal Act requirements, and should be permitted and in place before such development occurs.

13. Open Space

Preserve urban open space as an irreplaceable resource for future generations by:

- a. Encouraging cooperation among governmental agencies, landowners, and nonprofit organizations in the preservation of open space.
- b. Recognizing the value of open space and passive recreation as both a coastal resource, and an economic asset contributing to the desirability of the area as a place to live, an agricultural production area, wildlife habitat, and a visitor destination area.
- c. Encouraging better access to the coast through the acquisition and development of coastal accessways, trails, and neighborhood parks, in areas that do not impact agriculture or coastal resources.

14. Resource Use and Energy Conservation

Support the conservation of energy resources by:

- a. Requiring energy conservation through a balanced system of transportation and land use. Subdivision and building regulations should require that energy conservation methods be incorporated into the design of land divisions and buildings.
- b. Decreasing reliance on environmentally costly energy sources, increasing conservation efforts, and encouraging use of alternative energy sources.
- c. Recognizing the impacts of land uses and water consumption levels that may be inappropriate in an area with a semi-arid climate.
- d. Encouraging land use and transit measures that reduce the use of nonrenewable resources such as petroleum.

15. Property Rights

Recognize and protect individual property rights by:

- a. Seeking to maintain a balance between the rights of property owners and efforts to plan for the community.
- b. Not taking property without just compensation.
- c. Recognizing and protecting the rights of all property owners, individuals, and groups to comment and participate in coastal planning and land use decisions.
- d. According to Section 30001.5 of the California Coastal Act:
 - 1) Assure orderly, balanced use and conservation of coastal zone resources taking into account the social and economic needs of the people of the state; and

- 2) Maximize public access to, and along, the coast and maximize public recreation opportunities in the coastal zone consistent with sound resource conservation principles and constitutionally protected rights of private property owners.

16. Economics

Promote a strong, diverse, and viable local economy by:

- a. Pursuing planning policies that balance economic, environmental, and social needs of coastal areas.
- b. Recognizing the importance of tourism and agriculture as significant parts of the economic base of the coastal areas.
- c. Considering the economic and fiscal effects of land use planning decisions. New development projects should employ locally based workers in order to reduce traffic and resulting air pollution.

17. Implementation and Administration

- a. Encouraging maximum public participation in the land use decision-making process when plans are developed and when development is being reviewed. Encourage comments from individuals, property owners, residents, community advisory councils, interest groups, districts, and other agencies.
- b. Developing clear policies, programs, and performance standards that promote the most desirable living and working environment for the residents of the County.

18. Public Access to the Shoreline

Provide for public access, consistent with the need to protect natural resource areas from overuse, by:

- a. Maximizing public access to and along the coast through the following:
 - 1) Developing all feasible vertical and lateral pedestrian access easements to and along the shoreline, consistent with other public access goals of this plan.
 - 2) Developing a Coastal Trail through the length of the Planning Area.
 - 3) Developing all other feasible pedestrian circulation systems in the coastal zone, consistent with other public access goals of this plan.
 - 4) Providing a bike path system for the Planning Area.
 - 5) Providing conspicuous signage for all public access easements.

- b. Preventing interference with the public's right of access to the sea, whether acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.
- c. Requiring new development between the nearest public roadway and the shoreline and along the coast to provide public access consistent with sound resource management and consistent with public safety, military security needs, and the protection of fragile coastal resources.
- d. Carefully balancing the public's right of access to the sea with constitutionally protected private property rights.

19. Vision for Fiscalini Ranch

Recognize and support the Vision of the approved Management Plan for the Ranch, by furthering the following objectives:

- a. Striving for minimum disturbance to the natural qualities of the Ranch while allowing appropriate public access and recreation.
- b. Protecting sensitive habitats and species in all areas of the Ranch, including coastal bluffs, coastal terrace, pine forest, riparian and creek corridors, wetlands, and other unique and valuable resources.
- c. Creating restoration, enhancement, and management guidelines for the long-term protection of natural resources.
- d. Creating design standards and management guidelines for long-term public access improvements.
- e. Providing a method for environmentally sound vegetation management, which provides for adequate wildfire defensible space.
- f. Creating management guidelines for allowed uses and activities on the Ranch.
- g. Providing a public trail system that allows balanced and strategic access, and provides linkages to other local trail systems in the community and to the Coastal Trail.
- h. Siting and design all improvements in ways that protect sensitive habitats and the scenic and visual quality of the Ranch.
- i. Identifying methods to access the Ranch, including ADA-compliant parking and transit service that provide necessary public access while avoiding undue impacts to surrounding neighborhoods.
- j. Reducing risk and hazards to Ranch users and surrounding neighbor properties, including fire protection, erosion, noise, trespassing, and litter.

- k. Providing guidance on implementation activities, including roles and responsibilities of the Cambria Community Services District and North Coast SWAP or their successor, for operational and maintenance issues, and prioritization of activities.

C. FEATURES OF THE NORTH COAST AREA PLAN

1. Background Information

The North Coast Area Plan provides information on population, land use, availability of resources and public services, and environmental characteristics. This information is the basis for many of the decisions made in the Plan and is current at the time of the last update. Decisions made under this plan shall be based on the best available information and an assessment of resources at the time of application.

2. Resource Management System (RMS)

This Plan also includes the use of the Resource Management System (RMS) (see Chapter 3) which inventories the resources of water supply, sewage disposal, schools, roads/circulation, and air quality in the Planning Area. The RMS provides estimates of population thresholds at which potential resource capacity problems may occur within the Planning Area. The RMS estimates are updated annually and reviewed by the County Board of Supervisors.

3. Planning Programs

Programs are included at the end of the chapters on Public Facilities, Services and Resources (Chapter 3), Land Use (Chapter 4), Circulation (Chapter 5), and Combining Designations (Chapter 6). Programs are nonmandatory actions recommended to be initiated by the communities, the County, or other specified public agencies, to work toward addressing local issues of concern. They are also intended to support community objectives in implementing the General Plan. Because many recommended programs involve public expenditures, their initiation will be dependent upon the availability of funding.

4. Plan Maps

Land use, combining designation, and circulation maps are shown following Chapter 8. They include the following:

- a. **Land Use Categories.** The land use categories determine the allowable uses for every piece of property, including the maximum density and intensity of potential development.
- b. **Combining Designations.** The Plan designates areas of hazards, sensitive resource areas, environmentally sensitive habitat areas, historic and archaeologically sensitive areas, and public facilities.

- c. **Circulation.** The Plan designates highways, streets, and roads, according to their existing and proposed transportation function.

Because of limitations of scale, the foldout maps in this report are for reference purposes only. The official maps are at a more suitable scale at a size of 1 inch=400 feet (Urban) and 1 inch = 1000 feet (Rural). They are available at the County Department of Planning and Building.

5. Planning Area Standards

Specific development standards are included in Chapter 7: Planning Area Standards to address special issues and conditions relevant to individual communities. Chapter 7 standards provide criteria for detailed evaluation of proposed development projects that must be applied in conjunction with all other applicable policies contained in the LCP. The text of this Plan may also be used to guide decisions concerning development and subdivision applications. Careful reading of the planning area standards will assist in creating projects that are consistent with adopted policies and regulations.

6. Combining Designation Standards

In addition to the land use categories, programs, and standards, one or more Combining Designations have been applied to specific areas. Combining Designations identify potential natural hazards and locations of notable resources. The designations are shown on the maps following Chapter 8.

7. Coastal Access

Chapter 8 of this Plan provides a list of County goals, policies, standards and ordinances pertinent to coastal access in the Planning Area. In addition, Chapter 8 provides a map of preferred access locations and alignments forming critical segments of a California Coastal Trail for the urban areas of Cambria and San Simeon.

8. Coastal Access Appendix A

Appendix A contains a detailed inventory and maps of existing accessways and offers-to-dedicate lateral and vertical access to the coast. The attached appendix provides background information but is not formally adopted as part of the Plan. San Luis Obispo County Parks, in coordination with the Department of Planning and Building maintains this inventory for the entire County. Please contact County Parks for the most current information.

D. RELATIONSHIP OF THE NORTH COAST AREA PLAN TO THE LOCAL COASTAL PROGRAM

1. Introduction

The following section provides a brief outline of related State and local provisions guiding the preparation and update of the North Coast Area Plan.

2. State Law - Zoning and Planning

Key provisions from the California Government Code and California Coastal Act guide the preparation and adoption of local plans.

- a. **The California Government Code.** The Government Code guides the preparation and adoption of general plans, zoning ordinances, and regulations for subdivision and environmental review. The Code establishes mandatory elements of the General Plan, and various content and procedural requirements.
- b. **The California Coastal Act.** Policies in the California Coastal Act of 1976 guide the conservation and development of California's 1,100 mile coastline, with the goal of protecting California's coastal resources and providing for their wise use. The Act establishes the California Coastal Commission as a permanent State coastal management and regulatory agency and requires each of the State's coastal cities and counties to adopt a long-term management plan, known as a Local Coastal Program. Each Local Coastal Program consists of a land use plan, zoning ordinances and other implementing actions. The Act also requires 'maximum public participation' in the preparation of proposed plans.

Key policy sections include Public Access, Recreation, Marine Environment, Land Resources, Development and Industry. These policies function as criteria for finding consistency of both development proposals and Local Coastal Plans with the Coastal Act.

3. County Organization of the Local Coastal Program (LCP)

The LCP is part of the County General Plan and Zoning Ordinance, and applies to those areas lying within the Coastal Zone. Consistent with State law, the County's Local Coastal Program also functions as the mandatory Circulation Element and Land Use Element of the General Plan.

a. **The LCP Policy Document.** The Local Coastal Program Policy document contains 13 chapters that respond to policies contained in the California Coastal Act. They are:

- Shoreline Access
- Recreation & Visitor Serving
- Energy & Industrial Development
- Commercial Fishing
- Environmentally Sensitive Habitats
- Agriculture
- Public Works
- Coastal Watersheds
- Scenic Resources
- Hazards
- Archeology
- Air Quality

Each chapter discusses the relationship to Coastal Act policies and issues, and formulates locally-based policies that implement the Act.

b. **Framework for Planning.** Framework for Planning serves as an organizational document, linking land use, resource management, and circulation. It also provides general goals for County decisions on land use, development, and circulation. A key part is “Coastal Table O - Allowable Land Use Chart” that shows which land uses are allowable in each of the 13 different land use categories.

c. **Coastal Zone Land Use Ordinance (CZLUO).** The CZLUO provides provisions typically found in zoning ordinances. They include permit and appeal requirements, site design, development and operational standards, and enforcement provisions.

d. **The Area Plans.** The Area Plans replaced the former community general plans, and provided goals, objectives, policies, programs and standards unique to each area. The Coastal Zone of San Luis Obispo County is divided into four segments: North Coast, Estero, San Luis Bay, and South County. The Area Plans work with the other elements of the LCP and County General Plan. Key provisions found in the Area Plans are land use maps, programs, and standards guiding development. In addition, standards are provided to guide resource management, conservation, environmental protection, and community character. In the event of conflict between the provisions of the Area Plans and the countywide standards of the Coastal Zone Land Use Ordinance or the Coastal Plan Policies Document, the Area Plan Standards shall control.

PLAN ORGANIZATION

State Law - Planning and Zoning

COASTAL ACT OF 1976

Coastal Priorities
Resource Policies
Coastal Commission
Development
Enforcement
Procedures

CALIFORNIA CODE OF REGULATIONS

Coastal Commission
Permits
Appeals
Amendments
Enforcement
Procedures

CALIFORNIA GOVERNMENT CODE

Gen Plan Elements
Content of Plans
Permits
Environmental
Subdivision
Procedure

County of San Luis Obispo

Land Use Element and Local Coastal Program

LCP POLICY DOCUMENT

Coastal Policies

FRAMEWORK FOR PLANNING

Allowable Uses
Services
Circulation
Purpose
&Character

COASTAL ZONE LAND USE ORDINANCE

Permits
Procedures
Dev Standards
Enforcement

Area Plans

NORTH COAST

Community Programs
Standards
Land Use

ESTERO

Community Programs
Standards
Land Use

SAN LUIS BAY

Community Programs
Standards
Land Use

SOUTH COUNTY

Community Programs
Standards
Land Use

CHAPTER 2: POPULATION, HOUSING & ECONOMY



A. INTRODUCTION

This chapter provides background information, goals and objectives about the population, housing and economy of the North Coast. Although Cambria, San Simeon Acres, and the rural area are unique and separate communities, they are connected in terms of their economy. Unless otherwise noted, all information in this chapter is based on 2000 census data. This chapter provides information about Cambria and San Simeon Acres, as well as information about the entire North Coast Planning Area, the county and the State for comparison purposes.

B. POPULATION

1. Historic Population Growth.

The North Coast Planning Area, like the other coastal areas, has grown at a faster rate than the county average. The population grew from approximately 2,100 in 1970 to over 3,600 in 1980. By 1990, the North Coast had a population of 5,936 (see Table 2-1).

**Table 2-1
Historical Population Growth**

	1970	1980	1990	2000
San Simeon Acres	50	150	206	253
Rural	334	350	348	867
Cambria	1,716	3,100	5,382	6,218
Total	2,100	3,600	5,936	7,338

The year 2005 population for Cambria is approximately 6,400. The population of San Simeon Acres in 2005 is estimated to be 250. The rural population is between 800 and 900 persons.

The North Coast displays a disproportionate age structure compared to that of the county and state. Older people make up a larger proportion of the population, reflecting the area's attractiveness for retired persons.

2. Population Profile.

- a. **Total Population.** The county grew at a much faster rate in the 1980's than did the state. Much of the growth is attributed to in-migration from other areas of the state. Cambria grew at a much faster rate than the rest of the county. Estimates for San Simeon Acres are approximate, since figures had to be extracted from census data that includes the rural area (see Table 2-2).

**Table 2-2
Total Population - 2000**

	San Simeon Acres		Cambria		County		State	
1980 population	150		3,100		155,435		23,667,902	
1990 population	206		5,382		217,162		29,760,021	
2000 population	247		6,218		246,681		33,871,648	
1980-2000 change	97	65%	3,118	101%	91,246	59%	10,203,746	43%

- b. **Age and Race Profile.** Based on the 2000 census, the following table indicates differences in age and race groups for the Cambria urban areas as compared to the county and state. No census data is available for San Simeon Acres. In Cambria, 42 percent of the population is over 55 years of age, as compared to 23 percent for the county (see Table 2-3).

**Table 2-3
Age and Race Profile - 2000**

Age Group	Cambria		County		State	
	Persons	%	Persons	%	Persons	%
0-4 years	239	3.84	12,358	5.01	2,486,981	7.34
5-9	287	4.61	14,912	6.05	2,725,880	8.05
10-14	308	4.94	16,174	6.56	2,570,822	7.59
15-19	308	4.94	20,893	8.47	2,450,888	7.24
20-24	218	3.50	22,647	9.18	2,381,288	7.03
25-34	415	6.66	28,177	11.42	5,229,062	15.44
35-44	709	11.38	38,416	15.57	5,485,341	16.19
45-54	1,135	18.21	36,150	14.65	4,331,635	12.79
55-59	488	7.83	11,787	4.78	1,467,252	4.33
60-64	465	7.46	9,482	3.84	1,146,841	3.39
65-74	920	14.76	18,094	7.34	1,887,823	5.57
75-84	606	9.72	13,415	5.44	1,282,178	3.79
85+	134	2.15	4,176	1.69	425,657	1.26
Total	6,232	100.00	246,681	100.00	33,871,648	100.00
Racial Group	Cambria		County		State	
	Persons	%	Persons	%	Persons	%
White	5,676	91.08	208,699	84.60	20,170,059	59.55
Black or African American	22	0.35	5,002	2.03	2,263,882	6.68
American Indian	62	0.99	2,335	0.95	333,346	0.98
Asian	72	1.15	6,568	2.66	3,697,513	10.92
Pacific Islander	8	0.13	286	0.12	116,961	0.35
Other	251	4.03	15,312	6.21	5,682,241	16.78
Two or more races	141	2.26	8,479	3.44	1,607,646	4.75
Total	6,232	100.00	246,681	100.00	33,871,648	100.00
* Hispanic or Latino (of any race)	874	14.02	40,196	16.29	10,966,556	32.38

* Census data does not list Hispanic or Latino as a subset of race. Rather, Hispanic or Latino of any race is analyzed as a separate category and the percentage of population of Hispanic or Latino background is factored as a percentage of the total population.

- c. **Education Attainment.** Residents of the North Coast area communities are generally better educated than county- and state-wide populations. The following figures in Table 2-4 are for persons 25 years or older.

**Table 2-4
Education Attainment- 2000**

	Cambria		County		State	
	Persons	%	Persons	%	Persons	%
Less than 9th grade	177	3.62	7,836	4.92	2,446,324	11.49
9th to 12th grade, no diploma	251	5.13	15,128	9.50	2,496,419	11.72
High school graduate (includes equivalency)	804	16.42	34,728	21.81	4,288,452	20.13
Some college, no degree	1,591	32.50	44,514	27.96	4,879,336	22.91
Associate degree	337	6.88	14,483	9.10	1,518,403	7.13
Bachelor's degree	1,162	23.73	27,648	17.37	3,640,157	17.09
Graduate or professional degree	574	11.72	14,859	9.33	2,029,809	9.53
Total	4,896	100.00	159,196	100.00	21,298,900	100.00

- d. **Household Profiles.** Table 2-5 shows that household sizes in Cambria are smaller than those of the county and state. A household is an occupied housing unit .

**Table 2-5
Total Households - 2000**

	Cambria		County		State	
	Persons	%	Persons	%	Persons	%
Households in 1990	2,386		80,281		10,381,206	
Households in 2000	2,816		92,739		11,502,870	
1990-2000 change	430	18.02	12,458	15.52	1,121,664	10.80
Persons per Household						
	Cambria		County		State	
1990 average	2.25		2.533		2.79	
2000 average	2.21		2.49		2.87	

- e. **Household Types.** The following Table 2-6 and graph shows household types in Cambria as compared with the rest of the county and the state.

**Table 2-6
Households by Type - 2000**

	Cambria		County		State	
		%		%		%
Family Households:	1,882	66.83	58,654	63.25	7,920,049	68.85
- Married-couple family	1,622	57.60	46,769	50.43	5,877,084	51.09
- Male householder, no wife present	60	2.13	3,425	3.69	594,455	5.17
- Female householder, no husband present	200	7.10	8,460	9.12	1,448,510	12.59
Non-Family households	934	33.17	34,085	36.75	3,582,821	31.15
- Male householder	373	13.25	15,881	17.12	1,718,168	14.94
- Female householder	561	19.92	18,204	19.63	1,864,653	16.21
Total Households	2,816	100.00	92,739	100.00	11,502,870	100.00

- f. **Household Income.** The following Table 2-7 shows household income in Cambria as compared with the rest of the county and the state.

**Table 2-7
Household Income - 2000**

Income Level 1990	Cambria		County		State	
	Persons	%	Persons	%	Persons	%
\$0-\$10,000	178	6.33	8,382	9.04	967,089	8.40
\$10,000-\$14,999	160	5.69	6,115	6.59	648,780	5.64
\$15,000-\$24,999	278	9.89	11,515	12.42	1,318,246	11.45
\$25,000-\$34,999	418	14.86	11,970	12.91	1,315,085	11.42
\$35,000-\$49,999	529	18.81	15,133	16.32	1,745,961	15.17
\$50,000-\$74,999	576	20.48	18,718	20.19	2,202,873	19.14
\$75,000-\$99,999	228	8.11	9,735	10.50	1,326,569	11.52
\$100,000-\$149,999	265	9.42	7,258	7.83	1,192,618	10.36
\$150,000-\$199,999	93	3.31	1,945	2.10	385,248	3.35
\$200,000 or more	87	3.09	1,961	2.11	409,551	3.56
Total	2,812	100.00	92,732	100.01	11,512,020	100.00
2000 median income (\$)	45,000		42,428		47,493	

C. POPULATION PROJECTIONS

With existing shortages of important resources such as water and public services, and the adverse impacts posed to the natural environment associated with population growth, there are significant unresolved issues regarding appropriate levels of development within the North Coast Area during the 20-year term of the Plan.

1. Land Use and Growth.

Historic growth rates in the North Coast have been higher than the countywide average. However, like the county-wide average, growth rates in Cambria and San Simeon Acres have decreased during the last ten years. This reduction in growth rates is due primarily to resource constraints and development restrictions as there is still an ample supply of existing vacant lots, within both Cambria and San Simeon. While additional growth is theoretically possible, it is dependent upon the resolution of resource constraints such as water supply, traffic capacity, and public facility limitations.

More importantly, community input has indicated that sustaining past growth rates is neither wise nor acceptable. Past growth rates, together with increasing difficulty on the part of the community to provide necessary funding and improvements for more water, traffic capacity, schools, and other services, have left the North Coast area with several serious resource deficiencies.

During the CCSD Board of Director's July 24, 2003 meeting, a motion by the Board confirmed a maximum of 4,650 connections as the ultimate buildout of Cambria. This total was based on 3,812 existing connections as of the end of 2002 plus 165 connections in process at that time, plus 670 future connections from the CCSD wait list. The CCSD's Buildout Reduction Plan will include an implementation program to permanently retire lots so that the maximum buildout will match their identified goal of 4,650 dwelling units. Based on historic population rates for Cambria, this would result in a population between 7,724 and 10,469 people.

2. Growth Management and Anticipated Growth Rates.

The current county growth rate for dwelling units is set annually, pursuant to the County's Growth Management Ordinance, which is not a part of the certified LCP. Countywide, the number of new dwelling units allowed yearly is generally 2.3 percent of the existing county dwelling units. There are a few types of housing that are not subject to this limitation, such as farm worker and affordable housing projects. During some years, fewer allocations may be allowed due to water shortages. Since 1999, the County limited the allocations for Cambria to a maximum 1 percent rather than 2.3 percent.

However, after reviewing the reliability conclusions of the Cambria Community Services District's Water Supply analysis during a November 15, 2001 meeting, the Cambria Community Services District Board declared a Water Code 350 emergency and enacted a moratorium for new connections with an exception for certain "pipeline projects" that were already in process. As a result of this action, and other related actions taken by the Coastal Commission and the County in response to the critical water supply situation, actual growth in Cambria has been well under the one percent cap established by the County pursuant to its Growth Management Ordinance. The Cambria Community Services District is currently pursuing a desalination project to provide an additional water supply for Cambria. A permit to conduct Geotechnical and Hydrogeologic Investigation Activities for a desalination project is currently under review by the Coastal Commission.

- a. **Cambria.** There were approximately 4,000 dwellings in 2005, with approximately 7,900 potential additional units allowed by the prior 1988 plan, presuming that public service constraints could be resolved and other resource protection requirements of the LCP could be met.

With the public purchase of Fiscalini Ranch and the elimination of the Residential Single Family land use designation established by the 1988 Area Plan over portions of the Ranch, approximately 738 potential dwellings were removed. Additional changes to the 1988 Area Plan established by the 2006 Update to this Plan may result in an approximately 31% decrease in the hypothetical buildout potential of 7,900 dwelling units.

Should the plan never be updated again, the theoretical buildout would be approximately 6,130, again presuming that public service constraints can be resolved and other resource protection requirements of the LCP can be met. Based on historic population rates for Cambria, this would result in a population between 10,180 and 13,790 people. However, through the standard development review process and future plan updates, development levels must match available resources such as water and public services.

Water is one of the most important limiting factors to growth in Cambria. The CCSD has begun efforts to reduce water demand and to secure a reliable water supply. During the CCSD's Board of Director's July 24, 2003 meeting, a motion by the Board confirmed a maximum of 4,650 connections as the ultimate buildout of Cambria. This total was based on 3,812 existing connections at the end of 2002, 165 connections in process at that time, and 670 future connections from the CCSD wait list. This also approximates the number of dwelling units to be served by a proposed desalination project that was the subject of an August 2000 advisory ballot.

As summarized in detail in Chapter 3, Cambria Water Supply, the CCSD has embarked on a phased approach toward updating its Water Master Plan and improving upon its water system. The Water Master Plan EIR will include a Buildout Reduction Program which is the tool to cap the maximum number of potential water service connections within the CCSD service area to 4,650. Based on historic population rates for Cambria, this would result in a population between 7,724 and 10,469 people.

- b. **San Simeon Acres.** There were approximately 320 dwelling units in San Simeon acres in 2005. There are sufficient number of existing lots that are vacant or partly developed to allow approximately 530 additional dwelling units. Based on the range of historic population rates for San Simeon, this would result in a population between 400 and 740 people in San Simeon. The community has made substantial efforts to retrofit plumbing, resulting in greatly reduced water usage and sewage generation. However, constraints such as water supply, sewage disposal, school capacity, and Highway One capacity will continue to limit growth.

D. HOUSING

1. Introduction

The North Coast Planning Area, like other areas, has a number of constraints to providing affordable housing for all segments of the community. Affordable housing is not easily available to those with lower incomes. With tourism and agriculture as the largest segment of the economic base in the area, it is essential that housing needs of employees in these industries, such as motel and farm workers, be addressed. Other groups with unmet housing needs include minimum wage earners, young people, renters, and elderly persons needing care.

2. Housing and Population

The quality of life of the North Coast has also attracted many retired people and self-employed younger families. The largest age group is 35 to 54 year-olds, which comprises about 30 percent of the total population. The second largest group is the over-65 group, at about 27 percent of the population. Cambria is the largest community on the North Coast, with housing mostly provided by single-family dwellings. Housing is in very good condition, with a high percentage of single-family and owner-occupied units. An abundance of vacant lots, existing infrastructure, steady growth rate, and desire for many to live in the North Coast will likely continue this pattern.

3. Housing Approaches in this Plan

Providing for current and future housing needs is essential for the well-being of residents and the future of the economy. The Area Plan works with the Housing Element to further the housing goals of the County. The segments of the population with unmet housing needs may best be provided with multi-family housing, such as apartments, group housing, and mobile homes. While government actions may remove some obstacles to housing development, and encourage programs for financial assistance, there are still a number of additional factors, such as interest rates and construction costs, that affect housing availability and are beyond the scope of this Area Plan.

This Plan designates land in both Cambria and San Simeon Acres for multi-family residential use. Both communities have ample land area and encourage mixed-use development projects, such as projects which provide rear-lot apartments behind a commercial frontage. While resource constraints such as water have been and continue to be a problem, this Plan allocates specific percentages of available water supplies to affordable housing projects and programs within the urban areas of Cambria and San Simeon Acres. This Plan also ensures that land potentially supporting multi-family housing is in close proximity to transit opportunities. Other programs and ordinances already allow farm worker housing in agricultural areas. In addition, there are requirements in the Coastal Zone Land Use Ordinance that 15 percent of the units in large new residential projects shall be affordable housing units. These measures will help encourage affordable housing opportunities in the Planning Area, however, further measures will probably need to be implemented in order to provide the amount of affordable housing that will be needed in the future.

Individual strategies to meet affordable housing needs are listed below:

- a. **Sufficient Land.** Ensuring that there is sufficient land designated for multi-family housing is an important objective of this Plan.
 - 1) **San Simeon Acres.** The majority of land in San Simeon Acres is within the Commercial Retail or Residential Multi-Family land use categories, both of which allow multi-family residential development. Approximately 40 acres of vacant and partly developed land are located within the village, with a potential for over 500 additional residential units. This area lacks school capacity and support facilities, and a sharp increase in new residential development in the area has the potential to conflict with the tourist economy. An additional important concern is providing a dependable and affordable long-term water source.
 - 2) **Cambria.** Cambria has approximately 50 acres of vacant and partially developed land in the Residential Multi-family and Commercial Retail categories, with the potential for 616 additional dwelling units within these land use categories, provided that public service constraints can be resolved and LCP resource protection policies can be met by such development.
- b. **Mixed Use Development.** Standards in this plan allow mixed use development in the downtown areas of both Cambria and portions of San Simeon on the east side of Highway One. An advantage to this strategy is that it locates housing within walking distance of shopping, services, and Main Street, where transit may be available. This also works to improve the jobs/housing balance and places the local workforce near local jobs.
- c. **Reservation of Capacity.** The Plan includes standards aimed at ensuring affordable housing projects aren't unnecessarily delayed because of water allocation issues and requires a program that reserves sufficient water and sewer capacity to serve affordable housing.

4. Housing Profile

- a. **Types of Housing Units.** Approximately 93 percent of the housing units in Cambria are single-family detached homes. This is a higher percentage than the rest of the county or state, but is to be expected, since much of the community consists of small lots created in the 1920's. The dominance of small lots and single-family dwellings reflects the market demand for this housing type over multi-family dwellings. It also shows that there is less variety of housing types in the area (see Table 2-8).

**Table 2-8
Housing Unit Type - 2000**

Type	Cambria		County		State	
		%		%		%
1 unit, detached	3,366	89.76	67,120	64.89	6,883,493	56.35
1 unit, attached	118	3.15	6,096	5.89	931,873	7.63
2 units	84	2.24	3,022	2.92	327,024	2.68
3-4 units	38	1.01	5,150	4.98	697,779	5.71
5-9 units	12	0.32	3,508	3.39	722,827	5.92
10-19 units	28	0.75	2,323	2.25	619,092	5.07
20 or more units	37	0.99	5,054	4.89	1,462,793	11.98
Mobile homes	61	1.63	11,168	10.80	538,423	4.41
Boat, RV, van, etc.	6	0.16	728	0.70	31,245	0.26
Total	3,750	100.00	103,441	100.71	12,214,549	100.00

b. **Housing Costs.** The percentage of owners paying at least 30 percent of their income for housing in Cambria is about equal to the percentage in the county and the rest of the state (see Table 2-9).

**Table 2-9
Housing Costs - 2000**

Category	Cambria		County		State	
		%		%		%
Median home value (\$)	\$ 305,600		\$ 230,000		\$ 211,500	
Owners paying > 30% of income for housing	596	30.8	13,892	31.7	1,726,959	31.2

Source: 2000 Census

c. **Rental Housing Costs.** Rents in Cambria are higher than in the rest of county and the state (see Table 2-10).

**Table 2-10
Rental Housing Costs – 2000**

Category	Cambria		County		State	
		%		%		%
Median rent (\$)	\$868		\$719		\$747	
Renters paying > 30% of income for housing	300	44%	16,865	48%	2,079,695	40%

Source: 2000 Census

- d. **Year Housing Built.** The housing stock in Cambria is quite new, with 73 percent built since 1970. In the year 2005, there were approximately 4,000 dwellings within Cambria's Urban Reserve Line (see Table 2-11).

**Table 2-11
Year Housing Built - 2000**

Occupancy	Cambria		County		State	
		%		%		%
1999-March 2000	89	2.37	2,407	2.35	191,345	1.57
1995-1998	416	11.09	6,595	6.45	541,056	4.43
1990-1994	310	8.27	8,463	8.27	845,325	6.92
1980-1989	1,206	32.16	25,338	24.77	2,098,028	17.18
1970-1979	728	19.41	26,096	25.52	2,504,157	20.50
1960-1969	460	12.27	13,112	12.82	2,047,205	16.76
1940-1959	342	9.12	13,912	13.60	2,834,883	23.21
1939 or earlier	199	5.31	6,352	6.21	1,152,550	9.44
Total	3,750	100.00	102,275	100.00	12,214,549	100.00

- e. **Occupancy Type.** Approximately 21 percent of the homes in Cambria are occupied only on a seasonal basis. Those homes are not usually available for local permanent residents. Occupancy type describes who actually occupies a dwelling unit and is also referred to as "tenure" (see Table 2-12). The percentage of homes not occupied permanently is the "vacancy rate."

**Table 2-12
Tenure of Housing Units - 2000**

Occupancy	Cambria		County		State	
	Persons	%	Persons	%	Persons	%
Occupied Units:						
- Occupied by owners	2,080	73.86	57,001	61.46	6,546,334	56.91
- Occupied by renters	736	26.14	35,738	38.54	4,956,536	43.09
Total Occupied Units	2,816	100.00	92,739	100.00	11,502,870	100.00
Vacant Units:						
- for rent	74	7.91	1,183	12.41	190,321	26.74
- for sale	39	4.17	619	6.49	92,197	12.95
- rented or sold	29	3.10	621	6.51	50,846	7.14
- seasonal use	738	78.85	6,179	64.80	236,857	33.28
- held for migrant workers	0	0.00	27	0.28	2,205	0.31
- other vacant	56	5.98	907	9.51	139,253	19.57
Total Vacant Units	936	100.00	9,536	100.00	711,679	100.00

E. ECONOMY

1. Background History

In the years since its founding, Cambria's principal economic activities have experienced broad changes. Once an important service center for pioneer residents of the adjacent coastal region, locally produced products included whale oil, lumber, mercury, gold, and dairy products. Many of these were exported. Eventually, depletion of mineral resources and the replacement of coastal shipping by inland transportation diminished Cambria's position of economic importance in the county.

While Cambria continues to provide limited services to nearby agricultural areas, its role as a resort and retirement community has steadily grown in importance since the 1920's. Today, visitors come to enjoy the pleasant natural setting, the seashore, and numerous recreational opportunities, such as art, craft and antique shops, and fine restaurants. The sale of lots and construction of homes also adds significantly to income-producing activities in the community.

Besides retirement, the economy of the North Coast Planning Area is oriented to serving the surrounding agricultural areas and tourists visiting the central California coast. The major tourist attraction is Hearst San Simeon State Historical Monument, which attracts over one million visitors annually. Also, the beauty and tranquility of the coastal area extending from Cambria to Big Sur continues to draw travelers along the coastal corridor. Most of the tourist visits occur during the summer vacation months; however, year-round tourist use is increasing. San Simeon Acres and Cambria both are oriented to serving the traveling public.

Most of the local work force is involved in service or retail trade. The lack of economic diversity and high dependence on tourism is a potential problem affecting Cambria's future economic stability. With tourism as the major economic base, efforts in this plan and by community groups are directed toward strengthening this base by adding new attractions, and diversifying the economy. Another sector for employment may be providing goods and services for a growing number of retirees.

Economic development is oriented to tourism and recreation. Motels, restaurants, and specialty retail shops serving visitors to the central coast have been developed. Continued economic growth of this type is anticipated in accordance with increasing visitor demand and successful implementation of programs to enhance basic services, such as water supply. Expansion of attractions to keep visitors in the central coast area for longer periods of time would also increase economic benefits to the area.

2. Goals and Objectives.

The following section reiterates the general goals for Cambria and San Simeon Acres in this Plan concerning economics:

- a. **Economy.** Promotes a strong, diverse and viable local economy by:

- 1) Pursuing planning policies that balance economic, environmental and social needs of coastal areas.
 - 2) Recognizing the importance of tourism and agriculture as significant parts of the economic base of the coastal areas.
 - 3) Considering the economic and fiscal effects of land use planning decisions. Encourage new development projects to employ locally-based workers in order to reduce traffic and resulting air pollution.
- b. **Visitor Serving, Recreation and Resort Development.** Preserve and enhance visitor opportunities in appropriate locations as an important part of the economy by:
- 1) Implementing the California Coastal Act by acknowledging that public opportunities for recreation have priority over private residential, non-visitor serving commercial or industrial development, but not over agriculture or coastal dependent industry.
 - 2) Requiring that new destination resorts and recreational development such as hotels, conference centers and outdoor recreation to be located within or adjacent to urban village areas.
 - 3) Balancing carefully the needs of visitors with those of the local residents. Emphasis should be on careful management of diminishing resources such as water, sewage disposal, and traffic capacity.
- c. **Commercial and Industrial Land Uses.** Designate commercial and/or industrial areas that are compatible with overall land use by:
- 1) Designating commercial and/or light industrial areas compatible with overall land uses that are convenient to users, and are realistically related to market demand and the needs of the community.
 - 2) Designating visitor-serving and community-serving commercial areas that are located near existing similar development and their users.
 - 3) Creating and preserving desirable downtown and neighborhood business characteristics, such as compatible uses, safe employment areas, sense of scale, attractive landscaping, pedestrian ways and other amenities.

3. Employment Profile

The following data from the 2000 census describes the profile of workers in Cambria as compared to the county and the state.

a. Labor Force.

**Table 2-13
2000 Labor Force (16+ Years) - 2000**

	Cambria	County	State
Males in labor force	1,503	63,325	8,765,269
- Civilian males employed	1,432	59,451	8,045,350
- Civilian males unemployed	68	3,670	587,862
Females in labor force	1,430	53,543	12,998,409
- Civilian females employed	1,394	50,218	6,673,578
- Civilian females unemployed	36	3,241	522,412
Labor Force Population in Armed Forces	2	288	148,677
Total Population not in Labor Force	2,472	83,704	9,618,265
Total Population in Labor Force	2,932	116,868	15,977,879

b. Industry and Employment.

**Table 2-14
Industry (16+ Years) - 2000**

	Cambria		County		State	
	Persons	%	Persons	%	Persons	%
Agriculture, forestry, fishing and hunting, and mining	75	2.65	4,134	3.77	282,717	1.92
Construction	216	7.64	8,642	7.88	915,023	6.22
Manufacturing	46	1.63	7,772	7.09	1,930,141	13.11
Transportation/ Warehousing/ Utilities	95	3.36	4,975	4.54	689,387	4.68
Wholesale trade	34	1.20	2,721	2.48	596,309	4.05
Retail trade	436	15.43	13,561	12.37	1,641,243	11.15
Finance, insurance, real estate, and rental and leasing	145	5.13	5,545	5.06	1,016,916	6.91
Information	42	1.49	2,907	2.65	577,463	3.92
Professional, scientific, management, administrative, and waste management services	315	11.15	10,336	9.42	1,711,625	11.63
Educational, health and social services	441	15.61	23,923	21.81	2,723,928	18.51
Arts, entertainment, recreation, accommodation and food services	705	24.95	12,500	11.40	1,204,211	8.18
Other services (except public administration)	158	5.59	5,883	5.36	761,154	5.17
Public administration	118	4.18	6,770	6.17	668,811	4.54
Total	2,826	100.00	109,669	100.00	14,718,928	100.00

c. **Type of Worker.**

**Table 2-15
Type of Worker - 2000**

	Cambria		County		State	
	Persons	%	Persons	%	Persons	%
Private wage and salary workers	1,629	57.64	60,720	71.45	11,257,393	76.48
Government workers	505	17.87	3,281	3.86	2,158,071	14.66
Self-employed workers in own not incorporated business	612	21.66	12,639	14.87	1,249,530	8.49
Unpaid family workers	80	2.83	8,341	9.82	53,934	0.37
Total	2,826	100.00	84,981	100.00	14,718,928	100.00

d. **Place of Work.** In the county, a high percentage of people work in the same community in which they live (see Table 2-16). This situation reflects a better jobs/housing balance than that in the rest of the state. Cambria has a better jobs/housing balance than either the county or the state.

**Table 2-16
Place of Work - 2000**

	Cambria		County		State	
	Persons	%	Persons	%	Persons	%
Work in community of residence	1,114	53.38%	35,237	45.28%	5,061,526	39.78%
Work outside community of residence	973	46.62%	42,578	54.72%	7,661,711	60.22%

e. **Travel Time to Work.** Travel time to work is related to the balance of jobs and housing in an area. Based on 2000 census data, most working residents in Cambria also work in their community.

**Table 2-17
Travel Time to Work - 2000**

	Cambria		County		State	
		%		%		%
0-9 minutes	1,050	41.57	23,665	23.30	1,605,146	11.49
10-14 minutes	398	15.76	19,655	19.35	1,930,263	13.82
15-19 minutes	305	12.07	15,431	15.19	2,157,970	15.45
20-24 minutes	127	5.03	13,648	13.44	2,004,060	14.35
25-29 minutes	76	3.01	5,538	5.45	782,241	5.60
30-34 minutes	141	5.58	10,560	10.40	2,025,657	14.50
35-44 minutes	210	8.31	4,118	4.05	894,530	6.40
45-59 minutes	114	4.51	4,040	3.98	1,151,598	8.24
60-89 minutes	48	1.90	2,494	2.46	933,123	6.68
90 or more minutes	57	2.26	2,430	2.39	483,698	3.46
Total workers who did not work at home	2,526	100.00	101,579	100.00	13,968,286	100.00
Mean travel time (minutes)	19		21.1		27.7	

4. Tourism and Overnight Units.

Tourism continues to be a major portion of the economic base for the North Coast area. Major attractions are Hearst Castle and the scenic coastline. Overnight units are hotel, motel, and bed & breakfast rooms in existing facilities. There are also approximately 200 campsites at San Simeon State Park in the north part of Cambria. In 2005, there were approximately 240 vacation rental units in Cambria.

- a. **Existing Hotel/Motel Units.** The following table shows existing overnight units in the North Coast as compared to other coastal communities.

**Table 2-18
Existing Hotel/Motel Units - 2003**

North Coast		Coastal Communities	
Area	Units	Area	Units
San Simeon Acres	706	North Coast	1,418
Cambria	733	Cayucos	122
North Coast Rural	45	Los Osos	48
		Morro Bay	946
		Pismo Beach	1,855
		San Luis Obispo	1,885
Total	1,484.00	Total	6,274.00

CHAPTER 3: PUBLIC FACILITIES, SERVICES, AND RESOURCES



Population growth and changes in land use can occur without creating community problems if the public facilities, services, and resources necessary to support such change are adequate, and integrated with community design. This chapter describes the facilities, services and resources available in the Planning Area. The Framework for Planning, a separate document, contains a general discussion of the appropriate levels of such services for both urban and rural areas.

In the case of resources such as water supply and sewage disposal, 'planned capacities' are determined largely by environmental factors, although other community values may also be involved. For example, in the absence of a decision to import water from outside the Planning Area, this Plan is based upon the assumption that water supply for the entire north coast, including Cambria and Sam Simeon Acres, is limited to that which can be obtained locally from groundwater extraction, desalination, reclamation, and conservation.

A. RELATIONSHIP TO PLANNING GOALS, POLICIES AND PROGRAMS

The General Plan and Local Coastal Program contain goals that apply to public facilities, services, and resources. Several goals of the plan are:

1. Growth and resources.

Limit growth potentially allowed by the Land Use Element and Local Coastal Plan consistent with the sustained availability of resources.

2. Provide timely services.

Provide additional public resources, services and facilities to serve existing communities in sufficient time to avoid overburdening existing resources, services, and facilities.

3. Planning and resource management.

Avoid the use of public resources, services, and facilities beyond their renewable capacities. Plan for and monitor new development through the Resource Management System and Growth Management Strategies to ensure that resource demands will not exceed existing capacities or service levels.

4. Financing and facility planning.

Finance the cost of additional services and facilities from those who will benefit, such as residents, businesses, public agencies, and visitors. When consistent with local, State and federal law, finance methods may include dedications, development impact fees, in-lieu fees, assessment districts, or other exactions to assure that adequate services are available.

5. Facility locations.

Locate new public service facilities as close as possible to the users.

B. SERVICE PROVIDERS IN THE PLANNING AREA

Public services are provided to county residents by a variety of jurisdictions, including incorporated cities, community service districts (CSD's), county service areas (CSA's), single-purpose special districts, school districts, and by the County of San Luis Obispo. A community service district (CSD) is a locally-governed body authorized to provide a variety of public services, with the exception of land use planning. A CSD typically has an elected governing board with full financial and operational responsibilities.

Principal services in the Planning Area are provided by two community service districts, a school district, and the County. The following list indicates the major service providers in the Planning Area and the services they currently provide:

Cambria Community Service District

Water Supply	Fire/Emergency Services
Sewage Disposal	Garbage Collection
Street Lighting	Parks & Recreation
Surf/Ocean Rescue Services	

San Simeon Acres Community Service District

Water Supply	Street Lighting
Sewage Disposal	Fire Protection
Road Maintenance	

Coast Unified School District

Kindergarten through twelfth grade

Cambria Cemetery District

Cemetery Maintenance and Management

Cambria Community Health Care District

Ambulance Service

County of San Luis Obispo

Parks and Recreation	Planning and Building
Engineering and Road Maintenance	Fire Protection
Police Protection	Social Services
Health Services	Tax Collection
Libraries	Animal Regulation
Municipal Courts	District Attorney

State of California

CalTrans	(Highway One and 46)
State Department of Parks and Recreation	(Hearst Castle, W.R. Hearst Memorial State Beach, San Simeon State Park campground)
California Department of Forestry and Fire Protection	

Future special districts may be needed to provide services in the planning area. Proposed developments on the Hearst Ranch, for example, will necessitate the provision of water, sewage disposal, and other facilities managed by an agency.

C. MONITORING THE AVAILABILITY OF RESOURCES: THE RESOURCE MANAGEMENT SYSTEM (RMS)

The Resource Management System (RMS) provides an alert process for timely identification of potential resource deficiencies, allowing sufficient lead time to correct or avoid a problem. Potential and actual resource deficiencies are given the following "level of severity" designations indicating the relative urgency of each situation.

The RMS System - Level of Severity Designations:

Level of Severity I - Resource Capacity Problem:

Level I is an early threshold when data suggests that the capacity of the resource will be reached within a specified time period, but where sufficient time remains to plan and implement corrective measures before the problem becomes critical.

Level of Severity II - Diminishing Resource Capacity:

Level II occurs when the current rate of resource use will deplete the resource before its capacity can be increased. This is a point at which a public works project must be initiated, and if necessary, actions taken that will extend the time available to correct the resource deficiency.

Level of Severity III - Unavoidable Resource Deficiency:

Level III occurs when the capacity of a resource has been met or exceeded. This situation suggests that actions may need to occur to protect public health and safety.

Resources monitored by the Resource Management System are:

Water Supply	Sewage Disposal
Schools	Roads
Air Quality	

The resource capacities and levels of severity contained in this Plan reflect conditions as of the end of 2003. However, resource supply and demand factors are constantly changing. The Annual Resource Summary Report, prepared by the County, is updated each year to reflect these changes and to recommend appropriate levels of severity. The Resource Management System is also discussed in Coastal Zone Framework for Planning.

Relationship to the Capital Improvements Program (CIP)

The Resource Management System (RMS) provides early information to decision-makers about alternative actions that may be taken to avoid a resource deficiency. Where the funding of a capital project may be needed to correct the deficiency, the RMS links that needed project to the Capital Improvement Program in the budget of the agency responsible for funding construction of the project. If the necessary project is not or cannot be funded, an advisory memo is sent to the Board of Supervisors identifying alternative actions that may be necessary to avert the deficiency or to prevent it from worsening until the needed capital project can be constructed.

D. AREAWIDE: STATUS OF PUBLIC FACILITIES, SERVICES AND RESOURCES

Because many services for the Cambria and San Simeon Acres urban areas are inextricably linked to areawide services, this section provides an overview of services and resources for the entire North Coast Planning Area. Facilities, services and resources for the communities of Cambria and San Simeon Acres are discussed in more detail in later sections. Services included in the Resource Management System are identified by "(RMS)" following the heading. The information is the best available at the time of preparing the Plan, however, the status of the RMS resources is frequently updated as new information becomes available. Current information, including levels of severity, may be found in the most recent edition of the Annual Resource Summary Report.

RMS resources are summarized in Table 3-1. The table includes population thresholds, which indicate how the level of severity changes as demand for a resource increases with population growth, assuming no increase in resource capacity. Verification of the level of severity occurs after public hearings and Board of Supervisors' action to certify the documentation on which these assessments are based.

INSERT TABLE

Water Supply (RMS)

Ensuring adequate water is essential for the future of the North Coast Planning Area. Decisions involving provisions for additional water supplies will have far-reaching implications.

Estimates of the adequacy of water resources in the North Coast Planning Area vary, depending on the definition of "water supply" upon which they are based, and upon assumptions about "demand." Estimates of the adequacy of water resources in the North Coast Planning Area vary depending upon the volume and timing of seasonal rainfall, as well as the balance that must be maintained between municipal, agricultural, and environmental issues. All of the north coast creeks that are tapped for such uses could be subject to dry season limitations depending upon the type of rainy season that occurs, as no imported water is provided to the area. Summer months also have the highest demands due to increased occupancy, tourism, and irrigation requirements.

Most of the groundwater basins in the northern part of the North Coast Planning Area have relatively small storage capacities and are maintained by percolation of stream flow and precipitation. The five basins are San Carpoforo, Arroyo de la Cruz, Pico, San Simeon, and Santa Rosa, each named for the principal streams which traverse them. Villa Creek forms the Planning Area's southern boundary. These groundwater basins are shown in Figure 3-1.

Long-term demands for supplemental water should be integrated into the planning process for both the north and central coast areas. Possible future water sources for population centers of the North Coast Planning Area are the Nacimiento project, surface storage developed on, or near, one of the coastal creeks, and desalination. In the near term, the most feasible approaches appear to be conservation, retrofit programs, reclamation of waste water for irrigation, and desalination.

While the use of desalinated seawater could prevent potential over-pumping of shallow aquifers such as Santa Rosa Creek, it would be much less expensive to continue to rely on the creeks for more water, there must be adequate conditions on the pumping of the creek aquifers to prevent negative impacts to the area's natural resources and agriculture in the short and long-term. As community growth continues, and with it increased demand for water, care must be taken to protect the ground water basin from salt water intrusion and loss of capacity, and to preserve natural plant, animal, and aquatic habitats.

Proposed Hearst Corporation tourist-facilities will be adequately served by local groundwater sources, based upon the water demands which have been ascertained in connection with the proposed development plans of the Hearst Corporation. If proposed withdrawals from Arroyo de la Cruz basin to serve tourist-serving areas on the Hearst Ranch are approved, they will require a monitoring program to ensure protection of downstream environments. Also, safe-yields of coastal groundwater basins north of San Simeon Creek have only begun to be studied in detail.

2. Sewage Disposal (RMS)

Sewage disposal in Cambria is provided by the Cambria Community Services District (CCSD). The San Simeon Acres Community Services District provides service for San Simeon Acres and Hearst San Simeon State Historical Monument. Sewage disposal in Cambria and San Simeon Acres is discussed in more detail in sections E.2 and F.2 below.

3. Solid Waste Disposal

Rural areas must rely on individual disposal for solid waste. Solid waste disposal is by franchise contractors serving San Simeon State Park and Beach, Hearst Castle, Cambria U.S. Air Force Station, and San Simeon Acres. The Cambria Community Services District contracts for disposal service within the district boundary. The Los Osos Landfill has been closed since 1988, and the former disposal site located north of Cambria closed several years before that. All waste is now being hauled to the Cold Canyon landfill site 7.5 miles south of San Luis Obispo.

A regional composting facility exists to process greenwaste, including the disposal of significant amounts of cut trees and stumps exists at the Cold Canyon Landfill. Currently, greenwaste disposal is available in Cambria but not San Simeon Acres or rural area. As residential growth continues in the Cambria Monterey pine forest, trees are removed to accommodate new homes. Likewise, with increased awareness of dangerous tree situations and disease, more trees are likely to be cut. Infected material will need special attention to prevent further spread of diseases such as pine pitch canker and bark beetles.

4. Drainage

Drainage courses include many coastal streams leading from the mountains to the ocean. The more significant watersheds are Santa Rosa Creek, San Simeon Creek, Pico Creek, Little Pico Creek, Arroyo de la Cruz and San Carpofofo Creek. These are anadromous fish streams which provide habitat for, among other species, steelhead trout (*Oncorhynchus mykiss*) and red-legged frog (*rana aurora draytonii*), a species listed by the federal government as threatened on the California south-central coast. Flood hazards exist during periods of intense or prolonged rainfall on portions of these watersheds. Santa Rosa Creek is the most significant

in this regard because it passes through Cambria. Precautions must be taken with development in minor tributaries and swales because these areas also collect substantial runoff. Increased runoff in the urban areas can be expected with further development of paved streets and residential construction.

Portions of Cambria, along Main Street (West Village), have been classified by the Federal Emergency Management Agency (FEMA) as being located within 100-year flood hazard zone on Santa Rosa Creek. The West Village was under several feet of water during 1995 storms.

The combination of the area's steep topography, lack of drainage facilities, unpaved roads, and location of residential parcels below the street grade has resulted in localized poor drainage and/or flooding around some residences, buildings, and roadways.

Flooding problems along Santa Rosa Creek in the West Village are being addressed by the construction of a by-pass channel for Santa Rosa Creek. The by-pass channel will allow overflows to move slowly through the by-pass channel and then rejoin the Santa Rosa Creek downstream.

5. Police Service

Law enforcement services for the North Coast Planning Area are provided by the California Highway Patrol (CHP), County Sheriff, and the State Parks Ranger (State Park property). A mutual aid agreement exists between the three agencies. Response times vary due to the location of units.

The CHP is primarily responsible for traffic-related calls along Highway 1 and the local streets in Cambria. The California Highway Patrol dispatches one unit to the Cambria area from the Templeton Station. They will not investigate, take action or respond to crimes in progress in residential, commercial or industrial areas. They may respond upon request as backup to the Sheriff's Department Response, if available, however the CHP doesn't normally provide police services.

The County Sheriff responds to civil and criminal enforcement calls and provides coroner services for the County. There is currently one Sheriff patrol car assigned to an area, which extends from Cayucos to the County line north of San Simeon.

6. Fire Protection

The Cambria CSD Fire Department provides fire protection within the CCSD boundaries. The California Department of Forestry and Fire Protection (CDF) and the San Luis Obispo County Fire Department (County Fire) provide fire protection to all unincorporated lands outside the CCSD boundaries. The station has one wildland engine, one structure engine and one rescue engine and is located at the north end of Cambria to serve the entire North Coast Planning Area. Response times within the North Coast Planning Area range from 5 to 30 minutes, varying with distance from the station. The CDF provides an additional fire engine during the declared wildland fire season, normally May through October. An automatic aid agreement exists between CDF and the Cambria CSD Fire Department. (The Cambria Fire Department is discussed in greater detail in the Cambria section below.)

Fire protection in San Simeon Acres is provided through a contract with CDF/County Fire in Cambria. Equipment is maintained at the CDF Station in Cambria.

7. Emergency Medical Services

Emergency medical assistance is provided by all fire service organizations in the North Coast Planning Area. The majority of firefighters in the CDF/County Fire Department are EMT trained. Typically, the fire service units are on the scene prior to law enforcement and ambulance units because of the fire station locations. Response times range from 5 to 30 minutes.

The entire North Coast Planning Area, and a portion of southern Monterey County, is served by the Cambria Community Health Care District which provides paramedic ambulance service. The CCHD provides one full-time ambulance at all times that is staffed with EMT personnel. At the current time, emergency medical service has been considered barely adequate. Expansion of service be required as population growth and visitor influx create increased demand.

8. Human Services

All County offices for provision of human services are located in the City of San Luis Obispo. A North Coast Regional Center in the Morro Bay area, to include the provision of human services, has been proposed as a long-range capital improvement project. Presently, in Morro Bay, there is a small health services center operated by the County. The decision as to which services or facilities will be built, and when, must be reviewed and coordinated through the ongoing County Capital Improvements Program.

9. Schools (RMS)

Prior to July 1, 1997, two school districts served the North Coast Planning Area: Cambria Union Elementary School District and Coast Union High School District. Effective on that date, the two districts were combined as the Coast Unified School District. Current facilities of the Coast Unified School District include the Cambria Grammar School, Santa Lucia Middle School, Coast Union High School and Leffingwell Continuation High School.

A new elementary school with a capacity of 500 students opened in 2005 with an enrollment of approximately 335 students. District offices will move into the main building of the former grammar school on Main Street after renovation. Future use of the other buildings has not been determined at this time.

School districts serving the North Coast Planning Area are shown in Figure 3-2.

10. Library

A library serving the entire North Coast Planning Area is located on Main Street adjacent to the Joslyn Adult recreation Center in Cambria. Property has been purchased on Cornwall Street for the future site of a new library.

Recreation Services

The scenic ocean shoreline is the main feature attracting residential growth in Cambria and San Simeon Acres. Some of the beaches in Cambria and to the north, wherever Highway One

closely follows the shoreline, are accessible for public recreation. Designated public shoreline areas are Shamel County Park in Cambria and State Beaches extending north to San Simeon Creek. Day use facilities are available at the County Park, Leffingwell Landing, San Simeon State Park, and W.R. Hearst State Beach at San Simeon, while overnight camping is available at the mouth of San Simeon Creek in San Simeon State Park. The goal of the California Coastal Trail is to provide a network of trails that provide continuous lateral access for a range of users along the entire coast of the State of California. Developing a trail the length of the Planning Area would provide spectacular recreation opportunities not currently available to the public. Other recreational resources include the Jocelyn Center and Community Center.

Recreation and leisure time opportunities are also afforded by numerous tourist-oriented facilities, including Hearst Castle tours, restaurants, recreation facilities, and points of interest. The pine forests, creeks, and ocean shoreline of Cambria provide an excellent setting for recreation activities such as walking and bicycle riding. The boardwalks along Moonstone Beach Drive and the coastal edge of Fiscalini Ranch are wheelchair accessible. As the community grows, however, additional neighborhood and regional parks and trails will be needed to provide conveniently located recreation facilities for persons of all ages and varied interests.

According to the County General Services Department, the north coast is deficient in neighborhood, community, and regional park facilities. Several neighborhood and community parks are needed in San Simeon Acres and Cambria, to make up an estimated deficiency of approximately 73 acres. One additional regional park facility is needed to make up a deficiency estimated at 269 acres. The East Ranch Park and the Cambria Historical Center/Park are in the planning stages and may be able to fill this deficiency. Increasing residential growth in San Simeon Acres will require consideration of a local park. The Plan suggests a rest area with picnic facilities and parking for shoreline access to serve both residents and tourists.

12. Roads/Circulation (RMS)

The impact of the combination of resident and tourist traffic on Highway One is a concern for the future, especially on the two-lane highway between the Hearst Castle and Cayucos areas. Since many residents of Cambria are retired and/or locally employed, highway usage tends to be more evenly distributed during the day; that is, the effect of morning and evening commuter rush hour traffic is somewhat diminished. Tourist traffic along Highway One between the Monterey Peninsula and San Luis Obispo, on the other hand, tends to be somewhat heavier in the early morning and late afternoon. The principal need will be for safer circulation entering, exiting, and crossing Highway One in Cambria and the surrounding area. Data should be compiled to determine the timing for appropriate safety measures.

13. Air Quality (RMS)

In January 2004, San Luis Obispo County was designated by the California Air Resources Board as being in attainment of the state ozone standard. This designation is based on the clean ozone record for years 2000 through 2002, when no violation of the state hourly ozone standard was measured at any of the county's six community based monitoring stations. Although two exceedences were reported in 2003, they do not constitute violations and do not jeopardize the attainment status. The county is however designated as a "non-attainment" area for the California PM10 (fine particulate matter) standard. There are no air quality monitoring

stations in the North Coast Planning Area. Ozone and PM10 levels recorded at the Atascadero, Morro Bay and Paso Robles stations are shown in Tables 3-2 and 3-3.

Ozone air quality appears to be improving countywide over the past ten years, which suggests that ongoing industrial and vehicular pollution controls are accomplishing their intended goals. Ozone, the primary constituent of smog, is formed in the atmosphere through complex photochemical reactions involving reactive organic gases (ROG) and oxides of nitrogen (NOx) in the presence of sunlight. Short-term exposure to higher concentrations of ozone can cause or contribute to a variety of respiratory ailments, while long-term exposure to lower concentrations may result in permanent lung damage. In San Luis Obispo County, the primary sources of ROG are motor vehicles, organic solvents, the petroleum industry, and pesticides. The primary sources of NOx are motor vehicles and fuel combustion by utilities, the petroleum industry, and other sources.

PM10 is fine particulate matter ten microns or less in diameter, and consists of many different types of particles which vary in their chemical activity and potential toxicity. It can be emitted directly to the air by man-made and natural sources, or be formed in the atmosphere as a by-product of complex reactions between gaseous pollutants. PM10 is particularly important from a health standpoint due to its ability to bypass the body's air filtering system, traveling deep into the lungs where it can lodge for long periods. Major sources of PM10 in San Luis Obispo County include vehicle travel on paved and unpaved roads, demolition and construction activities, agricultural operations, fires, mineral extraction and wind-blown dust.

State law requires that emissions of nonattainment pollutants and their precursors be reduced by at least 5 percent per year until the standards are attained. The 1991 Clean Air Plan (CAP) for San Luis Obispo County was developed and adopted by the Air Pollution Control District to meet that requirement. The CAP is a comprehensive planning document designed to reduce emissions from traditional industrial and commercial sources, as well as from motor vehicle use.

Motor vehicles account for about 40 percent of the precursor emissions responsible for ozone formation, and 50 percent of direct PM10 emissions. Thus, a major requirement in the CAP is the implementation of transportation control measures and land use planning strategies designed to reduce motor vehicle trips and miles traveled by local residents. All jurisdictions are expected to incorporate applicable strategies in their land use planning and project review process, to ensure that motor vehicle use and emissions resulting from existing and new development are minimized to the maximum extent feasible. As described in the County's Resource Management System, the County will implement applicable transportation and land use planning strategies recommended in the CAP through incorporation of these strategies in the County General Plan, focusing on the land use and circulation elements and updates of those elements for each of the County's planning areas.

E. CAMBRIA: STATUS OF PUBLIC FACILITIES, SERVICES AND RESOURCES

This section discusses in more detail the status of water supply, sewage disposal, fire protection, recreation services, and roads/circulation in the Cambria area. For a discussion of solid waste disposal, drainage, police services, emergency medical services, human services, schools, library services, and air quality in Cambria, please see the relevant sections in Part D: Areawide Status of Public Facilities, Services and Resources.

The Cambria Community Services District (CCSD) operates a water system, sewage treatment plant, and fire department for the community of Cambria. The CCSD also provides street lighting and garbage collection. The CCSD service area extends beyond the Cambria Urban Reserve Line and is shown in Figure 3-3.

Water Supply (RMS)

Domestic water for Cambria is provided by the Cambria Community Services District from wells located along Santa Rosa Creek and San Simeon Creek.

The Cambria Community Services District has permit from the State Water Resources Control Board to withdraw 1,230 acre-feet per calendar year from San Simeon Creek. To protect the creek basin and ensure that withdrawal does not exceed the safe yield, the permit stipulates that only 370 acre-feet may be withdrawn from cessation of streamflow at the Palmer Flats Gaging Station until October 31 each year. Generally, streamflow ceases during June, though it can occur earlier during drought conditions.

In November 1989, the State Water Resources Control Board approved a permit for the District to operate three wells on the Santa Rosa Creek basin and withdraw 518 acre-feet of water per year, with the condition that a maximum of 260 acre-feet be withdrawn from May 1 through October 31 each year. The permit further requires the District to monitor water quality and ground subsidence, and maintain in-stream habitat. The combined dry-season entitlement from both the San Simeon and Santa Rosa Creek basins is 630 acre-feet.

It is not clear whether or under what conditions the CCSD dry-season entitlement of 630 acre-feet may actually be available. It is known that during the droughts of 1975-76 and 1987-91, mandatory conservation was necessary in order that the CCSD could provide its customers with a meager baseline supply. Between 1990 and 1998, Cambria saw the construction of over 500 new dwelling units. Many of these units were built under an off-site retrofit program that required a new unit to provide low water-use plumbing fixtures in existing dwelling units. In theory, each new unit would result in no additional net water use when combined with the savings attributed to the retrofitted units. However, a 1999 evaluation of the retrofit program found it to be less effective than originally assumed. Dry-season water use in the seven-year period from 1992 through 1999 increased by an average of about 2 percent per year. Some of this increase was probably due to a gradual erosion of "drought-consciousness" on the part of local water customers, but some portion is also attributable to the increase in the number of service connections over that period.

The CCSDs conservation efforts have continued to evolve since 1999. In 2003, the production of the CCSD wells totaled 793 acre-feet. This is a 2-percent decrease from 2002 and 3.4-percent less than the CCSD's 1988 total production of 819.5 acre-feet. Further water conservation opportunities such as using non-potable water for outdoor landscaping and irrigation are currently being pursued.

One consequence of building regulations and retrofit programs that require low water-use plumbing fixtures is that a community's ability to respond to a drought becomes somewhat diminished. For example, in a house without low water use fixtures, a reduction in the number of times a toilet is flushed each day saves up to 7 gallons per flush. The same reduction in a house with low-flow fixtures saves only 1.6 gallons per flush. Thus, the more efficiently a

community uses its water on a day-to-day basis, the less flexibility it has to respond to a severe drought. This is certainly true in Cambria, where more efficient water use and a significant number of additional dwelling units combine to raise concerns about the community's ability to respond adequately to droughts.

Thus, the CCSD has an entitlement to a water supply that may be sufficient to support a modest amount of additional development in years when rainfall is average or better, but which may not be adequate to meet even the existing demand in a year when precipitation is much below average. The CCSD is considering construction of a desalination unit with sufficient capacity to provide supplementary water to existing customers and future customers on the CCSD water wait-list during droughts.

The California Coastal Commission adopted an allocation plan which provides that 20 percent of the CCSD's permitted water production capacity be reserved for visitor-serving and commercial uses. This plan identified the maximum number of units the 1,230 acre-feet per year could serve to be a total of 5,250 units (according to coastal development permit 4-28-10). Since that time, it has become evident that the existing water demands of 4,000 units exceed available supplies in light of on-going habitat concerns for San Simeon and Santa Rosa Creeks.

Accordingly, after reviewing reliability conclusions of the CCSD's Water Supply Analysis during a November 15, 2001 meeting, the CCSD Board declared a Water Code 350 emergency and enacted a moratorium for new connections with an exception for certain projects that were already in process. These "pipeline" projects amounted to approximately 202 EDUs at the time of the November 15, 2001 moratorium. In April 2006, it was estimated that approximately 80 EDUs out of the 202 EDUs have been connected.

Water Supply in Dry Years

Cambria's annual dry-season water shortage has long been a cause for concern. Customers of the Cambria Community Services District were under a mandatory conservation program from early in the summer of 1990 until the end of the drought in 1993. The conservation program resulted in reduced consumption of approximately 28 percent compared to 1989. This reduced consumption allowed the community's usage to remain within the limits of its dependable supply. However, if no conservation program had been in effect, consumption might have exceeded the dependable monthly supply.

The 1998 USGS Report provides additional details regarding Cambria's seasonal water shortage. "The water supply for the Cambria area is vulnerable to drought because the ground-water basins provide the only supply of water during the dry season and because ground-water storage capacity is small relative to the demand for water." The USGS report evaluated various drought scenarios as follows:

A. Single Long Dry Season. "If the dry season were exceptionally long and pumping continued unabated, wells could go dry or subsidence or seawater intrusion could occur before recharge begins the following winter. Partly for these reasons, there are (regulatory) limitations on annual and seasonal quantities of municipal pumpage for both basins. The longest dry season on record for San Simeon Creek (269 days in 1977) has an estimated recurrence

interval of about 20 years. The longest dry season on record for Santa Rosa Creek (289 days in 1977) has an estimated recurrence interval of about 52 years.”

B. Single Winter with Incomplete Recharge. “If streamflow is insufficient during winter, ground-water recharge will be incomplete and water levels will not return to the levels of the preceding winter. The consequences become evident toward the end of the succeeding dry season, when upstream wells in the Santa Rosa Creek basin are likely to go dry and subsidence is likely. In the San Simeon Basin, water levels in the CCSD sprayfield are likely to decline below sea level, resulting in seawater intrusion. Many wells are likely to go dry or to experience a decline in yield. Crop losses in the upper part of the valley would be significant. A year with less than the minimum amount of stream discharge necessary to completely recharge the ground-water basin is likely to occur once in 18 years in the Santa Rosa Basin and once in 25 years in the San Simeon Basin. A winter as dry as 1976 or 1977, when basin recharge did appear to be incomplete, is likely to occur once in about 25 to 26 years. Even allowing for uncertainty, the recurrence interval of incomplete recharge is clearly short enough to warrant consideration during water-supply planning.”

C. Successive Winters with Incomplete Recharge. “Given that the consequences of even a single winter with incomplete recharge can be fairly severe, the consequences of two successive winters with incomplete recharge could be devastating. The likelihood of this occurrence would be an important factor in designing water storage facilities. However, the estimated recurrence interval of such an event is about 210 years for Santa Rosa Creek and about 430 years for San Simeon Creek.”

The CCSD spray field operation was changed to a percolation pond system during the early 1990s. The percolation ponds serve to raise water well levels in this area while serving as a hydraulic mound to slow fresh water outflow at the ocean boundary. This operational change also improved the water balance slightly from that shown in the 1998 USGS report by minimizing evaporative loss at the spray field.

The CCSD has developed a three-stage restricted water use plan to deal with these situations. The restricted water use plan includes various methods for achieving the necessary demand reductions, including consumer education by news media and direct mail, and prohibition of wasteful water use practices such as vehicle washing, certain irrigation practices, use of potable water in construction activities, and refilling of swimming pools. Severe demand reductions of 40 percent or more are achieved by water rationing, prohibiting new construction, establishing high rates for water use in excess of allotments, and by imposing severe penalties for violations.

In addition, all new development must participate in an off-site plumbing fixture retrofit program, through which conventional plumbing fixtures are replaced with low-flow fixtures throughout the community.

These periodic seasonal supply problems caused by a combination of limited storage capacity and shortage of rainfall have resulted in a recommendation of RMS Level of Severity III for Cambria’s water supply.

Demand and Additional Supply Alternatives

An aggressive conservation program and plumbing fixture retrofit requirements for new construction have helped to moderate the problem of insufficient water resources by reducing per capita demand. Since 1990, there have been more than 500 additional hookups to the CCSD water system. These homes were constructed with low water use fixtures, and the CCSD's retrofit program has resulted in the installation of similar fixtures in more than 2,500 existing homes. The program has been somewhat less effective than originally envisioned, primarily because it was not designed to reduce the amount of water used to irrigate residential landscapes. Nonetheless, the retrofit program has reduced per capita demand. However, because the program has reduced demand, it has also reduced the likelihood that the community could achieve the same degree of emergency conservation that was possible during the last drought.

In addition, as of October 1999, there were about 130 new residential units in the plan approval and construction process. The occupancy of these units could make it more difficult to achieve the communitywide water savings necessary to endure a prolonged drought.

In 1999 the CCSD undertook several initiatives intended to achieve more efficient use of available water supplies and to evaluate options for increasing supplies in the future. The CCSD board authorized the preparation of a Water Master Plan to project future demand and evaluate various options for increasing supply to meet that demand.

Due to its limited resources, the CCSD embarked on a phased approach towards updating its water master plan. The CCSD has since commissioned several key reports and related work efforts as part of its phased Water Master Plan approach.

The following summarizes key water master planning studies and reports that the CCSD has commissioned to improve upon its water system

Phase 1 - Land Use and Buildout Analysis. The District completed an extensive base mapping effort in order to obtain an accurate map of its service area. The base mapping effort consisted of completing an aerial survey, post-flight processing of the aerials to convert images into digital-orthogonally corrected images and digitization of key map features into a geographic information system (GIS). After the GIS information was gathered, the CCSD developed a model to assess the likely and non-likely buildable vacant lots for use in a subsequent build-out reduction plan. The GIS information developed under phase 1 is currently being expanded upon and used as part of the District's on-going build-out reduction plan.

Phase 2 - Water Supply Availability Analysis. The Phase 2 work of the Water Master Plan update is summarized in a report entitled "Baseline Water Supply Analysis," December 8, 2000, prepared by Kennedy/Jenks Consultants. This work included an assessment of the District's existing water supply, an analysis of aquifer hydrology, the development of a water supply and demand model, and recommendations for water shortage emergency criteria. The supply and demand findings from this work effort were subsequently used during completion of phase 3 and 4 of the water master plan. For example, the baseline report included a statistical analysis that found at least 93 percent of the time, groundwater levels at the start of the dry season will be at elevation 15.2 feet or higher in San Simeon well field (a conservatively low elevation for the start of the dry season.) From the hydrologic model, elevation 15.2 also corresponded with a total dry season capacity of approximately 286 acre-feet at the CCSD's San Simeon aquifer well field. In developing sizing recommendations for a supplemental water

supply, the subsequent Phase 4 report uses a dry season capacity of 286 acre-feet from the San Simeon aquifer and zero acre-feet from the Santa Rosa aquifer. These are conservatively low aquifer capacities when compared to the CCSD's permitted dry season capacity of 370 acre-feet from the San Simeon aquifer and 260 acre-feet from the Santa Rosa aquifer. However, the use of a conservatively low capacity value provides assurances that any new water supply will be adequately sized and less vulnerable to drought conditions as well as other unforeseen circumstances that could impact the existing supply.

Phase 3 - Potable and Recycled Water Distribution System Analysis. The Phase 3 work of the water master plan was split into two reports: one of the potable water distribution system; and one on a proposed recycled water distribution system. The potable water distribution system analysis focused on system improvements to improve fire fighting capabilities that are described in a report entitled: "Final Task 3 Report: Potable Water Distribution System Analysis," dated July 2004. This report analyzed fire flow criteria that were approximately 250 to 350 percent higher than the current system capacity due to concerns over multiple fires from the high fuel loads and close proximity to adjacent structures in Cambria. Report recommendations resulted in three levels of priorities based on the value of the improvements towards improving fire-fighting capabilities. The highest priority level 1 recommendations have been incorporated into the CCSD's capital improvement program and are in various stages of completion. For example, construction of a new distribution main across the west ranch area is completing construction. Replacement of the Pine Knolls storage tanks is currently underway. Because of the concern for public safety, the potable water distribution system analysis report was the first of the phased water master plan reports to be started. Therefore, this report also contains discussion on projected demands and multiple buildout scenarios. The four buildout projections are further described within the potable water distribution analysis report.

The second Phase 3 report consisted of a recycled water distribution report that analyzed the reuse of highly treated wastewater effluent for landscape irrigation. Main candidate sites for recycled water use included the elementary and middle schools, future park site, and larger commercial landscaped areas.

Phase 4 - Assessment of Long-term Supply Alternatives. The Phase 4 assessment of long-term supply alternatives reviewed all the various supply alternatives developed by the CCSD over a period of approximately 20 years. Two levels of screening were developed based on tangible and intangible factors. In addition, sizing recommendations considered four levels of unit demand for residential customers for improved "quality of life" allowances to provide current and future customers a level of relief from existing water shortage restrictions. The increases in residential demands considered were 10, 20 30 and 50 percent above the existing consumption level of 0.161 acre-feet per residential connection identified in the Phase 2 Report. The total estimated supply requirement also allowed for the existing Coastal Commission permit requirement of at least 20 percent of the CCSD's supply being available for visitor serving and commercial services.

The Phase 4 report recommendations included increased conservation efforts, the use of recycled water for landscaping and seawater desalination. Summary tables presented within the report allow some flexibility in determining the size of a desalination facility based on desired buildout capacity and increase in unit consumption above the current baseline consumption above the current baseline consumption rate. For example, a buildout scenario limited to 4,650

existing and future dwelling units with a 50 percent increase in residential demand, requires a desalination system capacity of about 602 acre-feet during the dry season. These are the same conditions the CCSD Board directed staff to pursue during a July 24, 2003 meeting.

Program-Level Environmental Impact Report. The CCSD has commissioned RBF Consulting to complete a program-level EIR for its Water Master Plan. A public scoping session was held on July 15, 2004. RBF is also developing a detailed build-out reduction plan for Cambria. The CCSD's intent is to incorporate recommendations from the buildout reduction plan into the program level EIR as mitigations to offset the growth-inducing impacts of a new water supply.

2. Sewage Disposal (RMS)

Sewage disposal service is provided for Cambria by the Cambria Community Services District. Sewer lines are constructed for the existing subdivided area, but due to limitations of the existing wastewater disposal facilities and the need for increased plant capacity, major improvements were completed in 1995. Sewage disposal service is provided throughout the entire District, except for some large parcels, primarily in the Leimert subdivision.

In 1995, improvements were completed that increased the existing sewer plant capacity to one million gallons per day. The current dry weather flow average is between 650,000 and 700,000. The wastewater disposal process entails pumping effluent to a reservoir pond and then into four percolator ponds located near San Simeon Creek where it percolates into the ground water basin below. Discharge into the basin also serves as a "water dam" to prevent seawater intrusion into existing drinking water wells. Reuse of wastewater for non-potable uses is limited to withdrawals from an extraction well located in the middle of the effluent field.

There are no current deficiencies or capacities problems to note for the wastewater system. Ample capacity exists and preliminary calculations indicate that up to 6,150 connections may be provided prior to exceeding capacity.

Current and future issues for wastewater include removal of nitrates to meet California requirements. Currently, the biosolids are hauled in liquid form (approximately 2%) to Kern County for disposal. The District will be required to dewater its biosolids at the treatment plant to lower disposal costs. In the future, the District may further treat the dewatered biosolids to produce a "Class A" exceptional quality product that allows for local land disposal and reclamation as a soil amendment.

Other noted considerations include modifications to an existing lift station within a flood zone as well as responding to additional water quality regulations that are continuing to be set forth by the State. The addition of advanced treatment processes at the wastewater plant for the production of recycled water is also described in a Task 3 water master plan report. These facilities may include additional filtration, advanced oxidation and disinfection.

3. Traffic and Circulation (RMS)

Both residents and tourists contribute to traffic in the Cambria area. While Highway One divides the community, it carries mostly tourist traffic in the summer months, while also providing west side residents with a second access to downtown.

In the summer months, tourist traffic increases substantially on Main Street, Burton Drive, and Moonstone Beach Drive. Both Burton Drive and Main Street are at capacity year round.

Construction of the Main Street Enhancement Plan began in 2000. Implementation of this Plan will help to ease congestion. The North Coast Circulation Study calls for Main Street to be improved to three lanes, and construction began in 2000. Transportation Management Measures may also be employed to accommodate the growing level of traffic anticipated by this Plan. Resident traffic will increase with the moderate increase in new homes and gradually declining housing vacancy rates. Visitor traffic will increase due to statewide growth.

Traffic and circulation issues are discussed in greater detail in Chapter 5: Circulation.

4. Fire Protection

Fire protection service in Cambria is provided by the Cambria Community Services District (CCSD) Fire Department. The headquarters station is located on Burton Drive and is manned seven days a week, 24 hours a day. The CCSD has an automatic aid agreement with CDF/County Fire. All emergency calls originating in Cambria are responded to by both the Cambria fire protection and CDF/County Fire. As part of the automatic aid agreement, the Cambria Fire Department also responds to emergency calls in the County areas outside the CCSD.

Although there has been no large-scale fire in Cambria since the 1800's, several contributing factors confirm that a high fire danger exists throughout the community. When considering the fire environment, fire fighters and experts recognize four components that are clearly applicable to Cambria: weather, topography, fuel and the human factor. These components affect the likelihood of a fire starting, the speed and direction at which a wildfire will travel, the intensity at which a wildfire burns and ability to control and extinguish a wildfire.

The conditions in the community and nature of the north coast area will continue to present challenges for the fire department. The Cambria Fire Department relies significantly upon the County's General Fund for funding.

5. Recreation Services

Parks and recreation facilities are provided by the county and by the CCSD. In 2003, the CCSD formed a Parks and Recreation Department to develop, manage, and maintain the District's parks, recreation, and open space amenities and facilities. The Parks, Recreation, and Open Space Commission (PROS) is a board-appointed advisory group reporting to the CCSD Board of Directors. Green Space, a Cambria land conservancy, has also been active in the creation, acquisition and maintenance of neighborhood parks in the Cambria Community Services District.

The County's Parks and Recreation Master Plan, adopted in 1988, contains recommended standards for the park acreage in relation to the size of the population. Standards for regional

parks dictate that such parks should be within a one-hour drive from urban areas, approximately 200+ acres in size and will serve both residents and visitors (see Table 3-4). Cambria does not currently meet this standard. The San Luis Obispo County parks and Recreation Element proposes creation of a Cambria Regional park of approximately 200 acres to be located in the North Coast Area.

There are currently two County parks within the Cambria CSD. Lampton Cliffs Park is a 2.2 acre neighborhood park with trails and coastal access. Shamel Park is a 6-acre County community park located on Windsor Boulevard. Shamel park provides picnic areas, play equipment, a swimming pool and coastal access. There are also developed coastal access ways at Wedgewood Street and Harvey Street. Green Space, The Cambria Land Trust, owns 11 pocket parks in Cambria as well as Strawberry Canyon, a 16.0-acre open space area, and the Center Street 1.6-acre open area.

In November 2000, the CCSD took title to the more than 400-acre Fiscalini Ranch with the intention of using the ranch for public recreation and open space. The Parks and Recreation Department is currently facilitating the development of a community "active recreation" park on the East Ranch. The community park could include a community center in addition to other sports and recreation facilities. The CCSD also owns the majority of retired lots in the Fern Canyon Area of Lodge Hill. Acquisition of the remaining lots in Fern Canyon and development of a trail through this area could provide an important link to Cambria's growing trail system.

Regional Parks. The Master Plan estimated that the county as a whole, including the North Coast Planning Area, met the standard for regional facilities. However, because the standards recommend that a regional park be no further than one hour from the users, Cambria does not meet the standard. Current estimates indicate that a regional park is needed in the north coast.

Neighborhood and Community Parks. Tabulation of existing neighborhood and community park acreage, including 50 percent credit for school playgrounds, indicates that Cambria's 1999 supply of park acreage is approximately 85 percent of the recommended standard. Recreation acreage in Cambria is summarized in Table 3-5.

SAN SIMEON ACRES: STATUS OF PUBLIC FACILITIES, SERVICES AND RESOURCES

The San Simeon Community Services District (SSCSD) operates a water system and sewage treatment plant for the community of San Simeon Acres. The SSCSD also provides road maintenance, street lighting and fire protection. The District's service area is shown in Figure 3-4.

Water Supply (RMS)

The existing supply of water for San Simeon Acres is provided from two SSCSD wells along Pico Creek. The existing permit from the County Health Department allows a total withdrawal of 140 acre-feet per year from these wells. The safe yield of the Pico Creek groundwater basin is estimated to be about 120 to 130 acre-feet per year. The 1998-99 withdrawal by the SSCSD was approximately 107 acre-feet. This water is fully consumed: none of the wastewater is returned to the groundwater basin. In addition, the Hearst Corporation withdraws about 16 acre-feet per year from the Pico Creek basin for the watering of livestock.

San Simeon Acres had an adequate water supply through 1985. In January 1986, a moratorium was placed on new construction or remodeling which required additional water/sewer hook-ups. In August 1988, outdoor water usage was restricted and in December 1988, it was prohibited. In May 1989, a program was initiated which mandated that all bathrooms be retrofitted with positive shut-off ultra low flush toilets. These were supplied by the District. Also, beginning in June 1989, many establishments began purchasing irrigation water from outside sources. The low flush toilet program has reduced water use by about 30 percent.

Total production capability of the District's wells is over 500 acre-feet per year. During periods of below-average rainfall, the capacity of storage facilities and peak periods of use must be monitored to insure a continuous water supply.

Because of the large number of second homes and resulting high vacancy rates, the actual permanent population of San Simeon Acres is difficult to estimate. According to the U.S. census, the 1990 permanent population was 128 people. More recent estimates place the number of permanent residents at about 250. Residential water demand is estimated to be approximately 120 gallons per capita per day (gpcd), 30 gallons lower than the 150 gallon estimate contained in the 1986 Master Water Plan Update. The difference results from permanent conservation measures implemented by the SSCSD. Water use attributable to the community's motel rooms, restaurants, and other commercial facilities fluctuates with the seasons. Estimates of unrestricted use are based on an average year-round motel room occupancy rate of 50 percent and a consumption rate of 100 gallons per room per day.

The theoretical buildout of San Simeon Acres, based on the maximum densities allowed by the residential land use provisions in the Land Use Element, is 1,229 people. This assumes that public service constraints can be resolved, and the resource protection requirements of the LCP can be met by such development. The necessary water supply to support this population would be 160 acre-feet per year. Total build-out of both visitor-serving uses and residential growth will consequently create a substantial deficit over the allowed withdrawal of 140 acre-feet per year and the safe yield of 130 acre-feet per year. This safe-yield estimate is based on the preliminary studies undertaken by the Department of Water Resources in the 1950's. Given the preliminary nature of these studies, their age, and the fact that effects on habitat were not considered, the resulting safe-yield must be viewed with caution and cannot be relied on for planning purposes. Projected water demand, based on the hypothetical buildout scenario described above, is shown in Figure 3-5.

Several long-term projects have been considered for increasing the community's water supply, including a subsurface barrier at Pico Creek, a wastewater reclamation project, participation in the Nacimiento water project, and participation with the Cambria CSD in a desalination plant.

2. Sewage Disposal (RMS)

The San Simeon Acres Community Services District provides sewer service in this area. The wastewater treatment facility has a capacity of 200,000 gallons per day. An ocean outfall line is used for disposal. One-fourth of the capacity (50,000 GPD) has been purchased by the state to serve the Hearst San Simeon State Historical Monument. In 1989, the plant was operating at 98 percent of its capacity. By 1992, in response to the toilet replacement program and water use restrictions, average dry-weather flow had dropped to 44 percent of capacity. During the June-

October dry season, which coincides with the peak tourism season, average daily flows were 88,000 gallons for both 1993 and 1994. During 2002-2003, the average daily flow was estimated at 84,000 gallons per day. It is estimated that about 35 percent of the flow is contributed by San Simeon Acres permanent and seasonal population, 49 percent by motels and businesses patronized by tourists, and 16 percent by Hearst Castle.

Based on the potential increase in residential units and tourist facilities and a corresponding increase in sewage flow from the Hearst Castle Visitors' Center, it is estimated that average dry-weather flow at the maximum hypothetical buildout allowed by the land use designations would equal or exceed the current capacity of the treatment plant. An increase in the rate of flow per capita or per motel room could result in peak flows 25 percent higher than the plant's capacity.

To handle the peak flows that would result from the maximum hypothetical buildout under this Plan, expansion of the existing plant, or constructing a new plant at a different location, will be necessary. With modifications and upgrades, it has been estimated that the current system could handle 400,000 gpd. The hypothetical buildout flow could be accommodated by a plant of this size. However, the location of the existing treatment plant is threatened by coastal erosion, and alternative locations for the plant must therefore be pursued. Final sizing of plant expansion or replacement plant should be limited to that needed to serve San Simeon Acres, Hearst Castle, and Department of Parks and Recreation staging area facilities. In addition, beneficial use of treated effluent should be considered rather than continuing use of the ocean outfall line. Projected sewage flow associated with the hypothetical maximum density of development allowed by the San Simeon Acres land use designations is indicated in Figure 3-6.

G. PLANNING AREA SERVICE PROGRAMS

"Programs" are nonmandatory actions or policies recommended to achieve community or areawide goals and objectives identified in this Area Plan. The implementation of each program is the responsibility of the community, through the County or other public agency identified in the program itself. Because programs (some of which include special studies) are recommended actions rather than mandatory requirements, implementation of any program by the County will be based on consideration of community needs and substantial community support for the program and its related cost.

The following public service programs for the North Coast Planning Area are grouped under general headings identifying the service they each address.

Areawide Programs

Police Service

1. Cambria Substation. The County should consider future location of a Sheriff's substation in Cambria to provide shorter emergency response times to the community and north coast area.

Water Supply

2. Overall Water Supply. The Community Services Districts should continue to look for new water sources sufficient for, but not exceeding, the growth anticipated by the Local Coastal Plan or the environmentally sustainable yield of the area water sources. Efforts should be made to monitor and verify the reliability of estimates of water savings from retrofit programs and other

conservation measures, to improve the effectiveness of existing programs, and to initiate new programs to achieve greater efficiency in the use of limited water resources. Consideration should be given to such programs as site-specific collection of rainwater for later use in landscape irrigation, system-wide water reclamation and distribution, rate structure and billing systems designed to encourage conservation, and enhanced leak detection and repair programs.

3. Establish Watershed/Basin Management Programs. Establish Coordinated Resource Management Programs (CRMP) to promote watershed management, including resource identification and water quality monitoring, and to address competing rural and urban uses in the North Coast groundwater basin.

4. Hearst Ranch. More detailed studies of the groundwater basins on Hearst Ranch are being initiated to determine safe yields to serve proposed tourist recreation developments. Continuous monitoring of extractions to determine impacts on fish and wildlife is planned.

Sewage Disposal

5. Water Recycling - Restored Wetlands and Park Irrigation Use. The Community Service Districts should work with property owners, public agencies, and developers in the Cambria/San Simeon Acres areas to explore possibilities for using treated wastewater from sewage treatment plants.

6. Sewage Sludge Disposal. The Community Services Districts need to identify long-term sites for disposal of sewage sludge. Additional coordination, environmental study, and permits may be required.

Solid Waste Disposal

7. Provision of Services. The County should work with CalTrans and the State Department of Parks and Recreation to allocate responsibilities for organized trash collection and disposal service for road turn-outs along Highway One and other shoreline roads.

8. Community Recycling Programs. The County should work with the Community Service Districts to establish and maintain an areawide recycling program.

9. Regional Greenwaste and Composting Facility. The County should work with the community, Community Service Districts, and property owners to establish a facility to accept and recycle greenwaste from the area. The facility should provide a place for wood waste and other trimmings. In addition, the facility should help contain pine pitch canker spread from material currently being hauled to other areas, or disposed of improperly.

Cambria Programs

10. Cambria Community Services District Boundaries. The County and CCSD should coordinate with the Local Agency Formation Commission during the Sphere of Influence Update to analyze the feasibility of making the Service Area and Sphere of Influence of the District co-terminus with the URL.

11. Water Master Plan for Cambria. The Cambria Community Services District should avoid issuing intent to serve letters for new development which relies on additional water supplied by San Simeon or Santa Rosa Creeks until the following tasks have been completed:

A. In-stream flow management study. An in-stream flow management study for Santa Rosa and San Simeon Creek should be conducted. The study should identify a sustainable amount of withdrawals for new development that may be accommodated which will not adversely affect riparian and wetland habitat or agricultural activities.

B. Water management strategy. A water management strategy, which includes water conservation, reuse of wastewater, alternative water supply (e.g., desalinization), and potential off-stream impoundments should be completed. The amount of new development should be limited to that which can be supported by the implementation of the strategy.

C. Small lot reduction ballot measure. The County and CCSD should cooperate to place a small lot reduction ballot measure before the Cambria electorate.

12. Service Needs/Deficiencies Study. The County should work with the CCSD and other appropriate entities to formulate programs to address needs and deficiencies related to drainage, police services, fire protection, emergency medical, and recreation services.

13. Fern Canyon Recreation Improvements. The County should work with the CCSD, willing land-owners, and other appropriate entities to help the CCSD acquire or obtain access easements through the remaining lots in Fern Canyon for development of public access trails that link to the open space trail system.

CHAPTER 4: LAND USE



This chapter addresses land use issues affecting the North Coast planning area. The chapter is divided into three sections: rural, urban and village areas. The "rural" portion of the text discusses the area outside of urban and village reserve lines; the "urban" portion discusses the Cambria area within the urban reserve line; and the "village" portion discusses land within the San Simeon Acres village reserve line.

The LUE official maps separate the planning area into land use categories, which define regulations for land uses, density and intensity of use. Land use "programs" at the end of this chapter recommend actions by the county or other public agencies. Chapter 7 contains development standards related to the land use categories to assist in guiding planning area development. Standards define actions required for new development to achieve consistency with the general plan.

Table 4-1 summarizes the acreage for each land use category in the planning area.

**Table 4-1
Land Use Acreage - North Coast Planning Area**

Land Use Category	San Simeon Acres	Cambria	Rural North Coast	Total Study Area
Agriculture	-	39.78	99,037.35	99,077.35
Rural Lands	-	-	3,338.51	3,338.51
Recreation	-	41.88	1,750.21	1,792.09
Open Space	-	515.02	-	515.02
Residential Rural	-	-	-	0.00
Residential Suburban	-	57.54	-	57.54
Residential Single-Family	-	893.99	-	893.99
Residential Multi-Family	39.21	70.73	-	109.94
Office & Professional	-	13.05	-	13.05
Commercial Retail	41.81	64.61	36.70	143.12
Commercial Service	-	21.81	-	21.81
Industrial	-	-	-	0.00
Public Facilities	.73	72.06	44.19	116.98
TOTAL (NET) ACRES	81.75	1,790.47	104,207.18	106,079.40
TOTAL ACRES	114	2,350.94	105,679.42	108,144.36

Notes:

1. Net acres reflect areas within individual property ownerships. Is used to compute absorption capacity and buildout.
2. Total acres are net areas plus areas within road rights of way, and beach areas along the bay or ocean. Difference between gross/net is: (32.25 ac SAN SIMEON), (560.47 ac CAMBRIA), and (2,078.48 ac RURAL AREA).

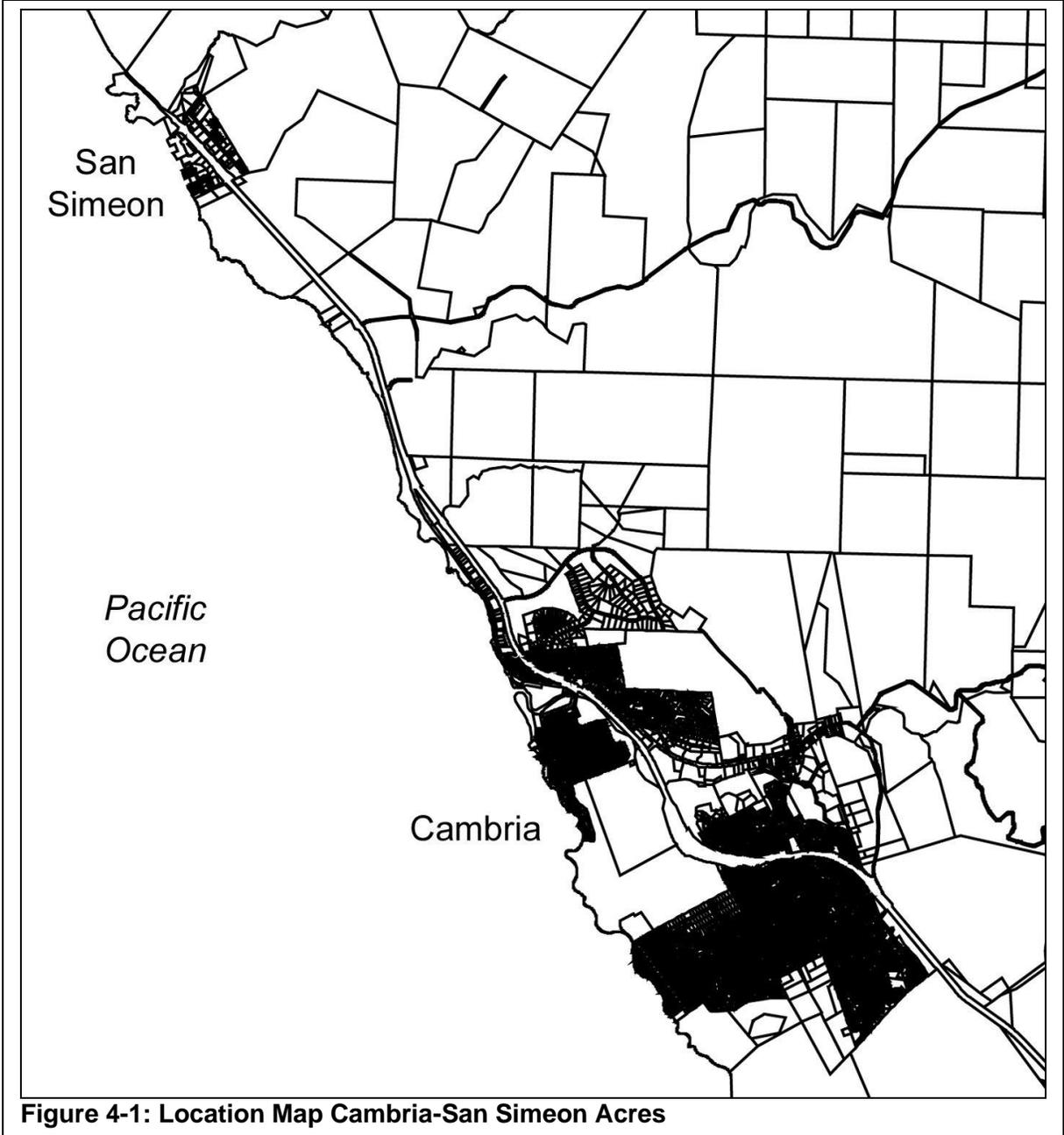


Figure 4-1: Location Map Cambria-San Simeon Acres

A. RURAL AREA LAND USE

The rural area includes all those lands outside the Cambria urban reserve line and the San Simeon Acres village reserve line. Topography is varied, including flat and gently rolling shoreline terraces, narrow coastal valleys, rolling coastal hills, and steep rolling and steep slopes of the Santa Lucia Range. Historical interest in the area included whaling, ranching, dairy farming, mining, and shipping.

The rural area occupies 165,300 acres (258 square miles). Most land outside the urban and village areas is in agriculture, with steeper terrain in the northern and eastern portions of the planning area designated Rural Lands.

The major land holding in the North Coast planning area is the Hearst Ranch, which encompasses 77,000 acres north of Pico Creek. The Hearst Corporation proposes development of five separate coastal areas for resort recreation and limited residential uses. These areas will be subject to an overall plan as well as detailed development plans for the individual sites. Land uses designated for these areas on the land use map and described separately in the text are based on generalized concept plans and may be subject to changes in configuration during the development plan process.

Agriculture

The vast majority of the North Coast planning area is designated Agriculture. Most of the area south of Hearst Ranch is in agricultural preserves and subject to land conservation contracts. The continued viability of agriculture is essential to the north coast planning area and the county as a whole.

Most of the area is used for cattle grazing because of predominant rolling to steep slopes. The open slopes and higher rainfall of the north coast make it one of the best dry-land range areas of the county. Most crops grown in the limited valleys including Villa Creek, Green Valley, Santa Rosa Creek, and San Simeon Creek, are used as supplementary cattle feed. The most typical uses are oat hay and irrigated pasture. Although the coastal lowlands contain good soils, cropland uses are limited by water availability and extensive wind and fog. Protected valleys, however, can provide small scale development of intensive agricultural uses such as avocado orchards, berries, and other fruits.

The major agricultural land holding in the North Coast planning area is the Hearst Ranch. This ranch encompasses over 118,000 acres of which 77,000 acres is located within San Luis Obispo County. Three Spanish land grants in the early 1840's were the basis for acquisition of the ranch property including Rancho Piedra Blanca, Rancho San Simeon and Rancho Santa Rosa. The agricultural use is a cow-calf operation.

The ranch encompasses a wide range of topography and habitats. The plan indicates that over 98% of the ranch will remain in agricultural use, with only isolated pockets of resort development for tourist use of the coastal area. Areas shown for such development are those that may be developed within the next 15 years.

Rural Lands

Areas identified as rural lands within the North Coast planning area are primarily those of steeper terrain with dense vegetation or rocky outcroppings. This includes much of the eastern extremes of the planning area that lie in the steepest portions of the Santa Lucia Range. These areas are generally in smaller ownerships amid large ranch holdings and mainly used for minimal grazing.

Another rural lands area is the northwestern corner of the planning area where steep terrain rises directly from the ocean terrace. Similar terrain can be found on much of the Hearst Ranch property, but size of the overall ownership permits continued agricultural operations on the total ranch holdings.

A third area of rural lands is designated north and east of the urban reserve line for Cambria. This area is a continuation of the Monterey pine forest found within the community. Rural homesites provide an alternative to the small substandard lot development in existing areas and will minimize impacts of the terrain and natural vegetation. This area should be encouraged to develop under a cluster concept with the units located immediately adjacent to the existing residential areas. Density transfer will insure that the large forested area will remain in its natural state.

Recreation

The North Coast planning area is identified as a major recreation corridor in both the county and state. Heaviest use is found during the summer months; however, increased year-round tourist activity is becoming evident.

The demand for tourist recreation use is not presently being adequately met. The major overcrowding of the day use and overnight facilities at San Simeon and overnight parking where Highway 1 closely follows the shoreline indicate the need for additional campground facilities. Additional facilities are planned on Hearst Ranch, including both campgrounds and resort lodge centers, but the number of sites are limited to protect coastline resources. All the undeveloped shoreline of the planning area is classified as Sensitive Resource Area in the combining designations to ensure review of all proposed projects. Areas of unique environmental interest should be preserved in their natural state with managed public access and recreation use limited to nature trails with interpretive signs.

Existing Uses

The major tourist attraction in the North Coast planning area is the Hearst San Simeon State Historical Monument. The California State Department of Parks and Recreation conducts tours of Hearst Castle with the total number of visitors exceeding 950,000 per year. Plans for major improvements to the visitor staging area are being developed and will include expanded parking, interpretive centers, covered tour vehicle boarding areas, and improved food services.

Day use recreational facilities are available at the W.R. Hearst State Beach and pier at San Simeon. Expansion should include a boat launching ramp and parking developed in conjunction with the restoration of Old San Simeon Village.

Day use and overnight facilities are available at San Simeon State Beach located along San Simeon Creek. Presently, there are 134 permanent spaces and 180 undeveloped spaces used in peak periods. This campground is very heavily used in the summer months, and expansion to handle the overflow of campers should be given highest priority. The General Development Plan for this park facility includes renovation of the existing campground, addition of 225 sites to be provided in several phases, additional day-use parking, group camping and day-use facility, pedestrian trails, tree planting and erosion control measures. It is hoped this will change this state park from an enroute campground to a destination point.

The California State Department of Park and Recreation owns the immediate ocean frontage throughout much of Cambria along Moonstone Beach, at Santa Rosa Creek and seaward of Park Hill. Day use facilities are available at Leffingwell Creek and Santa Rosa Creek.

A small area with a motel, restaurant, and gas station is located along the shoreline 1-1/2 miles north of Piedras Blancas Point. The Recreation land use category could allow for expansion of tourist-recreation facilities. Because of the open exposed shoreline location, however, further development needs to be carefully considered in the development plan review process.

Another small area of existing tourist-serving facilities is Ragged Point Inn, located 1-1/2 miles north of Ragged Point. Existing facilities include a motel, restaurant, and gas station. Improvements have proceeded in accordance with an adopted development plan which provides for expansion and upgrading of motel units, restaurant, employee living quarters, grocery store, and laundromat.

Exotic Gardens is a local tourist attraction noted for its nursery and gardens specializing in succulent plants. The three acre site is located on the east side of Highway 1 near the north entrance of Moonstone Beach Drive.

Proposed Hearst Ranch Development - Hearst Ranch is the major agricultural holding in the North Coast planning area. The ranch encompasses over 118,000 acres, of which 77,000 acres are located within San Luis Obispo County. The Land Use Element identifies that over 98% of the ranch will remain in agricultural use, while the remainder will be small dispersed areas for tourist resort development to serve visitors to the central coast.

The land use designations for the Hearst Ranch are based on extensive studies by the Hearst Corporation and represent development of the ranch to be instituted on a phased basis over the period reaching to 1995. In contemplation of the time that the present plan is fulfilled, a master plan was prepared for the entire holdings representing the long range development plan. This second phase of development will be considered at the end of the 15-year period assuming environmental and economic concerns will permit such development. This would require an amendment to the Land Use Element and the Local Coastal Plan.

Two sites on the ranch are identified for visitor-serving recreation facilities. Two other sites, the Hearst Castle staging area and the San Simeon Village area, are identified for intensive visitor-serving commercial centers. Each of these sites is still in the conceptual planning stages, and the precise extent and layout of facilities will be determined through the development plan process.

Pine Resort Area - This area north of Pico Creek would be developed as with a resort-motel of approximately 250 units with ancillary services including restaurant, cocktail lounge, convention/meeting hall, and recreation amenities such as horseback riding, swimming, and tennis. In addition, the plan calls for the inclusion of low cost campsites or a youth hostel for visitors to the north coast and the provision of employee housing/longer-term rentals on the adjoining Junge Ranch.

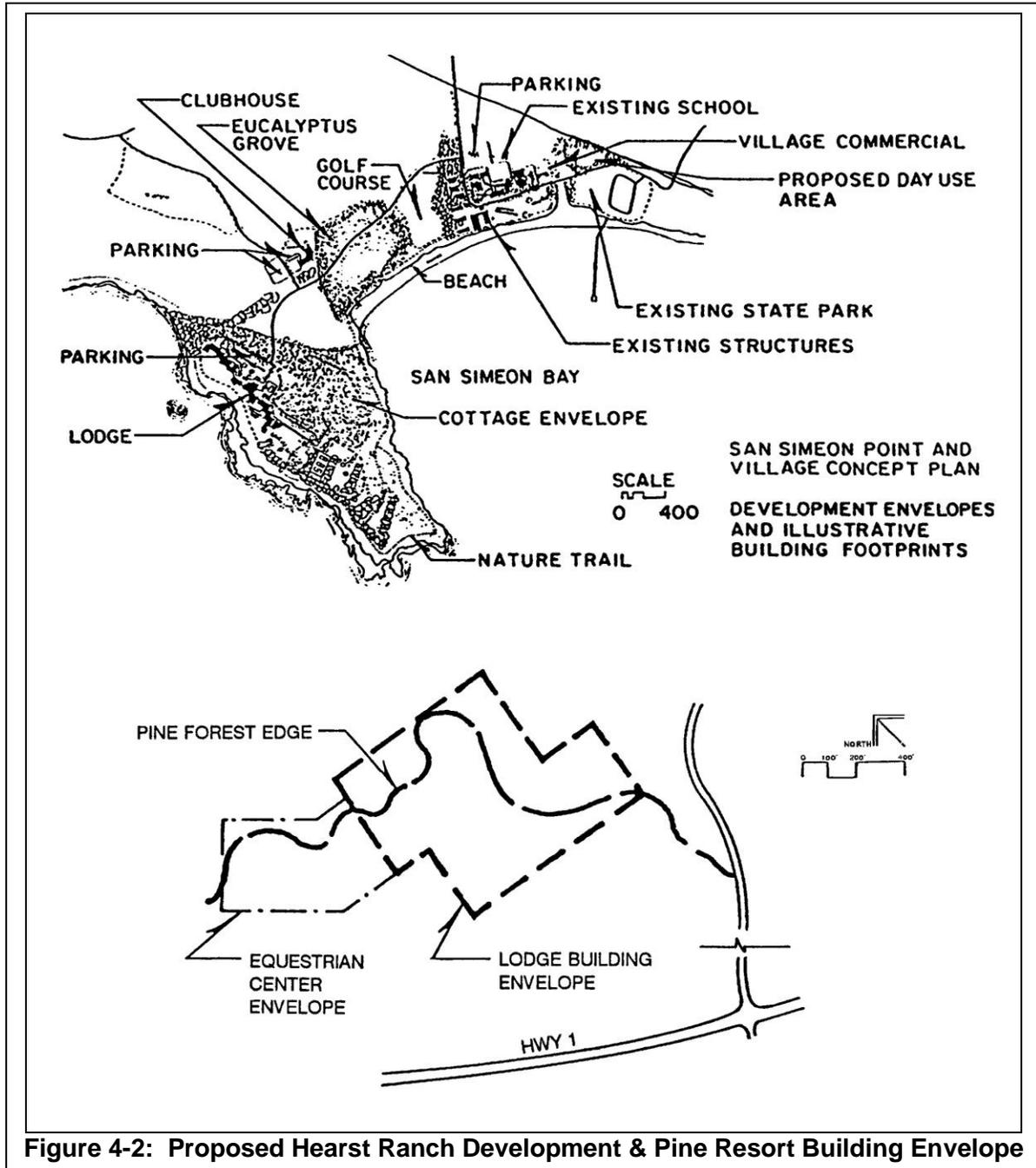


Figure 4-2: Proposed Hearst Ranch Development & Pine Resort Building Envelope

San Simeon Area - The area west and north of San Simeon Village is proposed as the principal Hearst Ranch tourist recreation complex. Facilities would include a resort lodge of approximately 250 rooms, restaurant, cocktail lounge, convention/meeting facilities, tourist cottages, golf course, swimming pool, and tennis courts. A schematic layout of these facilities identifies general areas and their potential use. Two separate centers of development are proposed for this area: a commercial retail visitor-serving development at the existing San Simeon Village, and a variety of visitor-serving facilities at San Simeon Point. The southerly portion of San Simeon Point would be retained in its natural state with trails for controlled public access and enjoyment of the picturesque Monterey pine and cypress groves, tilted rock formations, and scenic views of the coast line. The lodge would blend in with the landscape in the northerly half of the point. The proposed golf course would occupy the large open area to the north; though the limits of the course and its exact location must yet be determined utilizing the least environmentally damaging and least visible from Highway 1 as criteria. Facilities proposed for the San Simeon area are described below:

Two commercial visitor-serving commercial areas are identified. These are located adjacent to the Hearst Castle staging area and San Simeon Village. An area of approximately 10 acres is identified adjacent to the staging area for a 150 unit motel and specialty retail businesses including eating establishments, jewelry, cameras and art galleries. Additional visitor-serving uses could include picnic areas and interpretive tours.

The second visitor-serving commercial center encompasses Old San Simeon Village. The Sebastian Store is the only existing commercial use. It is a small general store of historical significance which attracts tourists and provides food and supplies. The small store is surrounded by Hearst Corporation property, including historic buildings associated with the development of Hearst Castle. These existing structures of historic value shall be retained or renovated and new structures built to develop the overall character of a historic village. The area would encompass approximately three acres. Appropriate uses to serve the coastal visitor would include restaurants, specialty retail shops, museums, art galleries, and marine and boating goods.

In addition to visitor-serving uses proposed for the Hearst Ranch, an area has been identified for development of a recreation vehicle park north of San Simeon State Beach. Site specific design will be reviewed in the development plan.

Commercial Retail

Three small areas of existing commercial uses oriented to the traveling public are situated outside the Cambria urban area and the San Simeon Acres village area. These are Harmony, Hearst Castle Staging Area, and Old San Simeon Village. In addition to these existing uses are proposals by Hearst Corporation to expand tourist-commercial facilities adjacent to the Hearst Castle staging area and at San Simeon.

The most southerly development is located at Harmony. Once the site of the Harmony Valley Creamery Association, the creamery and several surrounding buildings were purchased in 1970 and developed as a handmade crafts center with a restaurant and gift shops. The old post office has remained to serve the surrounding rural areas. Continued development of tourist shops and attractions is anticipated.

The State Department of Parks and Recreation staging area for Hearst Castle presently contains minimal facilities for visitors awaiting tours, including a snack bar, gift and souvenir shop, and sheltered waiting areas. Approximately 10 acres is identified adjacent to the staging area for such uses as a motel and specialty retail businesses including eating establishments, jewelry, cameras, and art galleries. Additional visitor-serving uses could include picnic areas, historic areas, and interpretive tours.

The Sebastian Store is the only existing commercial use at Old San Simeon. It is a small general store of historical significance which attracts tourists and provides campers with food and supplies. The tiny store site is surrounded by Hearst Corporation property, including historic buildings associated with the development of Hearst Castle. These existing structures should be renovated and new structures built to develop the overall character of a historic village. The area would encompass approximately three acres. Appropriate uses to serve the coastal visitor would include restaurants, specialty retail shops, museum, art galleries, and marine and boating supplies.

Public Facilities

Specific public uses in the North Coast planning area include: (1) the California Department of Transportation road maintenance facility near the intersection of Highways 1 and 46, (2) the former Cambria Air Force Station, a radar base located south of Cambria, and (3) the Piedra Blancas Lighthouse operated by the U.S. Coast Guard. The Cambria Air Force Station was a substantial facility in terms of the 135 employees who formerly worked there and mostly resided in Cambria. This facility, however, is gradually being phased out. Before this occurs, consideration should be given to possible alternative public use of the base and the government housing facility in Cambria.

B. CAMBRIA URBAN AREA LAND USE

Cambria is an unincorporated community located 20 miles north of Morro Bay and 23 miles south of the Monterey County line. Cambria's outstanding natural environment is its most precious resource, including native forests of Monterey Pine, creek side areas, and a scenic coastline with interesting beaches. The surrounding outlying areas are devoted to agricultural uses, primarily grazing, which contribute to the unique setting of Cambria.

Cambria is located within Rancho Santa Rosa, an original Mexican land grant. The town was established in the late 1860's to accommodate shipping of mining and agricultural products in the central coast region. The hills around the original commercial area were subdivided in the late 1920's into 25-foot lots by the Cambria Development Company, which also installed the original water supply and distribution system. Cambria today is an attractive center for both retired persons and tourists visiting the central coast.

The Urban Reserve Line (URL) of Cambria encompasses approximately 1,800 net acres available for development, and approximately 2,400 gross acres for all uses. The Urban Services Line (USL) indicates the area to which urban services, particularly water and sewer, should be extended when available. The Cambria Urban Area includes the former Fiscalini Ranch (East/West Ranch) area in the central part of the community which is planned for public

recreation, and open space uses following acquisition by nonprofit organizations and agencies in 2000.

The Cambria Urban Area is divided into neighborhoods. These areas, shown in Figure 4-3, are named to provide a convenient aid to location in the text discussion of land uses.

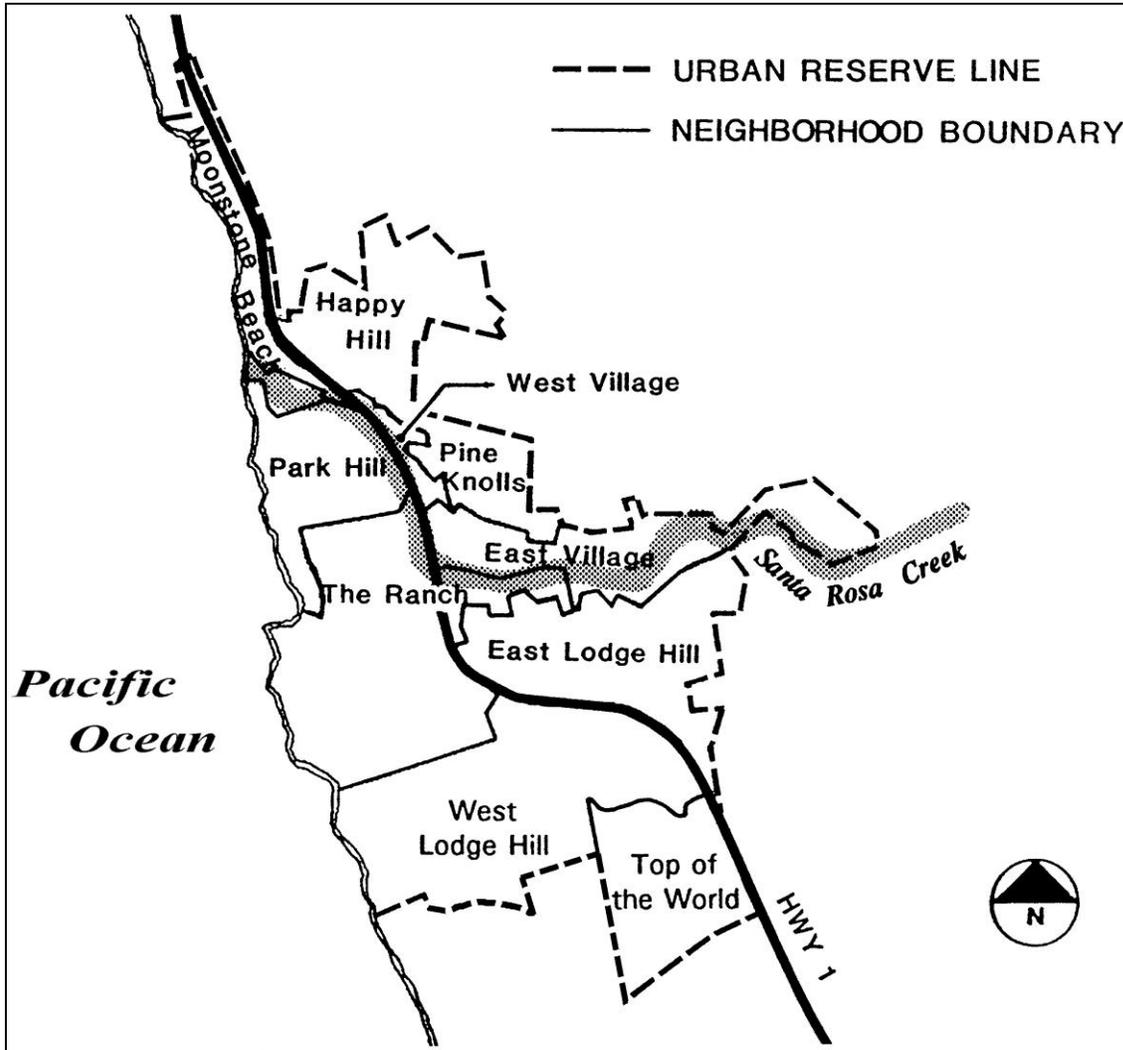


Figure 4-3: Cambria Neighborhoods

Open Space

Areas in Cambria designated as Open Space include the state-owned flood plain and riparian vegetation at the mouth of Santa Rosa Creek west of Highway One, and portions of the former Fiscalini Ranch (East/West Ranch). Areas of The East/West Ranch should remain in a natural state with uses limited to passive forms of recreation and public coastal access. Open Space areas include most of the shoreline west of the proposed Windsor Boulevard emergency extension, flood-prone areas along Santa Rosa Creek, and significant pine stands, some of

which are on slopes too steep for residential development. The land use map shows the location of designated Open Space areas.

Commercial Retail

East Village. Commercial activities in Cambria are concentrated in two main areas, East Village and West Village. East Village, lying in the narrow valley carved by Santa Rosa Creek, remains Cambria's principal shopping and service center. Along Main Street, Bridge Street, and Burton Drive are the businesses and residences that recall Cambria's past.

Two issues affect commercial development in the core area of East Village. The first is the lack of adequate parking. Part of the area is in the flood plain for Santa Rosa Creek, and is not suitable for development. The small size of many properties in East Village makes it difficult for prospective businesses to furnish the required number of parking spaces on-site. Although there are several private parking lots available on a lease basis, these are now at capacity. Recent citizen concerns demonstrate the need for parking areas scattered within East Village and around its periphery, that can serve as public parking and as employee parking. Local businesses should undertake steps to form a district for the eventual development of adequate parking, and their efforts should include a prompt designation of preferred parking areas so that these may be preserved for that use.

The second issue affecting the East Village is also related to the shortage of land within the area. Considering existing land uses and the small size of many lots, it will be increasingly difficult for larger businesses to be located in the village. As a result, most new businesses located in the core area will be small scale and therefore consistent with the "village theme." Ultimately, many of the homes now occupying this area will be replaced by, or converted to, commercial activities. In addition to its role as the central business district, the East Village provides convenient shopping for residents living nearby.

Mid-Village. The Mid-Village area is located between the East and West Village. The Mid-Village lies on the crest of a hill separating the two community centers, and is characterized by a mix of uses, large parcel sizes, and a lack of building presence on Main Street. Santa Rosa Creek flows along the southern edge of the Mid-Village area.

West Village. The second commercial area, West Village, is situated between Cambria Road and State Highway One and is ideally located to serve tourists visiting the area. The area benefits from high visibility and close proximity to the highway. Once called "the flats," most commercial uses now present, including arts and crafts shops, real estate offices, small markets, and auto services, depend on tourists as their chief source of business. In addition, day-to-day service to the surrounding residential areas is convenient. Growth in the West Village has steadily increased, and Main Street has recently been the subject of major improvements designed to service this growth. However, available space for future expansion is severely limited by topography, flood hazards, Highway One, and other established uses. Because of flooding issues, site planning will have to include careful consideration of flood hazards, and measures to protect both the structure and flood plain will have to be incorporated into project design.

Office and Professional

Two areas along Main Street have the Office and Professional land use category. On the south side of Main Street, across from the Cambria Community Health Care District office, are several medical offices. Additional professional offices should be developed. The second area designated for professional office development is located in the largely-vacant transition area between the two commercial centers along Main Street. Many office and professional uses are also integrated in East and West Village in areas presently designated Commercial Retail.

Commercial Service

At present, most commercial service uses are scattered within the East Village. The proposed area for concentrating this use to meet future site demands is the south side of Santa Rosa Creek, adjacent to the central business district. Some types of commercial services would be inappropriate in Cambria because of the community's desire to maintain an attractive residential and tourist-oriented business setting. Certain uses that require large amounts of space, such as auto and mobile home dealers, are neither essential nor compatible with the character of the community. There is a need, however, to provide adequate space for the local construction industry. The areas best suited for these uses, if adequate circulation can be provided, is the south side of Santa Rosa Creek opposite the main business district.

Recreation

Substantial areas of Cambria are designated for Recreation uses to provide for the combination of tourist food and lodging facilities. The ocean shoreline, creek sides and pine forests provide varied scenic settings for both active and passive forms of recreation. Fiscalini Ranch is the largest area, with the east side of the ranch planned for a community park and active recreational uses, while the west side of the ranch is intended for more passive uses, such as trails. Moonstone Beach has for many years been recognized as one of Cambria's foremost scenic resources and a major recreation attraction to visitors and residents. The use and protection of this portion of coastline has been a priority for planning efforts by the State, County, and community. The bluff tops and beaches on the west side of Moonstone Beach Drive are owned by the State of California as public recreation areas. The area between Moonstone Beach Drive and Highway One north of Weymouth Street, is presently the principal area of Cambria providing large commercial lots and community services suitable for development of motels and tourist-oriented commercial recreational use. Emphasis is on development of selected uses essential to the area, consistent with the scenic setting.

The County maintains a community park, Shamel Park, in Park Hill along Windsor Boulevard. The park site includes a community swimming pool, barbecue facilities and active play areas. The site is adjacent to the State of California holdings and provides access to the State Beach. Lampton Park, located in southwestern Lodge Hill, has been improved using grant funds for minor landscaping, pathways, benches, and beach access. More community recreation facilities are needed in Cambria, including playgrounds, trails, and pocket parks. The need for additional recreation areas is identified on the plan map.

Two group campground facilities also are located in Cambria. Camp Yeager is maintained by Huron-Coalinga Elementary School District. Camp Ocean Pines is a group campground located southwest of Lodge Hill.

Cambria Pines Lodge is also designated for recreational use, and has been a major visitor-serving facility in Cambria. A renovation program is underway that will upgrade and expand the

facility. Future development plans should retain the steep, tree-covered slopes in their natural state.

Fiscalini Ranch. This area is located west of Highway One between Park Hill and Lodge Hill. Steeper slopes, forested areas, and the shoreline are proposed for recreation and open space uses. On the west side of the ranch, the large open areas may be suitable for passive park uses at an intensity in keeping with environmental constraints. On the east side of the ranch, open areas may be suitable for active park uses at an intensity in keeping with environmental constraints. The large open rolling areas, however, may be suitable for both passive and active park uses at an intensity in keeping with environmental constraints.

Residential Multi-Family

Only a few areas designated for multiple family units are presently located in Cambria. Much land previously zoned for multiple-family development has been developed with single-family dwellings. Multiple family units provide an alternative housing option that may be appropriate in several areas of Cambria. This Plan recognizes that the Residential Multi-Family category plays an important role in providing opportunities for affordable housing. Therefore, development of the Residential Multi-Family category with single-family dwellings is discouraged, because of the loss of suitably-designated property and corresponding loss of affordable housing opportunities. In addition, the Residential Multi-Family category has the potential to provide for a number of unmet housing needs, such as elder care, small sized dwellings, housing for singles, and service employees housing. Areas designated as Residential Multi-Family are discussed in more detail below:

Cambria - Main Street. Two areas located on Main Street are designated for multiple family residential uses. The first is located between the two commercial centers and is currently occupied by two mobile home parks. It should ultimately be developed as a transition from the commercial areas to the surrounding residential areas. Development will require sensitivity to natural features, particularly those areas with steep slopes on the north side of Main Street. The second Residential Multi-Family area on Main Street is at the eastern edge of the street. It is presently a mixture of uses including condominiums, apartments, motels, and single-family dwellings. This area is easily accessible and has convenient services in the Old Village area. Multi-family residences are allowed as a principal use on Main Street with Residential Multi-Family Standards applied.

Lodge Hill. Multiple family uses are also designated in both East and West Lodge Hill. Within West Lodge Hill, the plan map identifies an area of existing multiple family use near the intersection of Ardath Drive and Highway One, and provides for expansion of this use. East Lodge Hill is presently developed with some multiple family units and the area in the vicinity of Cambria Pines Lodge contains some larger lots and multiple lots under single ownership which would be suitable for multiple family use.

Tract 226. This tract, is located in the East Lodge Hill area, and was subdivided into 32 small commercial lots with a central, commonly-owned lot for parking. Opportunity exists to develop these lots as they exist now, or after resubdivision. Detailed development standards are discussed in a separate section of Chapter 7: Planning Area Standards, to ensure adequate architectural design planning, site planning, parking, accessibility, and compatibility with the neighborhood.

Residential Single-Family

The majority of Cambria is within the Residential Single Family land use category. Extensive tracts of subdivided residential lands are a dominant feature of Cambria. East and West Lodge Hill, Park Hill, Pine Knolls and Happy Hill are the major residential neighborhoods. However, residences are also found in East Village and the Moonstone Beach area.

These residential subdivisions occupying the pine covered hills and open coastal terraces were created largely during the 1920's when many thousands of small lots, typically 25' x 70', were platted. Part of the area is visible from Highway One, with resulting visual effects. Much of the area was laid out with little regard for natural features of the land and is served by a confusing system of roads, some of which remain unpaved and substandard today. With a high residential density, there is little land in public ownership that can be used for parks. Some areas have also experienced serious bluff erosion problems. Proper treatment of the small lots is critical to maintaining the attractiveness of Cambria.

Each of the existing residential areas presents a unique residential setting, and is discussed separately in the following sections.

West Lodge Hill. This is an extensive residential area located on the south and west side of Highway One. Topography is varied with numerous ridges and gullies, steep slopes, and nearly flat areas along the marine terrace. These features, combined with the large overall size of the West Lodge Hill neighborhood, the winding streets, and the variety of vegetation types, give the area a diverse character. The most pressing issues associated with West Lodge Hill is a lack of permanent open space, and the impact to residential densities that the vast number of small lots would create at buildout. The visual impact of development, drainage problems, and tree removal are also major concerns. Buildout of all existing legal parcels would result in a significant loss of trees, and cause the demise of the forest as an important and valuable habitat area. Many of the lots with steep slopes will be very difficult to build on. If preserved in their natural state, they would reduce ultimate residential densities and provide needed open space.

East Lodge Hill. This area is located south of the Santa Rosa Creek, between Highway One and Main Street. East Lodge Hill exhibits considerable diversity in its pattern of residential subdivision and development. Like other residential areas in the community, it has numerous 25-foot lots, yet it also contains more recent subdivisions with standard-sized lots. East Lodge Hill includes the former Air Force housing facility.

Several areas of steep slopes have been subdivided with lots which today are nonconforming. Most notable are the steep areas between Highway One and Ramsey Drive, and the canyon between Burton Circle and Wilton Drive. Development of these areas must conform to engineering safety standards, and avoid unsightly hillside cuts and fills.

East Village. The East Village occupies narrow strips of land on both sides of Main Street. Residential development consists partly of older single-family homes on various sized lots. Nearly all of the residential buildings remaining from the community's early period are found here, and are concentrated along Bridge, Burton and Main Streets. Most of these structures have been maintained in sound condition, although there are some obvious exceptions. Older single-family homes will continue to exist in the downtown area and contribute to the village atmosphere. A number of these structures have historical significance, and are recognized by the Historic Combining Designations in the LUE. Efforts should be made to maintain the

historically significant homes in good condition. This Plan recognizes that some of these historical buildings will be converted to commercial uses associated with the tourist industry. As conversion occurs, care should be taken to preserve the historical characteristics of the structures.

Pine Knolls. This area is situated north of Main Street between East and West Villages. On its northern side are dense pine forests. The southeastern portion of Pine Knolls is a moderate to steeply sloping grassy hillside that fronts on Main Street and contains several homes on large parcels. Residential development is concentrated predominantly in the northeastern portion of the neighborhood where many new homes have been constructed on generous sized lots. The more westerly portions of Pine Knolls contain the nonconforming 25-foot lots characteristic of the community.

Several areas within Pine Knolls contain excessively steep slopes and should be developed, if at all, only after careful technical investigation. The most notable of these is the triangular-shaped area bounded by Pine Knolls Drive, Hartford Street, and Main Street where steep slopes, made steeper by excavation, may preclude the possibility of residential construction. Another area of very steep slopes is the westerly-draining ravine lying between Hartford and Hillcrest Drives.

Happy Hill. This area forms the most northeasterly residential area of Cambria. It lies on the wooded hills adjoining Pine Knolls and West Village on the east side of Highway One. Approximately half the subdivided area is made up of nonconforming lots while the northern portion includes three recent subdivisions with medium to large sized lots.

Moonstone Beach. This area is located south of Weymouth Street, and is primarily developed as a single-family residential area, with a few nonconforming commercial uses. It is designated as a residential area with development to be compatible with the remainder of the Moonstone Beach area.

Park Hill. Like West Lodge Hill, this area includes both open ocean terraces and wooded, hilly terrain. It is bounded on the northeast by Highway One and on the west by the Pacific Ocean. Environmental amenities of Park Hill are enhanced by open space land, both in public and private ownership, that now nearly surrounds the neighborhood. This Plan supports the continued distinctiveness and integrity of Park Hill through designated open space areas on all sides of the neighborhood, with the exception of existing development at Park Hill's junction with West Ranch.

Residential Suburban

Within Cambria, one area, located in the eastern portion of the community, is identified for residential suburban development. It is presently in agricultural use, so small hobby farms ranging from 1 acre to 5 acres would be appropriate, along with residential uses.

Public Facilities

Cambria Village includes a number of public use facilities. The fire station, Community Services District offices and yards, library, and post office serve the entire community. The Cambria Community Health Care District provides ambulance service for the area. As Cambria grows, additional health care facilities will be needed to serve both the tourists and the local population. Two cemeteries located in Cambria include the original Catholic church and cemetery, in which

a museum of local history is planned. The California Department of Forestry and Fire Protection maintains a year-round fire station at Happy Hill. Community meeting facilities are available at the Veterans Memorial Building, and Mid-State Bank, and complementary uses are found at the Joslyn Adult Recreation Center and Community Center.

The Cambria Grammar School near Highway One will open in the fall of 2005. Future use of the former grammar school on Main Street has not been determined at this time.

Agriculture

Within Cambria, one area, located in the eastern portion of the community, is designated as the Agriculture land use category. This area is appropriate for continued commercial agriculture as well as hobby farms or the keeping of animals such as horses.

C. SAN SIMEON ACRES VILLAGE LAND USE

San Simeon Acres is a small commercial village developed to provide tourist and recreation services along the central coast. It provides food and lodging facilities for Hearst Castle visitors as well as tourists driving the scenic Highway One route between San Luis Obispo and the Monterey Peninsula. San Simeon Acres evolved from a 1940 sale of the area by W.R. Hearst to facilitate recreational development. Present uses are concentrated on the frontage roads along Highway One.

The Village Reserve Line (VRL) encompasses approximately 80 net acres. The surrounding areas are devoted to grazing. Future residential, commercial, and visitor-serving development can occur within the presently subdivided area provided that current limitations on public service capacities can be resolved and such development complies with relevant LCP and Coastal Act requirements.

Commercial Retail

Commercial development in San Simeon Acres is oriented to tourists using Highway One while visiting the central coast. The village provides accommodations for visitors to Hearst San Simeon Historical Monument. While the annual number of visitors to Hearst San Simeon Historical Monument varies, the number of visitors can exceed one million annually. Frontage roads to the east and west of Highway One provide access to the commercial areas. Peak visiting periods occur in the summer months; however, visitor use throughout the year is expected to increase.

Infill on vacant lots located on the immediate frontage will occur as demand continues to grow. Of concern to the appropriate development of San Simeon Acres is the current proliferation of signs. Future development should be restricted to advertising with a single sign. Mixed architectural styles are also quite evident. Landscaping the highway frontage with trees and shrubs that are native to the area, and providing better highway crossings and pedestrian paths, would provide an attractive unifying element to the area.

Residential Multi-Family

The areas beyond the commercial frontage are designated for multiple family residential uses. These include the existing mobile home park and scattered multiple family units. It is

anticipated that expansion of multiple family units will include triplex, apartments, and townhouse developments. In addition, expansion of commercial uses such as motels beyond the frontage may be appropriate.

Public Facilities

The only public facility in San Simeon Acres is the existing sewage treatment plant. No additional public facilities, other than the potential relocation of this plant, are anticipated.

D. LAND USE PROGRAMS

"Programs" are nonmandatory actions or policies recommended to achieve community or areawide goals and objectives identified in this Community Plan. The implementation of each program is the responsibility of the community, through the County or other public agency identified in the program itself. Because programs (some of which include special studies) are recommended actions rather than mandatory requirements, implementation of any program by the County should be based on consideration of community needs and substantial community support for the program and its related cost.

Land use programs are grouped first under names of the communities, and then under land use categories or other location headings to identify specific areas where they each apply.

Rural Area Programs

The following programs apply to portions of the North Coast planning area outside of urban and village reserve lines, in the land use categories listed.

Areawide

- 1. Agricultural Preserves.** The county should continue to encourage owners of eligible lands to participate in the agricultural preserve program.
- 2. Public Lands.** Public land holdings, including Bureau of Land Management parcels, should be retained in public ownership where designated as Sensitive Resource Areas. Other surplus public lands should be made available for acquisition by adjacent landowners.

Cambria Urban Area Programs

The following programs apply within the Cambria Urban Reserve Line, to locations in the land use categories listed.

Residential Single-Family and Multi-Family

- 1. Tract 226.** The County should work with property owners in Tract No. 226 to resubdivide the lots (with no net addition of lots) for a multi-family or mixed use project

that can be sustained by available public services and complies with LCP resource protection requirements, particularly regarding drainage and erosion control.

2. **Affordable Housing.** The County and the Cambria Community Services District (CCSD) should work together to ensure that affordable housing project proposals are allocated adequate capacity of available water supplies.
3. **Design Manual.** A design manual to provide designers, developers, and potential and existing lot owners with guidelines for and examples of good residential design should be developed.
4. **Transfer of Development Credits Program.** The County, the CCSD, local nonprofit organizations, and the local Land Conservancy should promote expansion of the TDC Program to include more areas within the community of Cambria. Sensitive habitat areas should have the first priority for inclusion as sending sites for transferring development credits. Possible agencies that could participate include The Land Conservancy of San Luis Obispo County, Greenspace, Department of Fish and Game, U.S. Fish and Wildlife Service, Cambria Parks and Recreation Commission, and County Parks Division.
5. **Buildout Reduction Program.** The County, other agencies, and the community should work together with the CCSD in their implementation of the CCSD's Buildout Reduction Program. The Buildout Reduction program will identify various programs in which the County could provide assistance.

Along with other buildout reduction measures identified in the CCSD's Buildout Reduction Program, a program should be initiated to encourage lot consolidation through voluntary mergers and other mechanisms, and to retire vacant lots through acquisition. An open space district should be formed through a cooperative effort between the County, the community of Cambria and others, to begin purchasing small and substandard lots. The objective of this district would be to retire development rights, protect resources, preserve the forest, reduce the number of potential homes, improve fire clearance and reduce impacts on limited resources. Purchased lots could also be considered for a variety of purposes, such as pocket parks, viewsheds, habitat preservation and other uses to benefit the community.

6. **Penalties for unpermitted tree removal.** Fines for unpermitted removal of trees should be increased to be a more significant deterrent. The Department of Planning and Building may evaluate using fines to fund an agency to monitor replacement trees on and off-site, to identify areas for off-site reforestation, to supervise off-site planting, and provide incentives to owners of built lots to reforest their lots.

Recreation

7. **Parks Planning and Development.** The County, nonprofit organizations, and CCSD should continue to coordinate neighborhood park plans for residents in Cambria.

San Simeon Acres Village Programs

The following programs apply within the San Simeon Acres Village Reserve Line, to locations in the land use categories listed.

Communitywide

1. **View corridors and landscaping.** The County should work with property owners to protect, restore, and enhance coastal and inland views from Highway One, the frontage road, and other public areas. Sidewalks, native street trees from local stock, and decorative street lights along the frontage road are encouraged, provided they do not block views, impact sensitive habitats, or detract from the natural scenic landscape.

Recreation

2. **Park Sites.** A small roadside park and overlook should be acquired by the County or the San Simeon Acres Community Services District in the northwestern part of San Simeon Acres for the development of picnic facilities, restrooms, and beach access for residents and tourists.

**Table 4-2
Cambria and San Simeon Acres
Schedule for Completing Recommended Land Use Programs**

SCHEDULE FOR COMPLETING SERVICE PROGRAMS						
#	Program	Responsible Agencies	Potential Funding	Time Frame	Target Date	Priority
<i>Rural</i>						
1.	Agricultural Preserves	Property Owners County	Fees	Ongoing	2007	High
2.	Public Lands	County, Blm, Others	Fees, Grants	Ongoing	2007	High
<i>Cambria</i>						
1.	Tract 226 Resubdivision	Property Owners County	Fees	2005-2007	2007	Low
2.	Affordable Housing	County, Ccsd, Nonprofits	Fees, Grants	Ongoing	2007	High
3.	Design Manual	Planning & Building Community Groups	General Fund	2005-2007	2007	High
4.	Transfer Of Development Credits Program	Planning & Building; Land Conservancy; Community Groups	General Fund; Tdc Purchases	2005-2007	2007	High
5.	Buildout Reduction; Lot Consolidation & Retirement Program	Planning & Building; Community Groups; Ccsd; Lafco	Fees; Grants	2007-2009	2009	High
6.	Penalties For Unpermitted Tree Removal	Planning & Building; Community Groups	General Fund	2005-2007	2007	High
7.	Community Parks Plans	County, Ccsd	Fees, Grants	2005-2007	2007	Medium
<i>San Simeon Acres</i>						
1.	View Corridors	Sscsd, Cal Trans, Owners	Fees, Grants	2005-2007	2007	Medium
2.	Community Park Sites	County, Sscsd	Fees, Grants	2005-2007	2007	Medium

CHAPTER 5: CIRCULATION ELEMENT



Land use and transportation planning support each other so that development is served by a defined system of circulation. Highways, roads, airports, railroads, bikeways, walking paths, and other methods of transportation make up the circulation system in the County and provide the means by which the public gains access to the coast and its unique recreational opportunities.

The California Government Code requires that the General Plan include a Circulation Element which describes the location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other public facilities. This chapter is the Circulation Element for the North Coast Planning Area. It is meant to work together with the North Coast Area Plan and Coastal Zone Framework for Planning, Part One of the Land Use Element.

This chapter includes issues and objectives about circulation in the North Coast Planning Area, taken from the Regional Transportation Plan (RTP) adopted by the San Luis Obispo Area Coordinating Council. The RTP has a countywide perspective and contains detailed technical information on transportation issues, alternatives, and needs. Also included are data from the Updated North Coast Circulation Study (NCCS), prepared by the County Engineering Department and the Final Environmental Impact Report (Certified December 1996) for the North Coast Planning Area Update. This Plan contains data, analysis, alternatives, and recommendations for funding and improvement of circulation routes in the Planning Area.

The overall goal for circulation in Cambria and Sam Simeon Acres is to provide a comprehensive, integrated, multi-modal transportation system that allows convenient, flexible

and efficient use of all transportation alternatives. Transportation improvements shall comply with LCP resource protection requirements and maximize public access to the coast, among other means, by facilitating the provision or extension of transit service and providing for and enhancing non-automobile circulation.

A. CIRCULATION ISSUES AND OBJECTIVES

The circulation system for the North Coast Planning Area, as described in this chapter, is intended to accommodate growth anticipated by this Plan, in a manner that enhances public access to the coast and is consistent with the protection of coastal resources.

1. Road Capacities and Growth.

Circulation systems for the Planning Area are affected by two primary user groups: members of the local population and visitors to the area. Traffic congestion is especially apparent during the summer tourist season on popular routes such as Highway One, a national scenic byway, and on Main Street in Cambria.

Objectives:

- a. Monitoring.** Monitor roadway capacities and land use to insure that future growth does not contribute to the erosion of safe and convenient traffic levels. Coordinate proposed development with monitoring by the Resource Management System, and limit new development to that which can be accommodated by a transportation system that protects coastal resources and public access. Strive to maintain or improve levels of service as the area grows.
- b. Funding.** Develop and maintain funding methods that are linked to growth, such as updating road fees annually, and implementing capital improvement programs.
- c. Expanding road capacity.** Focusing strictly on expanded roadway capacity is not financially feasible, possible, or desirable. Consider Transportation System Management (TSM) and Transportation Demand Management (TDM) methods first, as a means to reduce additional demand on circulation systems. Consider roadway widening and other conventional improvements as a less desirable alternative, and only when consistent with community character and needs.

2. Financing Needed Improvements.

Plans will not be effective if funding measures are not in place to finance needed transportation and road improvements.

Objectives:

- a.** Circulation improvement needs for local population growth should be funded by traffic impact fees, through developer exactions and dedications, and assessment districts.
- b.** Proposed visitor-serving development such as hotels, motels, visitor attractions, and other resort development should provide non-automobile forms of access (e.g. public

transit, shuttle systems, trail connections), and ensure adequate roadway capacity. Where resource constraints limit opportunities to accommodate roadway improvements, development densities shall be restricted accordingly.

3. Transit Planning.

Opportunities exist to utilize transit to minimize visitor-serving impacts from Hearst Castle, proposed resorts, and other recreational uses in the area.

Objectives:

- a. Encourage commercial and resort land uses in locations where users may benefit from transit opportunities.
- b. Study the feasibility of transportation systems such as a jitney system, park and ride lots, dial-a-ride, and other alternatives, to help avoid or postpone the need for costly conventional road improvements.
- c. Locate community-serving commercial, institutional, and housing uses near existing or proposed transit facilities. Discourage land uses that require excessive dependence on individual automobile trips.
- d. Require employee housing to be provided near large developments, or close to existing mass transit opportunities.
- e. Link Hearst Castle with the motel areas of San Simeon Acres and Cambria by a shuttle bus system to reduce congestion on Highway One.

4. Emergency Access.

An efficient circulation system is necessary to serve residents and visitors to the area. Emergency conditions that affect transit routes are flooding, forest fires, and traffic accidents in the Planning Area.

Objectives:

- a. Since Highway One is the main access to and through the region, maintain, to the maximum extent possible, levels of service on Highway One.
- b. Establish and construct new emergency collector routes in Cambria to provide access in case of a forest fire or flooding of Santa Rosa Creek. An example is the planned emergency access road between the Marine Terrace and Park Hill residential areas.
- c. Improve residential street widths and vertical clearance in accordance with the State of California Fire Codes.

B. CIRCULATION NEEDS AND DEFICIENCIES

The North Coast is served by a network of two-lane roadways in the rural area and many local and collector streets in the Cambria area. The principal arterial route is State Highway One, running north and south through the Planning Area. State Highway 46 enters the planning area from the southeast, and terminates at Highway One. Main Street in Cambria functions as an arterial road. Examples of collector roads are Burton and Ardath Drives and Windsor Boulevard.

Peak traffic volumes occur during summer weekdays (typically Fridays) due to local and visitor-serving demands. Highest traffic volumes are on Highway One at the southerly portion of the planning area. Within Cambria, highest volumes are on Main Street. Average summer traffic volumes are higher than other seasons, with holiday weekends being the period of highest volumes.

Levels of service (LOS) are determined for each roadway by comparing the traffic volume carried on the roadway to its capacity. LOS values range from Level 'A' (best) to 'F' (worst). Levels of Service 'A', 'B', and 'C' are generally considered acceptable. LOS 'D' is considered marginally acceptable, and indicates need for improvement. LOS 'F' represents unacceptable conditions (see Table 5-1).

**Table 5-1
Level of Service Definitions**

Level	Description
A	Low volume, primarily free flow. Drivers can freely maneuver and maintain their desired speeds with little or no delay.
B	Stable flow, some speed restrictions due to traffic. Maneuvering is only slightly restricted.
C	Stable flow, but ability to maneuver is more restricted. Relatively satisfactory operating speeds. Longer queues can cause delays.
D	Small increases in traffic could cause substantial delays. Maneuverability and speed selection are restricted for most drivers.
E	Unstable flow. Potential for brief stoppages. Average travel speeds are one-half to one-third the free flow speed.
F	Forced flow, frequent approach delays at critical signalized intersections. Speeds reduced. Lengthy stoppages due to downstream congestion.

Future growth in both the County and the State will affect Main Street and Highway One. With approximately one-third of Cambria's downtown land underdeveloped or vacant, substantial commercial buildout may occur during the term of this Plan. Preparation of future Specific Plans and LCP amendments should carefully address these issues before a commitment to substantial development is made.

The 2005 Cambria and San Simeon Acres Community Plans of the North Coast Area Plan Final Environmental Impact Report examined peak hour volume and levels of service for various roadway segments in the Planning Area. Existing and forecast traffic volume and corresponding levels of service are shown on Table 5-2.

Emergency response is a significant unmet need, and the ability of residents in certain areas in Cambria to evacuate in case of a forest fire is limited. In the future, a number of collector roads may be needed to guide traffic out of the three major residential areas to Highway One, and away from any advancing fire. Similarly, a connection is needed between Park Hill and Lodge Hill to enhance safety and emergency access.

**Table 5-2
Existing and Future Peak Hour Segment Analysis**

Roadway Segment	Existing		Buildout	
	Peak Hour Volume	LOS	Peak Hour Volume	LOS
Hwy One, south of Hwy 46	924	C	1,328	D
Hwy One, Hwy 46 to Ardath Dr.	1,305	C	2,048	D
Hwy One, between Burton Drive and Ardath Drive	1,043	E	1,528	E
Hwy One, between Main Street and Burton Drive	814	D	*	*
Hwy One, north of Cambria	710	C	1,030	C
Hwy One, south of County Line	260	B	380	B
Hwy One, between Main Street and Cambria Drive	*	*	1,246	E
Hwy One, between Cambria Drive and Burton Drive	*	*	1,302	E
Hwy 46, east of Hwy One	484	B	832	C
Main St., Cambria Drive and Burton Drive	817	B	1,053	B
Main St., Burton Drive and Hwy One	613	C	883	C
Main St., between Hwy One and Cambria Drive	798	B	938	B
Ardath Dr., west of Hwy One	481	B	761	C

Source: Final EIR Cambria and San Simeon Acres Community Plans of the North Coast Area Plan, 2005.

C. CIRCULATION ALTERNATIVES

As population and tourism increases in the Planning Area, there will be a corresponding increase in trip demand; that is, the need for people to travel from home to work, to shopping, to school and to a variety of other destinations. Most of these additional trips will be made by private automobile, and they will result in a degradation of levels of service on the existing roadway network. The function of the Circulation Element is to identify and implement strategies to maximize the capacity of existing roadways (Transportation System Management, or TSM), moderate growth in trip demand by increasing the convenience of transportation modes other than the private auto (Transportation Demand Management, or TDM), and, when necessary, to increase capacity by widening existing roads and constructing new ones. In most cases, using these strategies, acceptable levels of service can be maintained.

Efforts to reduce traffic congestion will also promote better air quality for the Planning Area. Transportation System and Demand Management methods are closely related to the goals and recommendations of the County Clean Air Plan.

There are several management methods that may be utilized to accommodate existing and new local and visitor-serving growth anticipated by this Plan. It is the objective of this Plan to look at System Management and Demand Management methods first, and new roadway construction and road widening second. The goals of Chapter 1: Introduction and General Goals are promoted by the following specific objectives.

1. Transportation System Management.

Utilize engineering methods to improve traffic flow on the road network to maximize its efficiency while minimizing expenditures for capacity expansion. Examples are traffic light synchronization, channelization of street intersections, and designation of one-way streets, left and right turn lanes, passing lanes, and on-street parking limitations.

2. Transportation Demand Management.

Promote the use of transit for visitors between lodging and camping areas, Hearst Castle, and downtown Cambria. Adopt measures to make it more convenient for local residents to participate in ridesharing, use of public transit, bicycling, and other alternative forms of transportation.

Transit Opportunities. An inter-community transit system provides service between Cambria and San Luis Obispo. Regional Transit Authority (RTA) provides service between San Simeon Acres and San Luis Obispo. This transit system includes a limited route through Cambria for the convenience of local residents. In addition to the RTA System, the Regional Handicapped System (RUNABOUT) offers door-to-door service throughout the County. With increasing population growth, the frequency of scheduled transit trips should be increased in response to demand.

Dial-A-Ride. These systems are currently in service in other areas, and could be introduced when the need arises. There is a Senior Van service in Cambria which provides door to door service for medical and other appointments. This service is limited to Cambria seniors and requires advanced booking.

Jitney/Bus Service. As alternative transportation measures are considered to reduce traffic on Main Street, a jitney/bus service should be evaluated as a management method to reduce congestion. The Cambria Community Service District contributes to and the County provides bus service by the Cambria Trolley, connecting downtown with Moonstone Beach and residential neighborhoods. A possible extension of this system could link Hearst Castle, San Simeon Acres and Cambria motel areas, and eventually downtown Cambria. Trip reductions and a corresponding decreases in automobile trips on Highway One could be one direct benefit of such a system, even if it only operated during peak summer months. A decrease in the number of car trips would also relieve parking pressure in these areas.

Car-Pooling - Park & Ride Lots. These are transfer areas where people may drive to a lot, park, and car-pool to another area. Car-pooling is encouraged by the Clean Air Plan and the Regional Transportation Plan as an alternative to single-occupancy vehicle use.

Bikeways. Bikeways have been proposed for the Planning Area in a number of past planning efforts. Many regional cyclists travel through the area along Highway One. One goal of the 1990 Regional Transportation Plan that is applicable to the Planning Area is "to provide a safe and efficient pathway system that promotes cycling and walking."

Local bicycle use is minimal, due to the hilly terrain and difficult climbs. However, other areas, such as Cambria's Main Street, Moonstone Beach Drive, Windsor Boulevard, and San Simeon Acres, are more suitable. An ongoing issue is safety of bicycle and pedestrian travel along these routes as traffic levels increase. Bikeways should be included in street construction projects when feasible, to help reduce automobile trips.

A series of needed Class II and III bikeways is identified within the Planning Area as part of the County Bikeways Plan. This area is often used by touring bicyclists throughout the year, and most roads and streets are considered scenic. Roads designated for bikeways include Highways One.

The scenic character of Cambria provides many different choices for resident and tourist bike riders, but the most popular areas will be the nearly-level shoreline routes including downtown Cambria, Moonstone Beach Drive, and Windsor Boulevard. A bicycle/pedestrian path (Class I bikeway) along Santa Rosa Creek between the Cambria High School and these oceanfront roads would be highly functional as well as scenic.

Pedestrian Transportation. Walking shares some of the opportunities and problems of biking in the Planning Area. Walking is usually limited to shorter distances. New residential, commercial, and resort developments should be designed and located to encourage walking opportunities, and minimize automobile use when possible.

3. Land Use Planning Methods.

Planning for communities and resort areas should emphasize land use arrangements that reduce the need to drive. Policies and standards should be formulated that require new development to mitigate its effects on the circulation system. The requirement for major resort and other developments to provide employee housing will reduce the need to commute, as well as protect the availability of rental housing. A second strategy in this Plan allows for multi-family housing in the downtown, close to employment areas.

There are a number of land use methods proposed in this Plan that will act to reduce existing and future traffic congestion. The increased use of telecommunication technologies could reduce the need for commuting. Tele-commuting can reduce trips through a variety of methods, including accessing information in a way which avoids the need to drive, increasing the use of home offices, and establishing telecommunications facilities.

4. Highways, Streets and Roads.

This section lists major improvements that may be needed to accommodate growth anticipated by this Plan. The LUE Circulation maps in the back of this document show functional classifications of major existing and proposed roadways in the Planning Area. Improvements are typically required as development is approved, through application of County subdivision and land use ordinances, community and area plan standards, development impact fees, and other methods. A road improvement fee program for the North Coast Planning Area was first adopted by the Board of Supervisors in January 1992.

The timing of these improvements is important, and there should be a demonstrated need for each improvement prior to approval and construction. In addition, road improvements involving new roads and widening of existing roads should be carefully planned to be in character with the community, and to minimize environmental impacts on forests, creeks, wetlands and other sensitive areas. The following is a listing of the major proposals for the road system:

Principal Arterials

Principal Arterial Highways function to carry traffic between regions and major population areas. These are typically freeways and State Highways, such as Highway One in the Planning Area. Highway One was designated a Scenic Highway by the State in 1999, and a National Scenic Byway in 2003.

Highway One. This highway is the main route through the Planning Area, serving area residents, the agricultural community, and tourists driving the scenic coast route between San Luis Obispo and the Monterey Peninsula. A concern for the future is the increasing volume of traffic along Highway One resulting from existing attractions such as Hearst Castle, and proposed new resort facilities and outdoor recreation.

Highway One is, however, required by statute to remain a two lane, scenic road in rural areas of the coastal zone. In the North Coast, this is all of the planning area outside of the urban services lines of Cambria and San Simeon Acres. This places added importance on the use of Transportation Demand Management methods, to insure that levels of service remain acceptable. In addition, Highway One should be realigned landward in order to maintain the road as a scenic highway, provide continuing access to and along the North Coast of the County, and limit the amount of shoreline protection devices that may otherwise be needed to prevent damage to the highway from bluff erosion. In order to maintain the scenic quality of the highway, and to protect the State scenic highway status, only minor safety improvements are proposed, such as adding signals and channelizing traffic.

Within Cambria, Highway One circulation concerns include safer access and crossings of the Highway. Highway One bisects Cambria, with intersections located at Main Street/Ardath Drive, Burton Drive, Cambria Drive, Main Street/Windsor Boulevard/Moonstone Beach Drive, Weymouth Street, and North Moonstone Beach Drive. Currently there are signals at Windsor Boulevard, Ardath Drive, Main Street and Burton Drive.

In San Simeon Acres, landscaping between the highway and frontage roads is recommended to improve community appearance. Because Highway One is a substantial barrier dividing the town, better vehicle and pedestrian crossing facilities are needed.

Arterial Roads

Arterial Roads function to carry traffic between Principal Arterial roads, population centers, and to serve large volumes of traffic.

Main Street. Main Street was the former Highway One route through Cambria. It now serves as the main access to the central business district, and to nearby commercial and public uses. Limited operational improvements, such as signs, turn pockets, and bike and pedestrian ways, are necessary to accommodate traffic. The proposed Main Street Enhancement Plan should provide these improvements. Any improvements should maintain and enhance the character of the streetscape, while providing convenient access to businesses. Also, an off-street parking program, public transit and limited road widening are needed in commercial areas to help alleviate traffic congestion.

Collector Roads

Collector Roads function to connect arterial roads with smaller and less-traveled local or neighborhood streets.

Ardath Drive and Windsor Boulevard. This alignment provides the principal access to the extensive existing and proposed residential areas west of Highway One. A limited extension of Windsor Boulevard for pedestrian, bicycle and emergency access is planned to connect Marlboro Street in the Marine Terrace area to Windsor Boulevard in the Park Hill area.

Charing Lane, Buckley Drive, Cambria Pines Road, etc. These streets, together with planned future extensions, provide a collector street system to serve the north Cambria residential area. Cambria Pines Road provides additional access to Highway One from the north side of Cambria.

Windsor Blvd. Extension. This extension is limited to emergency vehicles, bicycles, and pedestrians, and serves as an emergency/fire access road linking Lodge Hill and Park Hill.

Burton Drive. This collector road provides major access for Lodge Hill. Operational improvements are necessary to keep the level of service from deteriorating further as Lodge Hill develops with more homes.

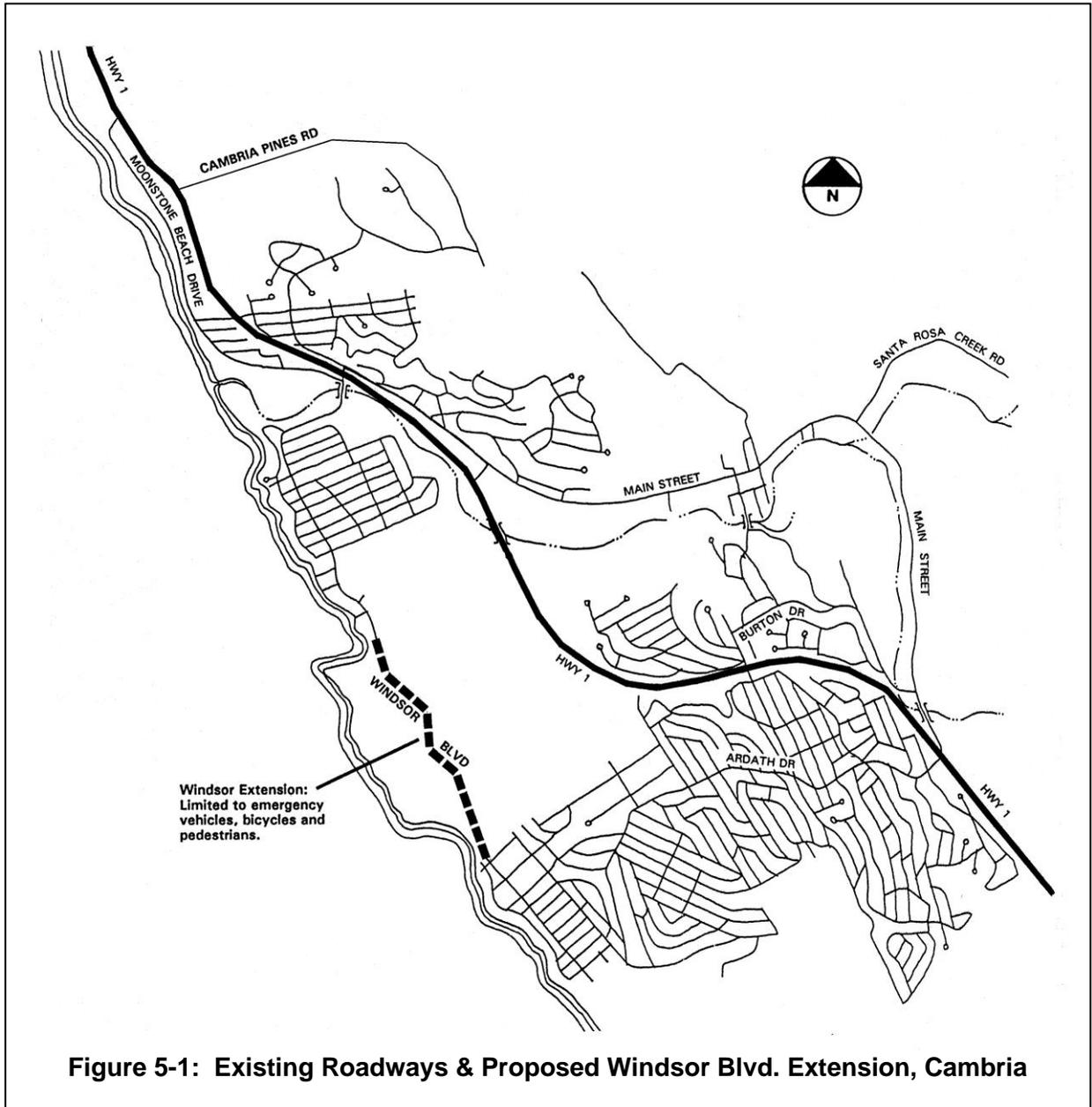
Cambria Drive. This extension is also located in West Village and is planned to link the west side of Cambria by a fourth access point to Highway One and the downtown areas. A signal is planned on Highway One at this intersection.

Local Streets

Many of the streets within the Cambria Urban Reserve Line are unpaved, too narrow, poorly maintained, and lack proper drainage facilities. Numerous local public streets do not have vertical and horizontal clearances required by current fire code standards. These conditions will need to be corrected or improved through continuing street improvement programs, such as the cooperative road improvement program, and use of development impact fees.

The internal roads of San Simeon Acres are developed and maintained by the local Community Services District and continued improvements should be completed in response to growth within the community.

Figure 5-1 shows the existing roadway network in Cambria and the additional streets proposed to serve the increased traffic volumes projected for the next 20 years.



5. Other Transportation Facilities.

Transit

An inter-community transit system provides service between Cambria and San Luis Obispo. Buses are scheduled for three round trips per day five days a week. The transit system should include a limited route through Cambria for the convenience of local residents. With increasing population growth, the frequency of trips should be increased in response to demand.

Bikeways

A series of Class II bikeways are identified within the North Coast planning area. This area is much in use by touring bicyclists throughout the year, and most roads and streets are scenic. Rural roads designated for bikeways are Highways 1 and 46 and the coastal valley section of Santa Rosa Creek Road.

The scenic character of Cambria provides many different choices for resident and tourist bike riders, but the most popular area will be the nearly level shoreline route including Moonstone Beach Drive and Windsor Boulevard when extended. A bicycle/pedestrian path all along Santa Rosa Creek between the high school and these ocean front roads would be both highly functional as well as scenic.

Airport

The Hearst Ranch maintains a private use airport facility to the north of San Simeon. The 4,300 foot runway can accommodate a substantial variety of recreational and small commercial planes. Hearst Ranch indicates that this facility is to be retained for private use only. An alternative site is located north of San Simeon Acres where an airport development plan has been approved but no development has occurred.

Harbor

The pier at San Simeon provides for sport fishing. This harbor is the only designated harbor of refuge between Morro Bay and Monterey. Needed improvements at this harbor include an anchorage to serve primarily as an emergency refuge for passing coastal vessels, but also providing for recreational boating.

D. CIRCULATION PROGRAMS

"Programs" are nonmandatory actions or policies recommended by the Land Use Element to achieve community or areawide goals and objectives identified in this Plan. The implementation of each LUE program is the responsibility of the community through the County or other public agency identified in the program itself. Because programs (some of which include special studies) are recommended actions rather than mandatory requirements, implementation of any program by the County should be based on consideration of community needs and substantial community support for the program, available funding, and its related cost.

The following circulation programs for the Planning Area are grouped under general headings indicating a community or other location in the Planning Area where they each apply. The approximate priority and suggested timing are also noted at the end of each program.

Areawide

1. Directional Signing.

The availability of tourist services such as food and lodging facilities, recreational areas, and coastal access should be clearly indicated by State or County highway signs consistent with the County's sign ordinance. (Medium priority/Long term)

2. Trails.

To maximize the provision of public trails, the County should work with interested property owners, agriculturalists, and other groups to determine if access may be secured to serve this need while respecting adjacent uses and ownerships. The County should also work with interested groups to implement a program for the development, signage, management, and maintenance of the California Coastal Trail system. Opportunity exists to establish a California Coastal Trail system, connecting each end of the Planning Area. More discussion on the Coastal Trail is found in Chapter 8: Coastal Access. (Medium priority/Long term)

3. Highway One.

Highway One shall remain a two-lane highway in rural areas, and should be improved to ensure the safe flow of traffic, yet not detract from the scenic nature of the highway nor cause adverse impacts to sensitive coastal resources.

a. Further Study and Improvement Funding. The County, State, community, and other developers should cooperate to fund a study that will determine the actual origin and destination of Highway One users, and other related characteristics. The study should be the basis for appropriating fair shares of assessments to fund improvements, or other programs that might be necessary to offset the impact of new development on the highway. (Origin and destination funding alternatives)

b. Cambria Urban Area. The County should continue to monitor the need for passing lanes, traffic signals, and channelization of the southerly section of Main Street/Ardath Drive, and Cambria Drive intersections. Any planning for flood prevention and/or control may include lengthening the bridge over Santa Rosa Creek to enable a 100-year flood flow to pass unimpeded. (Low priority/Long term)

c. Hearst Castle. The County should work with the State to develop transit opportunities to reduce traffic on Highway One generated by visitors to Hearst Castle. One option might be a summer (peak) bus service between the Castle and motel areas in San Simeon Acres and Cambria, and Cambria's downtown. (Medium priority/Medium term)

- d. **Highway One - Scenic Highway Enhancement.** The County and CalTrans should work together to develop an enhancement plan and identify funding sources to enhance the scenic qualities of the Highway One corridor. Examples of enhancement may include placing utilities underground, purchasing existing billboard signs, consolidating signs, planting trees and other vegetation, and screening unsightly features such as quarry sites or buildings. (Medium priority/Long term)

4. Jitney/Bus Service.

The 'Cambria Trolley' service should be continued and expanded to help relieve some of the peak-season traffic on Main Street in Cambria, and other areas. The opportunity also exists to link Hearst Castle and other resorts to the north, with the motels and commercial areas in San Simeon Acres and Cambria. (Medium priority/Long term)

5. Ridesharing - Park and Ride Lots.

A Park and Ride program should be established, including parking lots in appropriate areas, to help reduce single- occupancy vehicle trips in the area. Two suggested sites are near the Highway One/Ardath Drive and Cambria Drive/Highway One intersections. (Medium priority/Long term)

6. Bicycle Improvements.

The County should pursue development of a regional bikeway system, including the provision of Class I and II bikeways where feasible. Road improvements should include provisions for bicycle travel. The improvements should be integrated with the Coastal Trail where possible. (High priority/Short term with all road improvements)

7. Pedestrian Travel.

New development and road improvement projects should include provisions for safe and convenient pedestrian ways. (High priority/Short term)

Cambria

1. Highway One – Cambria Segment.

Highway One should remain a two-lane road within Cambria until traffic levels warrant the installation of passing lanes. The additional lanes should not be considered until other management methods are found not to be feasible or effective. (Monitor by RMS System/Long term)

2. Road Improvement Financing.

The County has established a system for financing and installing road improvements in Cambria as needed.

3. Cambria Pines Road Extension.

This segment currently connects north Cambria with Highway One to the west and should be maintained for access by vehicles, bicycles, and pedestrians.

4. East Village Parking.

The County should continue to work with the community to establish an in-lieu parking fee and assessment district to construct a parking lot, including restrooms for visitors, in this area. Development of the parking area should not require the demolition of historic structures. (High priority/Short term)

5. East/West Ranch - Emergency Circulation.

Extension of Windsor Boulevard as an emergency, pedestrian, and a bicycle road are planned as part of the development of this property. (High Priority/Long term)

6. Transit Opportunity Expansion.

The County should continue to work with the community to determine the need to establish a dial-a-ride system to augment the existing community busses. (High priority/Short term)

7. Voluntary Trip Reduction Programs.

The County should work with the community, businesses, and affected agencies to establish voluntary trip reduction plans. For example, the County may amend applicable regulations to allow up to a 20 percent reduction in parking spaces where it is demonstrated that car-pooling or other transit measures incorporated into a project design will reduce overall trips by the same amount. (High priority/Short term)

8. Pedestrian Improvements - The Cross-Town Trail.

The County and the community should continue to provide pedestrian trails, walkways, and sidewalks where appropriate to serve residents and visitors in the community. The County should work with the community to connect segments of the California Coastal Trail to the community trail network and other pedestrian facilities. (Medium priority/On-going)

9. Transit Center.

The County should work with the community, businesses, and appropriate agencies toward constructing a transit center to serve the community. This facility should include a bus turnout, shelter, benches, restrooms, information kiosk, secure bicycle parking, and public telephones. (High priority/Short term)

San Simeon Acres

1. Pedestrian Improvements.

The San Simeon Acres Community Services District and the County should work with motel owners and residents to develop a clearly-defined blufftop walkway system that links residences, motels, beach areas, and segments of the California Coastal Trail. The network may include sidewalks, bikeways, street lights, landscaping, and beach stairs. (Medium priority/Medium term)

2. Highway One Crossing.

The County, CalTrans, and the community should discuss a safer and more convenient pedestrian crossing to link residential and motel areas east of the highway with the beach areas. The crossing may include channelization for left turn lanes at Vista Del Mar and Pico Avenue. Also, a traffic light may be needed on Highway One to stop high-speed traffic at an appropriate location. (Medium priority/Medium term)

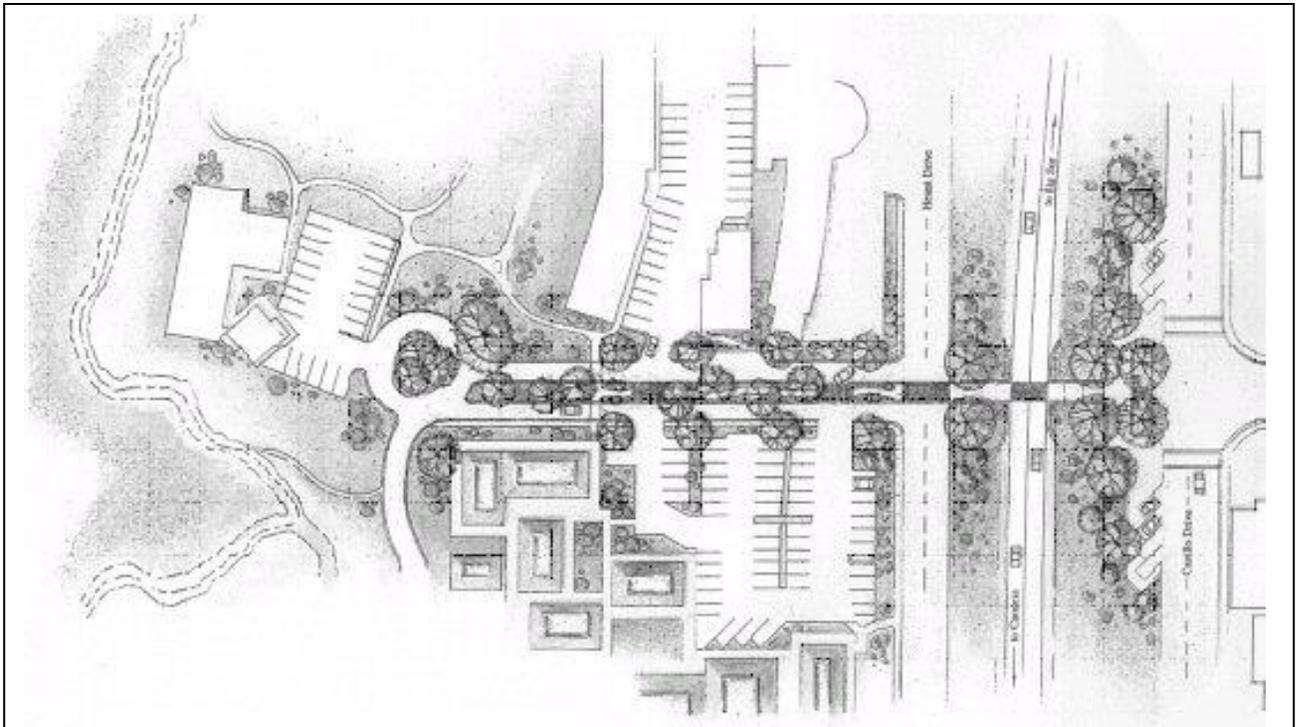


Figure 5-2: Highway One Crossing Plan, San Simeon Acres

**Table 5-3
Schedule for Completing Circulation Programs
North Coast Planning Area**

PROGRAM NUMBER	PROGRAM	RESPONSIBLE AGENCIES	POTENTIAL FUNDING	TIME FRAME	TARGET DATES	NOTES TIMING/PRIORITY
AREA WIDE						
1.	DIRECTIONAL SIGNING	CAL TRANS COUNTY	COUNTY/FEES	2005-2007	2007	MEDIUM PRIORITY LONG TERM
2.	COASTAL TRAIL	COUNTY, STATE, NON-PROFITS	COUNTY	2005-2015	2015	MEDIUM PRIORITY LONG TERM
3.A	HIGHWAY ONE STUDIES	STATE, COUNTY, DEVELOPERS,	FEES	2005-2007	2007	ORIGIN & DESTINATION, FUNDING ALTERNATIVES
3.B	HIGHWAY ONE - CAMBRIA URBAN AREA	COUNTY	FEES/ GRANTS	2005-2015	2015	LOW PRIORITY LONG TERM
3.C	HIGHWAY ONE - HEARST CASTLE	STATE, COUNTY	FEES/ GRANTS	2005-2007	2007	MEDIUM PRIORITY MEDIUM TERM
3.D	HIGHWAY ONE - SCENIC HIGHWAY ENHANCEMENT PLANS	COUNTY, CAL TRANS	GRANTS	2005-2010	2010	INCLUDES FUNDING AND IMPLEMENTATION MEDIUM PRIORITY LONG TERM
4.	JITNEY/BUS SERVICE	COUNTY	FEES/ GRANTS	2005-2010	2010	MEDIUM PRIORITY LONG TERM
5.	PARK AND RIDE	CAL TRANS	FEES/ GRANTS	2005-2010	2010	MEDIUM PRIORITY LONG TERM
6. & 7.	PEDESTRIAN/ BICYCLE PLAN/ IMPROVEMENTS	COUNTY	DEVELOPER, TRAFFIC IMPACT FEES	2005-2010	ON- GOING	WITH ALL ROAD IMPROVEMENTS HIGH PRIORITY SHORT TERM
CAMBRIA						
NO SECTION	MAIN STREET ENHANCEMENT PLAN	COUNTY	FEES	2005-2010	2010	SELECTED IMPROVEMENTS
1.	CAMBRIA SEGMENT/ HWY ONE	CAL TRANS/ COUNTY	FEES	2005-2010	2010	MONITOR RMS LONG TERM
2.	ROAD IMPROVEMENT FINANCING	COUNTY	FEES	ON-GOING	ON-GOING	ON-GOING
3.	CAMBRIA PINES ROAD EXTENSION	COUNTY	FEES/GRANTS	ON-GOING	ON-GOING	ON-GOING
4.	EAST VILLAGE PARKING DISTRICT/LOT	COUNTY	ASSESSMENT DISTRICT	2005-2010	2010	HIGH PRIORITY SHORT TERM
5.	EAST/WEST RANCH EMERGENCY ACCESS	CCSD	CCSD	2005-2015	2015	HIGH PRIORITY LONG TERM
6.	TRANSIT EXPANSION	COUNTY	COUNTY/ GRANTS	2005-2007	2007	SHORT TERM HIGH PRIORITY
7.	VOLUNTARY TRIP REDUCTION PROGRAMS	COUNTY	COUNTY/ DEVELOPER	2005-2010	ON-GOING	ON-GOING SHORT TERM HIGH PRIORITY
8.	CROSS-TOWN TRAIL	COUNTY/CCSD	COUNTY/ GRANTS	2005-2007	ON-GOING	MEDIUM TERM MEDIUM PRIORITY
9.	TRANSIT CENTER	COUNTY	COUNTY	2005-2010	2010	HIGH PRIORITY SHORT TERM
SAN SIMEON ACRES						
1.	PEDESTRIAN SYSTEM & STREET LIGHTS	COUNTY & SSACSD	FEES/GRANTS	2005-2010	2007	ONGOING PROGRAM MEDIUM PRIORITY MEDIUM TERM
2.	HIGHWAY ONE CROSSING	COUNTY, CAL TRANS SACSD	FEES/GRANTS	2005-2010	2007	MAY INCLUDE TRAFFIC LIGHT MEDIUM PRIORITY MEDIUM TERM

Chapter 6: COMBINING DESIGNATIONS



Combining Designations are special overlay land use categories applied in areas of the county with potentially hazardous conditions or significant natural resources. In these areas more detailed project review is needed to avoid or minimize adverse environmental impacts, or effects of hazardous conditions on proposed projects. In some cases, specific standards affecting land use and development have been adopted for an area where a Combining Designation is applied. Those standards are found in Chapter 7: Planning Area Standards and apply to development proposals in addition to the standards of Chapter 23.07 of the Coastal Zone Land Use Ordinance. The precise location and extent of Combining Designations shall be determined based on the best available information and an assessment of site conditions at the time of application.

A. COMBINING DESIGNATIONS

1. Geologic Study (GSA).

This designation includes moderate to high landslide risk areas and moderate to high liquefaction hazard areas as identified in the Seismic Safety Element. The Geologic Study Area for the Cambria Urban Area, encompasses the entire Cambria Urban Reserve Area. These areas of steep slopes must be evaluated for engineering problems associated with building as well as possible adverse visual impacts caused by hillside grading.

2. Arroyo de la Cruz, San Carpoforo,

Pico, San Simeon, Santa Rosa, Perry, and Arroyo Del Padre Juan Creeks (FH). These are identified areas of potential flood hazards; development and fill in the creeks should be avoided. Maintenance of the creek habitats is essential to protect many coastal resources. These creeks support a number of declining species, such as the Tidewater Goby, Striped Garter Snake, Western Pond Turtle, Red-legged Frog, and Steelhead Trout.

3. North Coast Shoreline (SRA).

The entire shoreline is a valuable scenic and natural resource which must be protected from excessive and unsightly development. Most of the coastline consists of low marine terraces with accessible beaches and coves, interspersed with rocky shorelines and steep bluffs. Offshore are rocks, reefs, and kelp beds. The Monterey Bay Marine Sanctuary provides protection for the rich offshore marine habitat, and extends from 35 degrees 33 minutes North latitude (a point on the West Ranch in Cambria, approximately 1600 feet south of SeaCliff Estates) northward through Monterey County. The rugged Sierra Nevada, San Simeon and Piedra Blancas points are of significant visual and environmental importance. The entire North Coast also sustains important marine habitats, and provides for a variety of passive recreation uses. North of San Carpoforo Creek, steep-sloped mountains rise abruptly from the ocean, limiting public use to the scenic views from Highway One.

4. Monterey Pine Forests (SRA)(TH).

While widely grown in the Southern Hemisphere as a commercial timber, Monterey pine forest occurs in only three areas of its native California. The southernmost stand in California is the 2,500 acres surrounding Cambria, with another isolated 500 acres at Pico Creek. These stands are extremely important as a "gene pool," due to genetic variations found there that protect some trees from pine pitch canker, a disease that is causing rapid loss of Monterey pine trees. Relatively undisturbed stands occur on the Cambria fringe area and in isolated pockets to the north. Monterey pine forests cover most of the Cambria Urban Area. The larger remaining stands in undeveloped areas should be retained intact as much as possible, by designing cluster development at very low densities in open areas or areas of sparse tree cover. Preservation of finer specimen stands is recommended through the use of open space easements, avoidance by development, and direct purchase. The introduction of hybrid species of pines is discouraged in the forest.

5. North Coast Creeks (SRA)(ESHA).

Portions of Santa Rosa, San Simeon, Pico, and Little Pico, Arroyo de la Cruz, Arroyo del Padre Juan, and San Carpoforo Creeks are anadromous fish streams which should be protected from impediments to steelhead migration and spawning. Adjacent riparian and wetland areas provide important wildlife habitat. Ground water and surface waters are linked, and maintenance of the creek habitats is essential to protect many coastal resources. These creeks support a number of declining species, such as the Tidewater Goby, Striped Garter Snake, Western Pond Turtle, Red-legged Frog, and Steelhead Trout.

6. Local Coastal Program (LCP).

The Coastal Zone encompasses all lands within the North Coast Planning Area. The LCP Combining Designation identifies specific programs to ensure that access to the shoreline is provided and that coastal resources are protected in accordance with the policies of the Local Coastal Program.

7. Bluff Erosion (GSA).

Portions of the coastline where bluff erosion poses a concern for siting new development have been noted. Development should be located so that it can withstand 100 years of bluff erosion, without the need for a shoreline protection structure that would substantially alter the landform, affect public access, or impact sand movement along the beach.

8. Archaeologically Sensitive Areas (AS).

The Archaeologically Sensitive Combining Designation identifies urban and rural areas known for the potential to contain cultural resources. Applicants of development proposals in these areas are required to obtain a records check and possibly a surface search prior to approval. Standards to protect resources are described in the LCP Policy Document, and Chapter 7: Combining Designation Standards of the Coastal Zone Land Use Ordinance.

9. Visitor Serving Areas (V).

The commercial and recreation land use categories along Main Street in Cambria possess unique, visually pleasing characteristics which serve as visitor destination points.

10. San Simeon Creek Lagoon (SRA).

This estuary is located within San Simeon State Beach, and is composed of several biotic communities including salt and freshwater marshes, grasslands, Monterey pine forest, as well as estuarine habitat. The creek supports steelhead trout and other fish species. The area is a major waterfowl feeding and nesting site. Close to 190 bird species have been reported at the lagoon and in adjacent areas.

11. San Simeon Point (SRA).

This picturesque setting includes Monterey pines, cypress trees, tilted rock formations, and excellent views of the bay and ocean shoreline. While not biologically unique, the combined sensitivity of vegetation and viewshed make an SRA designation appropriate. Nonetheless, proposed development could be sited so as not to damage either the vegetation or viewshed through appropriate mitigation measures.

12. Arroyo de la Cruz (SRA).

This 600-acre site at the mouth of Arroyo de la Cruz should have high priority for protection. A variety of communities (chaparral, coastal sage brush, riparian and

grassland) mark this unique area. Its importance lies in the number of endemics that are found in this relatively small area. Ten species of plants considered rare or endangered are found here and most have a restricted range.

13. Piedras Blancas Dunes (SRA).

This area is located on the coastal side of Highway 1 at Piedras Blancas Point and includes a small marsh immediately to the north. Several different plant communities are found here, including chaparral and northern coastal sage scrub. Part of this area is publicly owned; the remainder is in private holding.

14. San Simeon Fault (GSA).

The San Simeon Fault Zone traverses the coastal area from San Simeon Point to the north side of the mouth of San Carpoforo Creek. In 1986, the State geologist determined this fault zone to be active and designated it as a special studies zone subject to the provisions of the Public Resources Code.

B. HISTORIC COMBINING DESIGNATIONS (H)

The following structures and sites are identified as potential historic resources. Historic designations are meant to protect the historic structure or resource, and the site directly related to the resource. Typical repair and maintenance activities are usually exempt from the standards and permit requirements. Permit requirements for development affecting historic sites are found in CZLUO Chapter 23.03 Permit Requirements and Section 23.07.100 Historic Site.

1. The Lull House (H).

Also known as the Music House, it was among the first structures built in Cambria. Grant and Lull operated a general merchandise store on the lower floor and George Lull lived upstairs. It was converted into a residence in the early 1870s and was the Music family residence for sixty years. (Located at 2581 Main Street, reference APN 013-241-014).

2. The Olallieberry Inn (H).

Also known as the Mandersheid/Franklin/Smithers House, this structure was built in the 1870's for the Manderscheid brothers who were apothecaries from Prussia. It was also the home of Benjamin and Blanche Music Franklin (great nephew of Benjamin Franklin) and Amos and Ida Terrill Smithers. (Located at 2476 Main Street, reference APN 013-242-005).

3. The Leffingwell House (H).

Also known as the Utley/Leffingwell/Goodall House, this house was built in 1875 for Merit Utley, a rancher, miner, and owner of the Cambria Meat Market. Subsequently, it

was owned by Joseph Warren Jr. and then William and May Woods Leffingwell, Jr. The Leffingwell's daughter, Anna Berganini's estate sold it to Lloyd and Arminta (Minnie) Gregg whose daughter, Helen Gregg Goodall lived in the house for thirty years. (Located at 2420 Main Street, reference APN 013-242-002).

4. The Old Santa Rosa Chapel (H).

This church was built in 1870, and was the first church in the County built outside of mission grounds. A walk through the adjacent cemetery reveals the names of many of the Swiss, Portugese, and other early settlers who settled in the area in the mid-1870's and established thriving dairy farms. (Located at 2353 Main Street, reference APN 013-241-022).

5. The Thorndyke House (H).

Also known as the Williams/Thorndyke/Bright House and home to several popular restaurants in recent years, this house on Bridge Street was built around 1880 by Henry Williams, a prominent carpenter. Captain Thorndyke, the first lighthouse keeper at Piedras Blancas, and his wife moved in 1914. The Bright Family bought it after Mrs. Thorndyke's death in 1929 and occupied the residence for nearly fifty years. (Located at 4286 Bridge Street, reference APN 013-241-004).

6. The First Presbyterian Church (H).

The little white church on Bridge Street was built in 1876 by Henry Williams and Merrit Trace and his son, Verne. In 1930, former President Calvin Coolidge attended this church while visiting W.R. Hearst. (Located at 4314 Bridge Street, reference APN 013-241-003).

7. The Bank of Cambria (H).

The brick building at the corner of Main and Bridge Streets was built in 1928. It housed the Bank of Cambria until 1933 and subsequently the Bank of America. (Located at 2255 Main Street, reference APN 013-232-007).

8. Soto's Market (H).

This structure was built for Joaquin and Agnes Maggetti Soto in 1939. Three generations of the Joaquin Soto family owned and operated the store. (Located at 2244 Main Street, reference APN 013-263-002).

9. Camozzi's (H).

Of the many saloons that historically served the community of Cambria, this is the only one still in operation. It was originally built in 1922 for Adriano and Rosa Filliponi Camozzi as a two story hotel, card parlor/pool hall, and barbershop complex. The bar was added in 1933 after Prohibition ended. (Located at 2262 Main Street, reference APN 013-263-002).

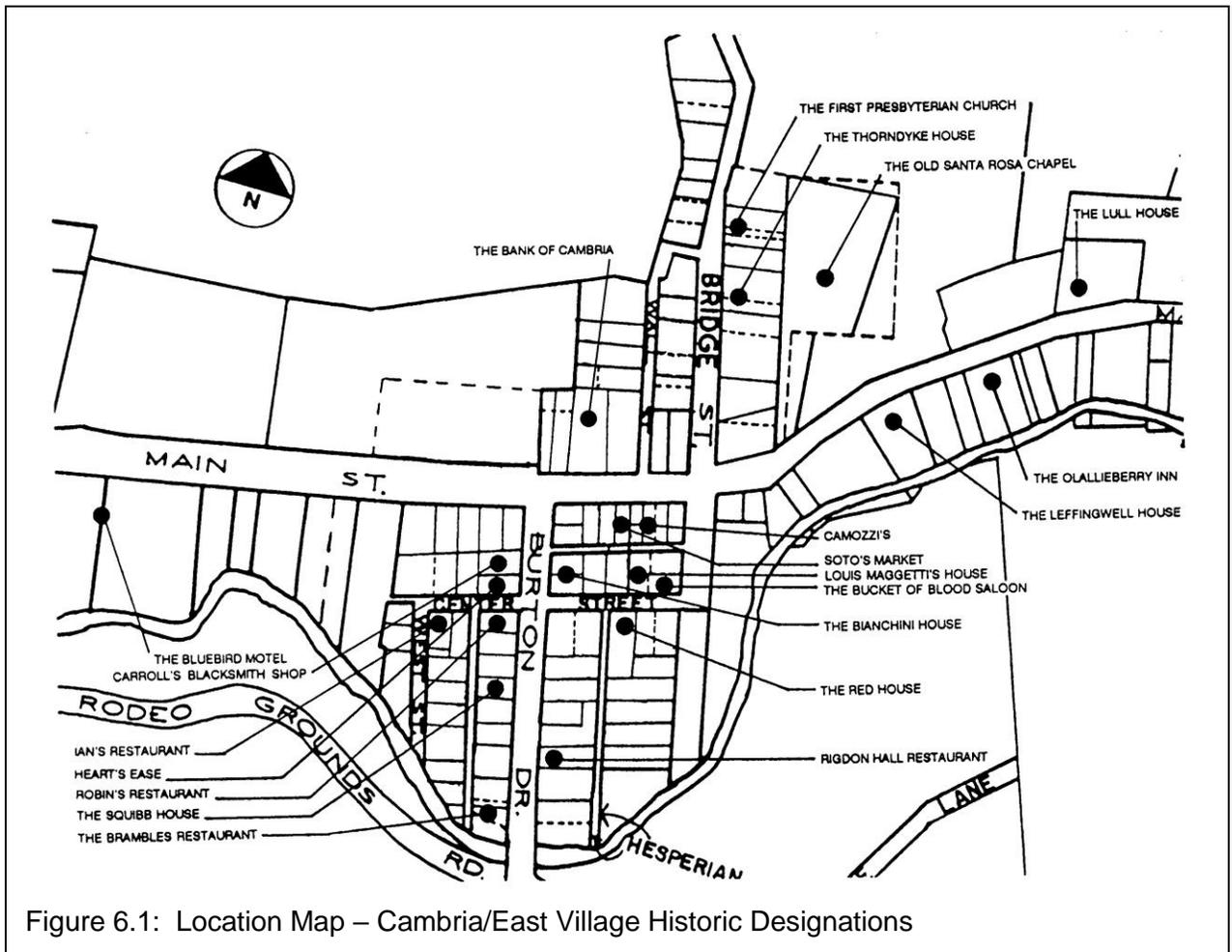


Figure 6.1: Location Map – Cambria/East Village Historic Designations

10. The Bucket of Blood Saloon (H).

The structure was built as a saloon in 1893 and has housed a blacksmith shop, a skating rink, an art studio, and a newspaper print shop. (Located on corner of Center and Bridge Streets, Reference APN 013-263-011).

11. Louis Maggetti House (H).

The tiny blue house on Center Street was built in the early 1870's. It is named in honor of the gentleman who added the second story in 1900 to make room for his six children. (Located at 2261 Center Street, reference APN 013-263-010).

12. The Red House (H).

This structure is located on what was once the site of Cambria's Chinese Community Center. The structure referred to generally as the "Red House" was assembled by

combining several structures. One portion was the B.F. Franklin Building, used as Cambria's first high school around 1890. The portion commonly referred to as the "Joss House" is the only portion that remains on site. This portion, built in 1899, and is considered to be the oldest remaining Chinese temple in Southern California. (Located at 2264 Center Street, reference APN 013-264-014).

13. The Bianchini House (H).

Also known as the Guthrie/Bianchini House, the original structure was built in the mid-1860's. In 1882 the house was bought by a merchant named Samuel Guthrie. In 1914 he sold the house to Eugenio Bianchini, a Swiss immigrant who came to the country in 1878 in search of opportunity. After farming, mining, dairying, and running a butcher shop, he retired to this home. The structure is listed on the National Register of Historic Places. (Located at 2251 Center Street, ref: APN 013-263-007).

14. Carroll's Blacksmith Shop (H).

This board and batten redwood building was built between 1895 and 1900 and is an example of the false-fronted shops that once lined the streets of Cambria and most other western towns. (Located at 4121 Center Street, reference APN 013-261-010).

15. Heart's Ease (H).

Also known as the Taylor House, this building was constructed in the 1870's by G. W. Proctor, and is reminiscent of nineteenth century New England. During the 1870's Cambria was described as having a neat, New England appearance. There is a one hundred year old rose bush growing beside the house. The Taylor's, whose timber ranch was sold in 1927 to the Cambria Development Company and became Lodge Hill, Park Hill, Happy Hill, and the West Village, bought the house in 1880. (Located at 4101 Burton Drive, reference APN 013-261-010).

16. Robin's Restaurant (H).

Also known as the Souza House, this restaurant was built as a residence in 1935 by Frank Souza, a construction supervisor at Hearst Castle. (Located at 4095 Burton Drive, reference APN 013-262-006).

17. Ian's Restaurant (H).

Also known as the Westendorf/Dickie House, the original portion of the structure was built in 1902 for William Westendorf. Mr. Westendorf sold the house to George and Dena Storni Dickie in 1915. In the 1980's the structure was moved from the corner of Center Street and Burton Drive to Center and West Streets. (Located at 2150 Center Street, reference APN 013-262-001).

18. The Squibb House (H).

This structure was built in 1877 by Fred E. Darke, a former civil war drummer boy who became a teacher when he moved to California. The structure to the right of the house was a carpentry shop built by Alex Paterson in 1889. Paul and Louise Squibb, founders of the Midland School of Santa Ynez Valley, purchased the property in 1953 and have preserved the house and grounds. The buildings and site have been converted to a Bed and Breakfast facility. (Located at 4063 Burton Drive, reference APN 013-262-007).

19. Rigdon Hall Restaurant (H).

Also known as the Rigdon House, the original structure was built in the early 1880s by the Bright family. This restaurant is located on the site of the two-story house once occupied by Rufus Rigdon, one of the town's original settlers. His son, Elmer Rigdon, became a California State Senator in 1917 and won approval for the construction of the Coast Highway between San Simeon and Monterey. (Located at 4036 Burton Drive, reference APN 013-264-007).

20. The Brambles Restaurant (H).

Also known as the Mora/Lowell House, the original three bedroom structure was built in the mid-1870's. In the early 1900's, Dr. Lowell lived in the house and ran his practice from a porch added on to the left side. (Located at 4005 Burton Drive, reference APN 013-264-014).

21. The Bluebird Motel (H).

This structure is located just west of old downtown Cambria, and was built around the home that George Lull built for his bride in 1880. At the time it was built, it was considered to be the most pretentious home in town. (Located at 1880 Main Street, reference APN 013-251-004).

22. Arthur Beale House (H).

More commonly known as 'Nitwit Ridge', this is a unique house constructed from discarded objects, and was declared a State Historic Landmark in 1981. (Located at 881 Hillcrest Drive, reference APN 022-131-031).

23. Hearst Castle (H).

Hearst Castle is the popular name for the site where William Randolph Hearst between 1919 and 1947 created La Cuesta Encantada, including La Casa Grande and adjacent buildings, with its rare art treasures, memorabilia of renowned guests, and beautiful gardens. Hearst Castle, presented to the State of California by the Hearst Corporation in 1958, is one of the most popular historic sites on the central California coast.

24. The Sebastian Store (H).

This is the oldest store building along the north coast of San Luis Obispo County. Built in the 1860's at Whaling Point, a half mile to the west, it was moved in 1878 to its present location. The nearby Spanish-style residences and harbor are also of historic interest, for they provided living quarters and shipping facilities during construction of Hearst Castle.

25. Van Gordon Archaeological Site (H).

This Chumash village site is being considered for inclusion in the National Register of Historic Places.

26. Hearst Ranch Headquarters (H).

Cattle ranching has been the historic use of the vast acreage of the Piedras Blanca Rancho. The ranch headquarters includes buildings dating back to the early part of the century.

C. PUBLIC FACILITIES COMBINING DESIGNATIONS

The Land Use Element designates approximate locations of major proposed public facilities as Combining Designations. These include schools, parks, water and sewage treatment works, and other facilities necessary to serve the population proposed in the Plan. Full review of projects which might be proposed to implement these facilities is necessary, because a Combining Designation does not assume that a project will be found consistent with the Local Coastal Program and other environmental policies and regulations.

1. Cambria Facilities.

Proposed public facilities for the Cambria Urban Area are designated on the Combining Designations maps. These include a new elementary school and several community-serving park sites. Other facilities, such as a new post office and police substation, are not shown on the maps because a number of locations may prove to be suitable.

2. Community Park Facilities.

Both Cambria and San Simeon Acres have a need for parks that primarily serve residents in the area. Local park plans have more detailed recommendations for locations and facilities than the designations found in this Community Plan. The Combining Designation maps show approximate locations where public parks would be desirable.

3. Regional Park Needs.

The regional parks nearest to the Planning Area are El Chorro Regional Park near San Luis Obispo, Heilmann Regional Park located in the community of Atascadero, and Santa Margarita Lake Regional Park near Santa Margarita. Because of the distance,

there is a need for an additional facility in the North Coast or the Estero Planning Area. Any future park location should be further studied to assess potential impacts to adjacent uses and the surrounding area, the recreational needs and priorities of these Planning Area, and the ability for the proposed regional park site to contain recreation consistent with definition in the Parks and Recreation Element.

D. COMBINING DESIGNATION PROGRAMS

"Programs" are non-mandatory actions or policies recommended to achieve community or area wide goals and objectives identified in this Plan. The implementation of each program is the responsibility of the community, through the County or other public agency identified in the program itself. Because programs (some of which include special studies) are recommended actions rather than mandatory requirements, implementation of any program should be based on consideration of community needs and substantial community support for the program and its related costs.

Combining Designation Programs for the Planning Area are grouped under names of communities, and then under combining designations or other location headings to identify specific areas where they each apply.

Areawide

1. Shoreline Access - Vista Points (LCP).

The California Department of Transportation, State Department of Parks and Recreation, or other appropriate organizations should improve vehicle turnouts and accept public access easements in the Planning Area, where such improvements would be consistent with the County's LCP Public Access policies and ordinances. The improvements could include:

- A. Non-Structural Bluff Stabilization.** Bluff revegetation and stabilization.
- B. Parking.** Defined parking areas paved with permeable surface material.
- C. Refuse Disposal.** Trash receptacles.
- D. Trails.** Designated trails to the beach.
- E. Bluff safety.** Guard rails along bluff edge outside of the designated trails to the beach.
- F. Signs.** Interpretive signs, displays, and coastal access signs on Highway One, and along the shoreline.
- G. Restrooms.** Public restrooms.

2. Public Acquisition - Piedras Blancas Point.

The State Department of Parks and Recreation or other appropriate agency should acquire the Piedras Blancas Point and Lighthouse for public access. The state should investigate the development of a small-scale hostel using the existing buildings. Improvements should include:

- A.** A small parking area adjacent to the southern cove.

B. Interpretive signs and coastal access signs on Highway 1.

3. Public Acquisition - Cambria Air Force Station.

The Department of Parks and Recreation should evaluate acquisition of the Cambria Air Force Station. If the primary use of the station by the recipient agency is not recreation, a formal public vista point should be improved near the existing guard station.

4. Vista Points.

The California Department of Transportation should continue to maintain the existing vista points north of Cambria and through the Hearst Ranch holdings. Where turnouts must be eliminated due to bluff erosion, other hazards or operational needs, the vista points/turn-outs shall be replaced in reasonable proximity.

5. Piedras Blancas Dunes Coastal Access.

The appropriate state agency should ensure that coastal access does not adversely impact the coastal resources found here. Vehicular access within the dunes is prohibited.

6. Coastal Access Implementation Plan (LCP).

As part of the public access component of this Plan, the County should develop an implementation plan for opening and managing access easements acquired through existing and future accepted offers-to-dedicate for public access. The implementation plan should identify access priorities, appropriate management entities, funding sources, and a schedule for opening accessways. Also as part of the implementation plan, the County should assist other appropriate government agencies and interested groups in documenting areas known to have been historically used for public use.

7. Coastal Bluffs.

The County Planning and Building Department should seek grant funding for and prepare a program to remove armoring where feasible, avoid permanent armoring of the shoreline, and minimize impacts to the shoreline in developed areas using a long-term, comprehensive approach. The program should include preparation of an areawide shoreline erosion and bluff management and restoration plan focusing on bluff stability, erosion rates, and sand supply; bluff retreat and setbacks; emergency armoring procedures; shoreline protection structure design, engineering, monitoring, and maintenance; and options for relocating development away from hazardous areas (shoreline retreat) and restoring areas that have been impacted by shoreline armoring. The management plan should help determine whether it would be appropriate to allow construction of seawalls where seawalls already exist on abutting properties on each side. If so, the county should initiate an amendment to the Local Coastal Program, after consultation with the Coastal Commission, to accordingly revise the Coastal Plan policy and implementing Coastal Zone Land Use Ordinance provisions regarding construction of shoreline structures.

8. San Simeon Creek Lagoon Resource Protection (LCP).

The State Department of Parks and Recreation designated the lagoon as a natural preserve to ensure resource protection. Trails in proximity to the wetlands should be designed to protect the habitat values of the lagoon.

Cambria

9. Shoreline Access Improvement - San Simeon State Park (LCP).

The State Department of Parks and Recreation should continue to maintain improvements to San Simeon State Beach at Leffingwell Landing, including a small parking area, small-scale boat launching facility, and signs.

10. Shoreline Access - Street Improvements - West Lodge Hill (LCP).

The County should work with interested groups to develop new accessways and provide public pathways and overlooks throughout Cambria. The County or other appropriate entity should provide a public pathway and overlook at the following street ends west of Sherwood Drive when development and maintenance funds are available: Castle Street, Emmons Road and Jean Street.

11. County-owned Surplus Lots (LCP).

To reduce impacts on traffic, water use, and the Monterey pine forest, substandard lots acquired by the County in the small lot subdivisions, such as Park Hill, Happy Hill and Lodge Hill areas, should be kept in public ownership and developed as a public access resource if appropriate. If such development is not appropriate, lots shall be offered for sale to adjacent owners when merged with existing lots to be used as yard areas or open space or transferred to appropriate public agencies or non-profit groups to be kept in permanent open space.

12. Site Design (SRA).

Where development may be allowed in shoreline and other Sensitive Resource Areas, the County should encourage the use of cluster development.

13. Monterey Pine Forest - Forest Management District (SRA)(TH).

The County should assist in the formation of a Forest Management District or other appropriate organization based upon the recommendations of the Forest Management Plan. The purpose of the District would be to implement the recommendations of the Plan, and provide for the long-term management of the forest. On-going functions of the District might include grant management, education, agency coordination, open space management, tree inspection and removal advice, restoration efforts, erosion control, and other activities.

The County should establish a Forest Management District, or an equivalent, setting up a new forest impact mitigation fee and fund using fees collected for removal of Monterey

pinos. The fees shall be established in compliance with provisions of the Mitigation Fee Act and may be used for creation and start-up of a Forest Management District, habitat enhancement, inspection, enforcement, education, and other forest management efforts. After establishment of the appropriate fee structure, new development may be required to pay reasonable fees to offset the impact of tree removal in the pine forest. The fund shall be designated for Monterey pine habitat protection, restoration, and enhancement. No mitigation fee would be required for removal of dead or diseased trees, or trees in dangerous condition as determined by the County or its representative. All mitigation fees are in addition to any other fees for inspection or permits, and shall be paid prior to approval of any State or County permit.

14. Erosion Control Program (LCP).

The County should prepare a coordinated resource management program as part of Phase IV of Local Coastal Program implementation to reduce erosion in the Monterey pine forest. The program should be integrated with the Forest Management Program, and should utilize the best available management methods to protect the forest and to reduce areawide erosion and sedimentation impacts.

Siltation shall be controlled and sediment shall be prevented from entering Santa Rosa Creek, or damaging other coastal resources, to the maximum extent feasible. Implementation of the certified program and establishment of a long-term funding source will require an erosion control/forest management fee established in compliance with the provisions of the Mitigation Fee Act. In addition, a manual shall be prepared by the County as a part of the program to address special development issues pertaining to the Monterey pine forest. The manual will emphasize techniques that may be used to prevent erosion and enhance and preserve the landscape, and will recommend special development regulations.

15. Small Lot - Open Space District (LCP).

As one component of a larger build-out reduction program, the County, CCSD, the community of Cambria, and other stakeholders should work together to establish an Open Space District to begin purchasing and maintaining many of the small and substandard lots in Cambria. The objective of the District would be to preserve the Forest from being physically displaced as small lots are developed with residential units. Secondary benefits would include lower building density, better fire clearance, more privacy between homes, larger yards, and more landscaping in neighborhoods.

Opportunity exists to begin a program to purchase and provide on-going maintenance for some of the small substandard lots in Lodge Hill, Happy Hill, and Park Hill on an annual basis, and then commit them to open space. In conjunction with the Forest Management District, the lots could be used for a variety of purposes such as pocket parks, viewsheds, habitat preservation, and other uses beneficial to the community. The program would enhance the value of properties located near open space lots, as well as reduce crowding of buildings, traffic congestion, and demand for water and other services.

16. Lot Consolidation for Monterey Pine Forest Protection (SRA)(TH).

The County should review its procedures and, where necessary, suggest legislative changes to encourage lot consolidation within subdivisions that contain substandard lots.

17. Transfer of Development Credit Program (TDC) (LCP).

The Transfer of Development Credits Program has the objective of reducing potential build-out within the Cambria Urban Area for residential single family development, by transferring the development potential of environmentally sensitive areas to more suitable sites within the remainder of Cambria's small-lot residential subdivisions. The County will continue to work with the Land Conservancy of San Luis Obispo County, or other program administrator approved by the County, to encourage voluntary transfer of development credits within the community of Cambria. TDC sending sites (sites that would be retired and no longer eligible for residential single-family development) shall be located within the Cambria Urban Reserve Line and meet one or more of the following (A-G):

- A.** Located in Lodge Hill Special Projects Areas #1 Fern Canyon or #2 Visible Hillside (see Figure 6-2);
- B.** Located in the Monterey Pine Forest Terrestrial Habitat (TH) area (see Figure 6-2), and
 - 1.** be adjacent to an existing retired lot,
 - 2.** contain one or more healthy Monterey pine trees with trunks eight inches or greater in diameter at four feet above grade, or
 - 3.** contain four or more healthy Monterey pine saplings with stems two inches or greater in diameter.
- C.** Contains steep slopes that have known engineering problems associated with potential development, or would cause adverse visual impacts caused by hillside grading (see Combining Designation number 1 (GSA)).
- D.** Where bluff erosion would necessitate shoreline protection for the siting of development (see Combining Designation number 7 (GSA)).
- E.** Contains known cultural resources that cannot be reasonably protected from development (see Combining Designation number 8 (AS)).
- F.** Contains or supports habitats for rare and endangered or threatened species.
- G.** Where development would have adverse impacts when viewed from Highway One.

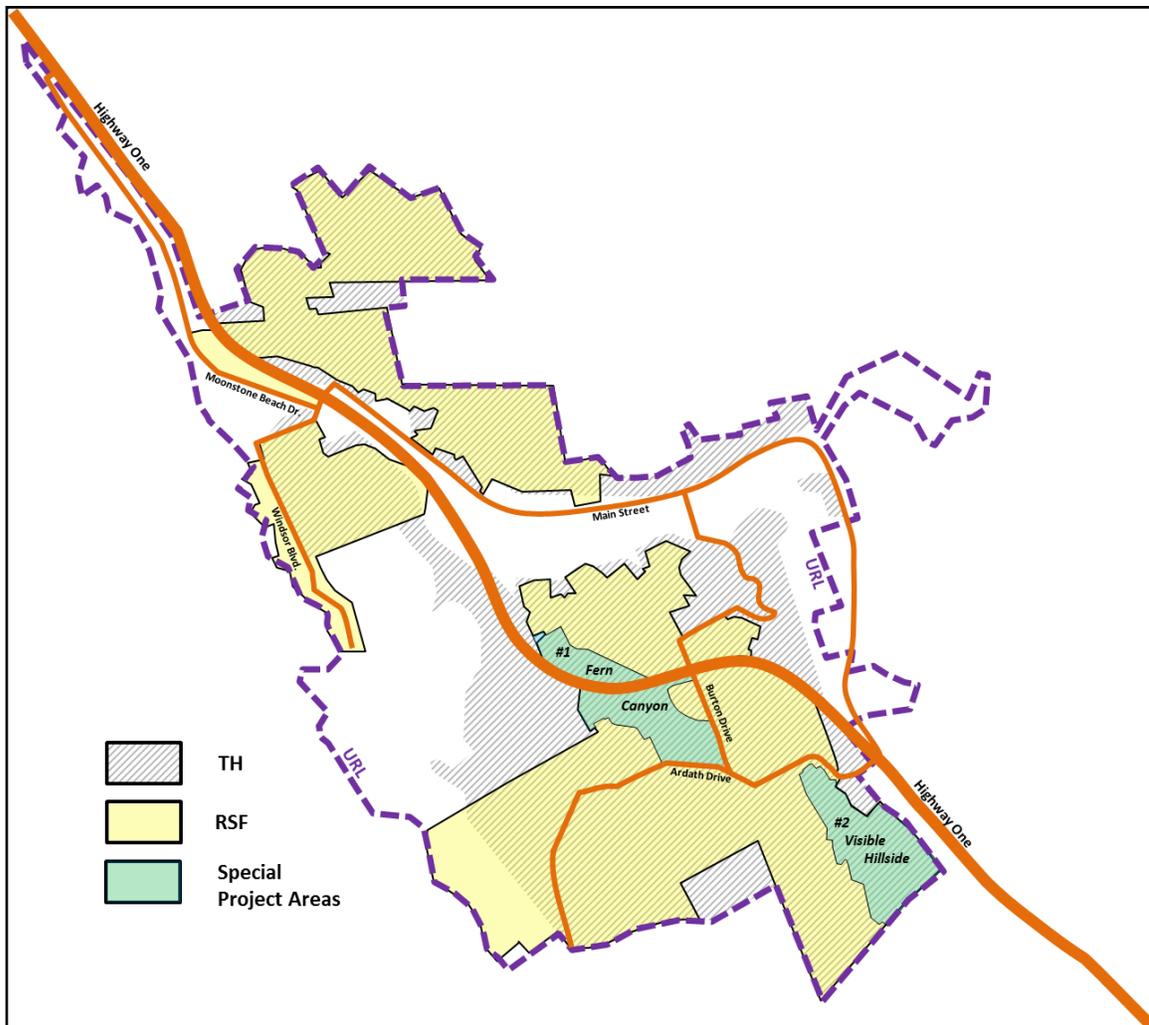


Figure 6-2: TDC Program – Terrestrial Habitat and Special Project Areas

18. Santa Rosa Creek (SRA)(ESHA)(SRV).

Santa Rosa Creek supports a rich diversity of plant and animal species. The County should encourage the establishment of a Creek Enhancement Plan that may include:

- A.** Restoration. Methods may include restoration of summer stream flows, removal of exotic invasive plants, open space acquisition, protection of instream habitat, and an appropriate level of passive recreation use.
- B.** Creek Enhancement - Suggested Goals. Goals and objectives for the Enhancement Plan may include:
 - 1. Conservation of watershed;
 - 2. Protection and enhancement of habitat values;
 - 3. Preservation of the natural flood plain;
 - 4. Reduction of non-source point pollution and sedimentation;
 - 5. Improvement of water quality and quantity;

6. Acquisition of lands for open space and/or parks;
7. Restoration of Santa Rosa Creek lagoon;
8. Development and maintenance of an information data base;
9. Determination of areas where creek setbacks from development shall be maintained without adjustment or variance;
10. Increase in capacity to handle flooding;
11. Enhancement of the basin as a municipal water source for Cambria, consistent with protection and enhancement of habitat values.

19. Historical Survey.

The County should work with the Cambria Historical Society, property owners, and others to conduct a historical survey and prepare documentation on the historical significance of properties in the East Village of Cambria.

San Simeon Acres. Programs 20 and 21 apply only to the community of San Simeon Acres.

20. Shoreline Access - Acceptance and Maintenance (LCP).

The San Simeon Acres Community Services District or other appropriate agency should accept and maintain public access easements offered through recorded offers-to-dedicate.

21. Shoreline Access - Pico Avenue Stairway (LCP).

The County should work with interested groups to develop new accessways and provide public pathways and overlooks throughout San Simeon Acres. The San Simeon Acres Community Services District should continue to maintain the stairway at Pico Avenue for public access. Public parking should be provided.

**Table 6-1
Schedule for Completing Combining Designation Programs**

Program Number	Program	Responsible Agencies	Potential Funding	Timeframe	Target Dates	Notes
Communitywide						
1.	Shoreline Access Programs	County, CSD's, State	Fees/Grants	On-Going	On-Going	Multiple Locations
2.	Public Acquisition-Piedras Blancas	Department Of Parks And Recreation	Grants/Fees	2005-2025	2025	
3.	Public Acquisition - Cambria Air Force Station	Department Of Parks And Recreation	Grants/Fees	2005-2025	2025	
4.	Vista Points	Caltrans	State	On-Going	On-Going	Multiple Locations
5.	Coastal Access	State	State	On-Going	On-Going	
6.	Coastal Access Implementation	County, Community Groups, Agencies	Grants/Fees	On-Going	On-Going	Multiple Locations
7.	Coastal Bluffs	County, State	Grants	2005-2010	2010	New Program
8.	San Simeon Creek Lagoon Resource Protection	State Parks	Federal/ State/ County	2005-2025	2025	
Cambria						
9.	Leffingwell Landing	State Parks	Grants	2010	2010	
10.	West Lodge Hill Coastal Access	County	Grants	2010	2025	
11.	Surplus Lots	County	Grants	On-Going	On-Going	
12.	SRA Site Design	County	Fees	On-Going	On-Going	
13.	Forest Management Plan/District	County	Fees	2005-2010	2010	High Priority
14.	Erosion Control Program	County & RCD	Fees/Grants	2005-2010	2010	Combine With Forest Management New Program
15.	Small-Lot Open Space District	County, Non-Profit	Fees/Grants	2005-2010	2010	New Program
16.	Lot Consolidation	County	None Required	On-Going	On-Going	
17.	TDC Program	County/Land Conservancy	Fees/Grants	2005	On-Going	Existing Program
18.	Santa Rosa Creek Enhancement	County/Non-Profit	Grants	2005-2015	2015	New Program
19.	Historical Survey	County, Property Owners, Historic Society	Grants	2005-2015	2015	
San Simeon Acres						
20.	Shoreline Access	SSACSD/County	Fees/Grants	On-Going	On-Going	
21.	Pico Avenue Stairway	SSACSD/County	Fees/Grants	On-Going	On-Going	

CHAPTER 7: PLANNING AREA STANDARDS



This chapter contains special “standards” for the North Coast planning area. Standards are mandatory requirements for development, designed to handle identified problems in a particular rural area, or to respond to concerns in an individual community. Planning area standards can range from special setbacks in one neighborhood, to limits on the kinds of land use normally allowed by the LUE (Table O, or Coastal O Part I) because of certain community conditions.

These standards apply to the planning and development of new land uses, and must be satisfied for a new land use permit to be approved, and for a newly constructed project to be used. All standards listed in this area plan may not affect the entire planning area. Most apply to specific communities or rural locations.

North Coast area standards are organized under several headings describing locations in the planning area where they apply. Standards are grouped first by community, then by land use category, and finally under headings naming a specific area where the standard must be satisfied.

These requirements apply to proposed projects in addition to provisions of the Land Use Ordinances. Where these standards conflict with the LUO, or CZLUO, these standards control. In any case where this area plan designates a property in the Open Space or Recreation land use categories, in the Sensitive Resource or Historic Area combining designations, or where the LUE identifies a need for open space preservation through easement, contract or other instrument, such designation does not in and of itself convey or imply any right of public use, access, trespass or violation of privacy.

Land dedications and other exactions identified in this Plan are intended to mitigate the impacts of specific development proposals, and to ensure consistency with the Local Coastal Program. In some circumstances the County may conduct a nexus and proportionality study, to provide the practical and legal basis for the proposed exactions. Dedications and exactions will be pursued consistent with Section 30001.5 of the California Coastal Act considering the need to:

1. Assure orderly, balanced use and conservation of coastal zone resources taking into account the social and economic needs of the people of the state; and
2. Maximize public access to and along the coast and maximize public recreation opportunities in the coastal zone consistent with sound resource conservation principles and constitutionally protected rights of private property owners.

Chapter Organization

- A. RURAL AREA STANDARDS.** Sections contain standards that apply only to land outside of urban and village reserve lines.
- B. CAMBRIA URBAN AREA STANDARDS.** Sections contain standards that apply only to land within the unincorporated urban area of Cambria.
- C. SAN SIMEON ACRES VILLAGE STANDARDS.** Sections contain standards that apply only to land within the unincorporated village area of San Simeon Acres.

Within each area (Rural, Cambria Urban, or San Simeon Acres Village), standards which apply to Combining Designations are listed first, followed by communitywide standards. Communitywide standards are followed by standards that are listed by land use category, as follows:

- | | |
|----------------------------|------------------------------|
| 1. Open Space | 7. Residential Rural |
| 2. Agriculture | 8. Residential Multi-Family |
| 3. Commercial Retail | 9. Residential Single-Family |
| 4. Office and Professional | 10. Residential Suburban |
| 5. Commercial Service | 11. Public Facilities |
| 6. Recreation | |

Unless a sub-heading identifies specific areas or properties where the standards apply, Land Use Category standards apply to all of the land within the applicable land use category.

Example outline of Planning Area Standards

B. CAMBRIA URBAN AREA STANDARDS *(major section)*

Commercial Retail *(land use category)*

1. Standard one. *(standard)*
2. Standard two. *(standard)*
 - A. Permit requirement. *(standard)*
 - B. Building setbacks. *(standard)*

A. NORTH COAST RURAL AREA STANDARDS

The following standards apply to lands in the North Coast planning area outside of urban and village reserve lines, in the land use categories or specific areas listed.

AREAWIDE: The following standards apply to all lands within North Coast rural land use categories.

Circulation

- 1. Areawide Systems - Development Plan Projects.**
Development proposals are to be planned considering areawide circulation and utility easements and provide for future extensions into adjacent undeveloped properties wherever feasible.
- 2. Driveways - New Land Divisions.**
New land divisions are to include, where possible, design provisions for combining driveways and private access roads serving proposed parcels wherever terrain and adequate sight distance on the public road allow.
- 3. Pedestrian and Bikeways - New Land Divisions.**
Provide for safe and site-sensitive pedestrian and bike circulation facilities in the design of roads for new subdivisions where feasible.
- 4. Road Design and Construction - New Land Divisions.**
Road alignments proposed in new land division applications are to be designed and constructed to minimize terrain disturbance consistent with safety and construction cost. Altered slopes are to be replanted with indigenous plants, or protected by other appropriate erosion control measures.

Site Design and Building Construction

- 5. Application Contents - Land Divisions.**
Land division applications in areas visible from the public road must identify potential building site envelopes. These building sites shall be in developable locations least visible from the public road.
- 6. Site Selection.**
Primary site selection for new development shall be locations not visible from Highway 1 as follows:
 - a. Sites shall be selected where hills and slopes would shield development unless no alternative location exists or the new development provides visitor-serving facilities.
 - b. New development shall be located so that no portion of a structure extends above the highest horizon line of ridgelines as seen from Highway 1.
 - c. Where single ownership is on both sides of Highway 1, building sites shall be located on the east side of Highway 1 except for identified visitor-serving development.

d. Development proposals for sites with varied terrain are to include design provisions for concentrating developments on moderate slopes, retaining steeper slopes visible from public roads undeveloped.

7. Building Height.

Unless a different maximum height is required by the standards for a specific area, structures on the west side of the highway shall be limited to 22 feet.

8. Determination of Minimum Lot Size and Density of Projects.

For purposes of determining minimum lot size and density of projects, portions of the property that lie seaward of the top of the bluff shall be excluded.

Utility Services

9. Hearst Ranch.

Hearst Ranch development proposals are to include the provision of organized services, of which the most critical are water supply, sewage disposal, and solid waste disposal.

10. Tourist Facilities - Development Plan Projects.

Proposed tourist-recreation development plans are to include detailed studies of water availability and use, as well as assessing impacts of water withdrawals on fish and wildlife.

COMBINING DESIGNATION: The following standards apply to lands in the Local Coastal Plan (LCP) and Sensitive Resource Area (SRA) combining designations located outside of urban and village reserve lines, as follows.

Local Coastal Plan (LCP)

Hearst Ranch. Standards 1 through 7 apply only to the Hearst Ranch area.

1. Shoreline Access.

Public access shall be provided at the time of each phase of development (as described below) and at the improvement of turn-out/vista points pursuant to Coastal Commission Permit No 4-81-194. The accessway (unless otherwise stipulated in the following standards) may be operated via offer-of-dedication or deed restrictions, depending upon the particular location and circumstances of the accessway.

2. San Simeon Village.

At the time of development at the Village, dedication of a lateral easement from mean high tide to the toe of the bluff for the area from Pico Creek area to W.R. Hearst Memorial State Beach is required. This will serve to link the three state holdings in this area. Vertical easements are required for the turn-out areas which now provide access to the state park holdings within this area. Additional dedication of a lateral easement extending from mean high tide to the toe of the bluff in the area of the Caltrans right-of-way (from south of the Piedras Blancas Dunes to include the sandy beach south of Oak Knoll Creek) shall be required if not previously completed as required in Standard 6 below.

3. Shoreline Access - San Simeon Point.

New development at San Simeon Point is required to provide bluff top pedestrian trails to the Point and from the Point to Oak Knoll Beach north of the point, and vertical and lateral accessways to and along the sandy beach areas of San Simeon Point. The land and improvements including maintenance for the accessways, shall be provided by the applicant at the time of issuance of a coastal development permit for the development through an offer-to-dedicate or deed restriction; however, access shall not be open to the public until a public agency or private association has assumed full responsibility for liability of the area. The bluff top trails shall be sited consistent with protection of the forest habitat and bluff stability. Disturbance should be minimized by locating trails over existing pathways. Pedestrians shall be discouraged from off-trail use by the use of fencing vegetation and by placing signs at trailheads that restrict people to the trail. Other improvements to facilitate public access in this area shall include:

- a. Parking area for the public at the village, golf course facilities, and San Simeon Point resort area or a pedestrian/bicycle path from the Village to the resort area.
- b. Day use picnic area.
- c. Trash receptacles and signs (include interpretive facilities).
- d. Public restrooms within proposed visitor-serving facilities.

4. Shoreline Access - San Carpoforo.

With issuance of a coastal development permit of development of San Simeon Point the following access shall be provided, by a deed restriction or offer-to-dedicate, at the northern end of the Hearst Ranch, consistent with the protection of agriculture, and the avoidance of hazardous areas and sensitive habitat areas:

- a. A total of three vista points and three areas for parking 4-5 cars located south of the mouth of San Carpoforo Creek, north of Ragged Point by "Driftwood Beach" and near post-mile 68 between Breaker Point and Yellow Hill.
- b. Vertical public access from the proposed vista points/parking areas to the sandy beaches located near San Carpoforo Creek, "Driftwood Beach" and between Breaker Point and Yellow Hill.
- c. Lateral public access along the sandy beaches located near San Carpoforo Creek, "Driftwood Beach" and between Breaker Point and Yellow Hill.

The parking areas and walkways from the parking areas to the vista points and vertical accessways shall be signed and fenced to control and limit access into sensitive or hazardous areas and to minimize destruction of bluff vegetation. The provision of access improvements designed to specifications of the access improvement standards of the California Coastal Conservancy (signs, fencing, paving of parking areas, stairways to beaches) shall be the responsibility of the applicant or the owner of record (Hearst Corporation). Maintenance and liability for the accessways and parking shall be the responsibility of the public agency or private association which accepts the accessways. Although the development project shall be permitted to proceed after access has been provided by deed restriction or offer-to-dedicate, improvements and public access shall be opened within six months of

the public agency or private association acceptance of full responsibility for liability and maintenance of the access areas.

5. Vertical Access to Piedras Blancas Lighthouse.

If Piedras Blancas Lighthouse is acquired for public recreation use, vertical access shall be ensured along the present roadway or an alternative roadway should it be determined to be more appropriate.

6. Lateral Access in the Area of the Cal Trans Right-of-Way.

At the time of development of additional turnout/vista points following certification of the Local Coastal Plan or at the time of development at San Simeon Village, dedication of lateral easement extending from mean high tide to the toe of the bluff shall be required. (This area generally extends from south of the Piedras Blancas Dunes to Oak Knoll Creek). The lateral easement shall also include the sandy beach south of Oak Knoll Creek.

7. Access - Arroyo de la Cruz Lagoon.

To ensure access for recreational fishing, limited vertical and lateral access paths to the lagoon of Arroyo de la Cruz Creek seaward of Highway I shall be provided during the open trout and salmon fishing season established by the California Department of Fish and Game. Such access shall be recorded as a deed restriction or offer-to-dedicate concurrent with the issuance of a coastal development permit for the development at the Staging Area. The accessway shall be improved by the Hearst Corporation to the access improvement standards of the California Coastal Conservancy, within six months of a public agency or private association acceptance or assumption of responsibility for liability and maintenance of the accessway.

8. Shoreline Access in Other Visitor-Serving Development.

New development is required to provide pedestrian trails; bluff top and lateral access (where consistent with public safety considerations); beach lateral access from the toe of the bluff to the mean high tide line; vertical access from the first public roadway to the shoreline; parking, picnic areas, signs and trash receptacles for public use.

9. San Simeon Point - Access Roads.

Vehicular access roads to the visitor-serving facilities proposed at San Simeon Point shall be sited so as to be screened from Highway I to the extent feasible by existing trees and topographic features. The roads shall not traverse the pine forest, eucalyptus groves, or oak woodlands, except that the eucalyptus groves may be traversed if such a route would be the only way to hide the road from views from Highway I.

Sensitive Resource Areas (SRA)

10. Site Planning - Development Plan Projects.

Projects requiring Development Plan approval are to concentrate proposed uses in the least sensitive portions of properties. Native vegetation is to be retained as much as possible.

11. Site Design.

Development and recreational uses, especially on bluff top, shall be designed and situated to minimize adverse impacts on marine resources. Access shall be permitted when compatible with protection of marine resources.

12. Habitat Protection - Piedra Blancas Dunes.

Development of the Piedras Blancas Dunes for visitor-serving use shall include a habitat protection program and where feasible provide habitat restoration. Development shall be restricted to existing building areas. Changes in use shall identify public parking areas, trail locations, and types of visitor-serving use.

Monterey Pine Forest (SRA) - The following standards apply to the Monterey pine forest areas.

13. Clustering.

Clustering shall be required for new subdivisions or large scale development projects within forested areas. Where feasible, new development shall be restricted to slopes less than 20%.

14. Tree Preservation.

Where development requires removal of Monterey pines greater than six inches in diameter, replacement of native stock will be required.

Arroyo de la Cruz (SRA) - The following standard applies to development in or adjacent to Arroyo de la Cruz:

15. Limitation On Use.

No development is permitted unless it is agriculturally related, for water diversion projects, coastal accessways, or water wells and impoundments.

AGRICULTURE: The following standards apply to lands in the Agriculture land use category.

1. Agriculture - Hearst Ranch.

Any land division proposed in the agricultural portions of Hearst Ranch shall satisfy the following criteria:

- a. The division shall constitute an individually viable agricultural unit, or
- b. The division shall improve the viability of adjacent holdings or serve a necessary public service where it can be demonstrated that the division will not otherwise significantly reduce the agricultural viability.

COMMERCIAL RETAIL: The following standards apply only to lands within the Commercial Retail land use category.

1. Limitation on Use.

Uses shall be limited to: caretaker residences; coastal accessways; eating and drinking places (not including drive-in restaurants, fast food and refreshment stands); food and beverage retail sales (limited to tourist-oriented supplies); general merchandise stores (limited to tourist-oriented gift shops and art galleries); service stations; water wells and impoundment; hotels and motels; bed and breakfast facilities; public assembly and entertainment (when accessory to a hotel or motel); and those cultural, education and recreation uses (excluding libraries, membership organizations, schools, and social service organizations) normally allowed in the Commercial Retail category (see Coastal Table O, Part I of the Land Use Element).

2. Permit Requirement.

Development Plan approval is required for all new or expanded commercial uses.

3. Application Content - Old San Simeon.

Development Plan applications for projects in Old San Simeon Village are to indicate how new proposals will be integrated with the total existing development and are to include identification of historic buildings to be retained or renovated as well as proposed buildings, pedestrian links and other new features. Landscape plans shall include screening for all parking areas and new developments that would be visible from Highway I. Priority shall be given to incorporating low water using native species in landscape plans.

4. San Simeon Village Limitation on Use.

Uses shall be limited to: eating and drinking facilities (limited to restaurants); food and beverage retail sales; general merchandise stores (limited to tourist oriented retail shops including boating supplies); museums; coastal accessways; passive recreation; vehicle storage (parking only); water wells and impoundment; rural sports and group facilities (limited to picnic and restroom facilities); and hotels and motels (limited to a hostel).

5. San Simeon Village Height Limitation.

New structures shall be compatible in scale to that of the existing development. All structures shall be a maximum of two stories at 18 feet. Signs shall be no more than 6 feet above average grade, with a maximum of 48 square feet. (Pole signs are prohibited.)

6. Staging Area Limitation on Use.

Uses shall be limited to: eating and drinking places (not including drive-in restaurants, fast food and refreshment stands); food and beverage retail sales (limited to tourist-oriented supplies); general merchandise stores (limited to tourist-oriented gift shops and art galleries); motels; outdoor picnic areas; water wells and impoundment; and two caretaker's residences. There shall be at least one lower cost eating and drinking establishment such as a coffee shop included within the development. There shall be not more than 150 motel rooms provided at the site. The type, number and location of retail shops to be constructed shall be coordinated between the Hearst Corporation and the

California Department of Parks and Recreation's General Development Plan for the Hearst San Simeon State Historical Monument to ensure that resources are not utilized for duplicative facilities.

7. Staging Area - Height Limitation.

The maximum allowable height for new structures is to be as follows: Motel--two stories not to exceed 25 feet. Restaurant/Retail Commercial shops--one story not to exceed 16 feet. Signs shall be monument signs not to exceed 6 feet in height with a maximum of 48 square feet. (Pole signs are prohibited.)

8. Provision of Hostel.

Within four years of the occupancy of the Staging Area phase of the development, the applicant shall construct a youth hostel or campground facility. The facility may be located on either private or public lands, consistent with the standards and policies of the Land Use Element, providing that the site is within one mile of the coast between San Simeon Beach State Park and San Simeon Point (except that Piedras Blancas Point north of San Simeon Point may be used to site such a facility).

If a hostel is built, it shall be a Class A hostel consisting of a minimum of 100 beds and shall be constructed in accordance with the design standards of the American Youth Hostel Association. All costs related to the design and construction of the hostel, including necessary site preparation and off-site improvements, shall be the responsibility of the applicant; upon completion of the hostel, it shall remain under the ownership of the applicant. Operation and control of the hostel shall be the responsibility of a non-profit organization such as the American Youth Hostel Organization or the California Department of Parks and Recreation as approved by the county of San Luis Obispo.

If a campground is constructed, it shall have a minimum of 50 campsites, shall be constructed in accordance to or exceed the design specifications of the California Department of Parks and Recreation and shall remain under the ownership, operation, and control of the applicant. The campground shall be designed and operated for the full range of camping activities (i.e., tent camping as well as RV's and motor homes) in order to provide the greatest possible opportunity for low cost use.

9. Project Runoff/Staging Area.

Impacts on the lagoon, saltmarsh, and riparian woodland at Arroyo del Puerto shall be mitigated by directing runoff away from this area unless this results in greater environmental impact when detailed site plans are completed.

PUBLIC FACILITIES: The following standards apply only to lands within the Public Facilities land use category.

1. Piedras Blancas Lighthouse Limitation On Use.

Uses shall be limited to those necessary for continuing lighthouse use; rural sports and group facilities (limited to group camping, incidental camping, day use and hiking with support facilities); hotels and motels (limited to a youth hostel); coastal accessways; and water wells and impoundment.

2. **Cambria Cemetery.**

The following standards apply only to 1992 Assessor Parcel Number 013-111-006, the Public Facilities land as shown in Figure 7-1.

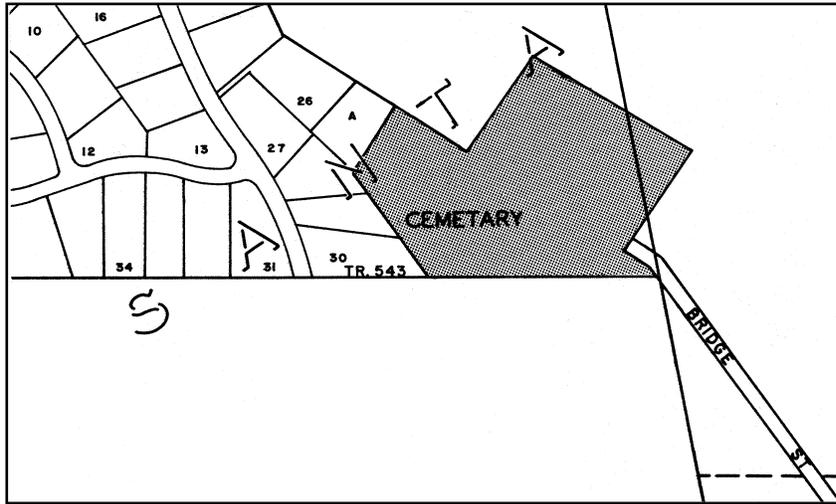


Figure 7-1: Cambria Cemetery Public Facilities Land

- a. **Limitation on use.** Uses identified in Table O, Part I of the Land Use Element and Local Coastal Plan as "A", "S", or "P" uses are limited to: Cemeteries and Columbariums; Temporary Events; Caretaker Residence; Water Wells and Impoundments.
- b. **Development Criteria.** Tree removal and trimming shall be minimized. Any land use permit required shall set limitations on tree removal and shall require replacement of any trees authorized for removal. A Forest Management Plan and a mitigation monitoring and reporting program shall be prepared for the entire site (including the existing cemetery site located southwest of Bridge Street) and the requirements of these plans, which shall include the planting of native pine trees on the entire site, shall be satisfied as part of any land use permit approval.
- c. **Forest Management Plan Criteria.** The required Forest Management Plan shall provide for the maintenance and restoration of native forest habitat over the entire property, including both the original area and expansion, consistent with utilization as a pioneer-style cemetery. Accordingly, replacement native trees of indigenous (cambria) stock shall be planted as other areas are cleared; sufficient forest cover shall be retained so that at all times no less than 50 percent of the entire property will fall under the crowns of native (cambria variety) monterey pine and coast live oak trees, or is covered by native shrub species. The Forest Management Plan shall specify incremental replacement of exotic tree species with native stock, and shall also provide for protection of root systems of retained native trees by avoiding or mitigating the impacts of trenching and excavation under the dripline and placement of spoils and irrigation around oak trees. Areas not used for cemetery plots, access paths or other facilities shall be maintained as natural habitat, complete with native understory species.

[Added 1992, Ord. 2569]

RECREATION: The following standards apply only to lands within the Recreation land use category.

1. Permit Requirement.

Development Plan approval is required for all proposed developments in the Recreation land use category, including any proposed expansion of existing facilities.

2. Application Content - Traffic Counts.

Estimated traffic counts for new development proposals prepared by a traffic engineer are to be submitted with other required information to enable evaluation of the adequacy of road capacity to support the proposed project.

3. Camping Facilities - Application Content.

Development Plan applications for overnight camping facilities must detail site use, access points, and measures proposed for visual screening.

4. Camping Facilities - Location Criteria.

Campgrounds are to locate in least conspicuous areas and be screened to minimize their visibility from Highway 1.

5. Pedestrian Paths.

New developments are to provide public pedestrian paths appropriately controlled for safety and protection of environmentally sensitive areas, between resort and shoreline areas.

6. Setbacks - Coastal.

New structures are to be located a minimum of 50 feet from the high tide line or the upper edge of defined bluffs, whichever is greater. Where a geology report prepared in accordance with the CZLUO recommends a lesser setback, new structures may be placed to not less than 25 feet of the defined shoreline bluff; provided that the reduced setback shall not interfere with the obtaining or maintenance of coastal access of a minimum width of ten feet (10') as required in the Local Coastal Program.

7. Limitation On Use.

Principal permitted uses are limited to: Eating and drinking places (not including drive-in restaurants, fast food and refreshment stands); food and beverage retail sales (limited to tourist-oriented uses such as gift shops and art galleries); hotels and motels; and bed and breakfast facilities. Non-principal permitted uses are limited to: service stations; recreational vehicle parks (east of Highway 1); caretaker residences where appropriate; public assembly and entertainment (when accessory to a hotel or motel); coastal accessways; water wells and impoundment; and cultural, education, and recreational uses (excluding libraries, membership organizations, schools, social service organizations, and equestrian exhibition facilities) normally allowed by Coastal Table O pertinent to a visitor-serving priority area.

Van Gordon Creek. Standards 8 and 9 apply only to the recreation category at Van Gordon Creek, in addition to previous standards for recreation category.

8. Limitation on Use.

Uses are limited to: recreation vehicle park and support facilities; coastal accessways; water wells and impoundment. (This is a visitor-serving priority area.)

9. Site Planning.

Development shall be setback and buffered from the riparian vegetation along Van Gordon and "Warren" Creeks for a minimum of 100 feet. Uses within the buffer area shall be limited to passive recreation, (including nature study, and educational and scientific research). No permanent structures shall be allowed within the buffer. Fences and signs to limit access to the buffer and sensitive habitat area shall be constructed with any recreational development.

Hearst Ranch Area. Standards 10 through 24 apply only to the Hearst Ranch, and apply in addition to the previous standards for the Recreation category.

10. Phasing of Projects.

The phasing of development projects with the Hearst holdings shall be as follows: Staging Area, San Simeon Village, the golf course adjacent to San Simeon Point, San Simeon Point and the Pine Resort. Each project shall be reviewed to determine adequacy of services, including impacts on the carrying capacity of Highway 1 and local water supplies. Inadequate road capacity shall be grounds for denial unless mitigation measures are incorporated to ensure that adequate capacity can be provided, providing that developments shall not be permitted which require increasing the number of traffic lanes or the placement of full-stop signals on Highway 1 or otherwise increasing traffic levels to an extent which would detract from the rural, scenic nature of Highway 1. Each phase of development shall be reviewed to determine its impacts (both individually and cumulatively) on coastal resources, including fish and wildlife resources and plant communities. Such review shall include an analysis of impacts on coastal resources generated by water withdrawals from the Arroyo de la Cruz or San Carpoforo watersheds including:

- a. The preparation of a hydrological monitoring program and analysis as outlined in State Water Resources Control Board Water Application No. 25881, based upon a one year ground- water and surface flow data base and all available rainfall and run-off data which projects the availability of water for out-of-stream uses consistent with the protection of in-stream uses including the determination of sufficient water flow for those instream uses (e.g., anadromous fish) over the life of the development(s), and
- b. Biological assessment and analysis to determine the effect of the water extraction on the biological resources which are dependent on the waters of Arroyo de la Cruz Creek (or San Carpoforo Creek if this creek or its groundwater basin is used as a water source).

The assessments and analysis shall be conducted by a qualified aquatic biologist selected by the county of San Luis Obispo and the State Department of Fish and Game and shall examine the stream and (lagoon) habitat characteristics, the biological and coastal resources dependent of the creek and lagoon (e.g., anadromous fish, including spawning and rearing areas; migration corridors; pool and riffles; water quality and flow in conjunction with the hydrological monitoring program; population characteristics and

levels smolt and adults) and hatching requirements. The biological analysis shall commence no later than June 1st and shall be conducted over the critical summer months (June through October) and can be conducted concurrently with the permitting and construction for the first phase (Staging Area) of the Hearst developments.

Any approval of water utilizing development on the Hearst Ranch shall be predicated upon a finding that such development will not result in water extractions which will adversely impact recognized instream beneficial uses, or that such impacts can and shall be effectively mitigated.

Lower cost visitor-serving facilities (consisting of a campground and/or a youth hostel) and public access shall be provided. To accommodate the anticipated increase in visitor-serving demands and employee housing needs generated by the phased development, provisions for employee housing shall also be phased. Employee housing may be located at the Staging Area, San Simeon Village, clustered in San Simeon Acres, or on the Junge Ranch property.

11. Coordination with State Water Resources Control Board.

Full evaluation of the impacts of the water extraction shall be completed and the feasibility of the use of reclamation water be incorporated to reduce total water consumption necessary to serve the development.

The State Water Resources Control Board may be petitioned to exercise its reserved jurisdiction in Water Permit #2588I to adjust the maximum amount of water which may be extracted from the Arroyo de la Cruz watershed to a level consistent with the amount necessary to service the level and type of development permitted in the San Luis Obispo County certified Local Coastal Program Land Use Plan for the Hearst Ranch holdings.

12. Site Selection - San Simeon Point and Pine Forest.

Site selection to locate and define the extent of building envelopes for San Simeon Point and the Pines Resort projects shall include review by a qualified biologist selected in consultation with the County and the California Department of Fish and Game to identify areas of greatest and least biological significance on the project site. This analysis shall be used to site and design structures, including walkways and parking lots, to be the most protective of environmentally sensitive habitats. The principal building envelopes for the point shall be as shown in Figure 4-2.

13. Limitation on Use - San Simeon Point.

Uses at San Simeon Point are limited to the following: hotels and motels (limited to a maximum: 250 room resort motel, 150 seat restaurant, cocktail lounge, convention meeting facilities, tourist oriented gift shops operating in conjunction with the food and lodging facilities), rural sports and group facilities (limited to tennis courts and golf course located to the north); coastal accessways, and water wells and impoundments. Public access and use of the southern portion of San Simeon point is limited to nature trails and beach access to protect the area from overuse.

14. Grading - San Simeon Point.

Existing terrain contours of San Simeon Point are to be maintained, with grading undertaken only as needed for individual structural foundations and roads.

15. Height Limitations - San Simeon Point.

Maximum heights shall be as follows:

- a. Motel/lodge - maximum of 30 feet unless structures are visible from Highway 1 in which case the height shall be reduced so it is not visible.
- b. Restaurant/retail commercial shops - Maximum two stories, 22 feet, unless structures are visible from Highway 1 in which case the heights shall be reduced so buildings are not visible.
- c. Signs - monument signs shall be a maximum of 6 feet.

16. Screening.

Parking areas, service areas, accessory buildings and storage areas are to be sited so that they are screened from Highway 1 by existing vegetation, or by new landscaping and fencing.

17. Screening - San Simeon Point.

Proposed developments on San Simeon Point which would not be screened by existing vegetation from Highway 1 shall be screened with introduced landscaping materials similar to existing vegetation. New vegetation may be introduced as needed to serve as windbreaks, landscaping, and screening.

18. Site Coverage.

Maximum allowable site coverage is to be as follows: Structures developed in the Recreation category as shown in the LUE are not to exceed 20 percent of the site.

19. Tree Protection - Generally.

Existing trees are to be protected as follows:

- a. Monterey pine groves are to be preserved in their natural state. No buildings, principle structures or overnight facilities shall be sited within any pine forest except that a small number of trees may be removed within and on the periphery of the major building envelope at San Simeon Point in order to accommodate the access road and allow efficient use of the existing open areas. However, to the maximum extent feasible, the development in this area shall be scaled and designed to fit the existing open area and accommodate existing trees into the building design.
- b. Introduced cypress windbreaks may be thinned but such thinning shall be minimized and limited to accommodate physical and visual accessibility to the western bluffs of San Simeon Point;
- c. Existing eucalyptus groves are to be maintained at their present extent, provided that thinning is permitted consistent with good horticultural practices and fire safety.
- d. The native oak grove north of San Simeon Point is to be limited to open space use, and so designated on the Development Plan. No development shall be sited within the oak grove.

20. Tree Protection - San Simeon Point.

The pine and cypress groves on the southerly half of San Simeon Point are to be preserved in their natural state. Proposed development is to be planned and sited to not injure sensitive areas through appropriate mitigation measures.

21. Landscaping Requirements.

Priority shall be given to incorporating native species in landscape plans.

22. Pine Resort: Siting Criteria, Limitations On Use, and Development Standards.

Development in the proposed Pine Resort shall be consistent with the following:

NOTE: The Pine Forest Resort is proposed in the Recreation category on Hearst Ranch just north of the existing San Simeon Acres commercial area.

- a. A complete assessment study of the coastal resources identified in Chapter 3 of the California Coastal Act shall be undertaken with respect to the applicant's proposed site adjacent to the Pine Forest. The proposed building site for the Pine Resort shall be as shown in Figure 4-2. The equestrian center and uses associated with the center (e.g., corrals, pasture, grazing land) shall maintain a one hundred foot (100') setback/buffer from the edge of the forest. The assessment and summarizing report shall be submitted to the county for review and approval. County approval shall be predicated upon a showing that development of the proposed site will have no significant environmental impact on the Pine Forest, taking into account all mitigation measures. If the proposed site fails to receive county approval, the applicant may submit alternative sites adjacent to the Pine Forest for county consideration. Each alternative site shall undergo county review and approval. Should the original site be approved, it shall be the site for a 250 room resort lodge and ancillary uses limited to a restaurant, cocktail lounge and meeting room which may extend into, and shall restrict its significant direct and indirect impacts to no more than 4 acres of the southern edge (periphery) of the forest. Other ancillary recreational uses shall be limited to tennis courts, swimming pool, equestrian center and shall maintain a one hundred foot (100') setback from the forest edge. Passive recreational uses within the forest preserve, and environs, shall be defined as the only allowable uses by the private non-profit or government agency responsible for the management of the preserve.
- b. In addition, the height of all structures shall not exceed 25 feet; exterior materials shall be natural blending with the forest backdrop; all coniferous plants for landscaping shall be taken from seed stock of the existing Pine Forest; no use of the Pine forest other than for passive recreation via identified trails shall be permitted, and to offset the loss of ecotone by the construction of the lodge, a minimum of 40 acres of open grassland area adjacent to the perimeter of the forest shall be designated and protected for reversion to natural conditions. This area shall be selected in consultation with the State Department of Fish and Game and the U.S. Fish and Wildlife Service, the county, and the Coastal Commission for its potential to provide the widest range of wildlife values as a foraging and open grassland area associated with the forest habitat. In selecting this area, specific consideration shall be given to including the wetland areas along the upcoast perimeter of the forest.

In addition, the Hearst Corporation shall be required to enter into a formal agreement with a private non-profit or government agency to manage this pine forest natural area and environs as a wildlife preserve for the life of the project.

23. Trails within the Pine Resort.

Impacts to the pine forest shall be minimized by establishing a limited network of paths and trails to discourage disturbance.

24. Archaeological Review.

All areas of development where site alteration is proposed shall have a preliminary site survey prior to completion of site plans. Mitigation measures proposed shall be incorporated in site selection whenever feasible.

Piedras Blancas Area. Standards 25 through 28 apply only to the Piedras Blancas area, in addition to previous Recreation category standards 1 through 7 above.

25. Limitation on Use.

Principal permitted uses shall be limited to: eating and drinking places (not including drive-in restaurants, fast food and refreshment stands); general merchandise stores (limited to tourist-oriented gift shops operated in conjunction with food and lodging facilities); hotels and motels; in accordance with Coastal Table O, Part I of the Land Use Element. Non-principally permitted uses include caretaker's residence; service stations (limited to one such facility only, existing or rebuilt); coastal accessways; water wells and impoundments. (This is a visitor-serving priority area.)

26. Height.

The maximum allowable height for new buildings or expansion of existing structures is to be 15 feet.

27. Materials.

New buildings and signs are to use exterior finishes of natural materials, textures and colors compatible with the shoreline setting.

28. Site Planning and Coverage.

Proposed buildings are to be clustered in the vicinity of existing development and are to cover no more than 40% of the site.

Exotic Gardens. Standards 29 and 30 apply only to the Exotic Gardens area (see Figure 7-2).

29. Limitation on Use.

Principally permitted uses shall be limited to: eating and drinking places (restaurant and cocktail lounge accommodated only within existing two-story structure) and general merchandise stores (gift shops). Non-principal permitted uses shall include: single family residences; caretakers' quarters; water wells and impoundments; and accessory uses only. The remaining structures on the site are to be maintained in their present uses or used for storage only. (This is a visitor-serving priority area.)

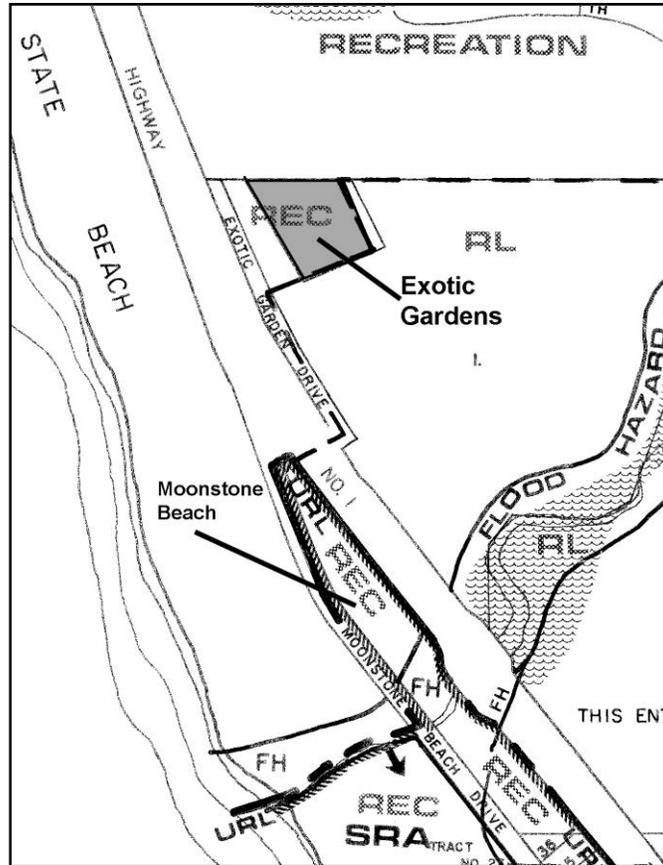


Figure 7-2: Exotic Gardens

30. Permit Requirements.

Minor Use Permit approval is required for any structural modifications, changes of use within existing structures, or new accessory structures.

State Department of Parks and Recreation Development. Standards 31 and 32 apply to the review of state park general development plans and site plans. (These are visitor-serving priority areas.)

31. Hearst San Simeon State Historical Monument.

Minor Use Permit approval is required for all proposed improvements to the State Historical Monument or appurtenant facilities unless a greater level of permit is required by Chapter 23.03 of the CZLUO. Site development shall be coordinated with the Hearst Corporation staging area development proposal, improve the circulation pattern and incorporate pedestrian links with the proposed Hearst Corporation visitor-serving development to the west. The parking areas shall be landscaped and screened from Highway 1 using low water use native vegetation. Parking for recreational vehicles and the location for the proposed vehicle maintenance yard shall be sited away from the main entrance way in locations that minimize visual impacts from Highway 1 and Hearst Castle. Adequate screening, including landscaping and fencing shall be utilized.

32. General Development Plan - San Simeon State Beach.

As a condition of any permit application for development within San Simeon State Beach, the Department of Parks and Recreation shall submit a General Development Plan. The GDP shall include the following elements:

- a. Renovation of existing campsites and the addition of 225 new campsites to be provided in phases.
- b. Identification of additional day-use parking areas with provisions for controlled overflow camping use.
- c. Provision of a group camping and day use facility to accommodate up to 50 persons.
- d. Information signing and pedestrian trails designed to minimize the impacts to the coastal lagoon habitat and where necessary wetland restoration.
- e. Tree planting to provide needed screening along Highway I and San Simeon Creek Road and erosion control measures where needed.
- f. Uses located west of Highway 1 shall be limited to passive recreational activities that do not require modification on the landform and/or vegetation.
- g. Improvements to public restrooms for the day use areas in the Leffingwell Landing area.

Cambria Air Force Station. Standards 33 and 34 applies only to the Cambria Air Force Station area.

33. Limitation On Use.

Uses shall be limited to rural sports and group facilities (limited to public recreation activities, non-commercial conference and retreat facilities, day use activities, and related uses); hotels and motels (limited to a youth hostel); water wells and impoundment; and coastal accessways. All proposed development shall require Development Plan review and shall consider the interests of Cambria.

34. Permit Requirement.

Development Plan Review is required for all uses.

RURAL LANDS: The following standards apply only to lands within the Rural Lands land use category.

1. Limitation on Land Use - North of Ragged Point.

Uses shall be limited to single family residences; home occupations; residential accessory uses; coastal accessways; water wells and impoundments; and agricultural uses in accordance with Coastal Table O.

2. Site Planning - New Land Divisions Adjacent to Cambria.

Proposed residential units at a density equivalent to a minimum of one dwelling unit per 80 acres unless a lower density is required by the Coastal Zone Land Use Ordinance (depending upon site constraints), are to be clustered adjacent to the Cambria Urban Reserve Line to minimize the need for new road construction and service extensions; or shall be clustered in

open or semi-open areas to minimize tree removal. No structural development shall be allowed on slopes greater than 20%. Water and sewer service shall be developed on-site and not via annexation to the Services District, unless the development site is brought within the Urban Service and Urban Reserve Line. Any Monterey Pines removed during construction shall be replaced. The area shall be developed through the cluster division provisions of the Coastal Zone Land Use Ordinance.

3. Site Planning - San Carpoforo.

New development proposals except for additions to existing visitor-serving facilities north of San Carpoforo Creek shall be sited inland of Highway I. Additions to existing visitor-serving developments shall be sited so as not to obstruct views of the ocean from Highway I and shall not exceed 14 feet in height if seaward of Highway 1.

RESIDENTIAL RURAL: The following standards apply only to lands within the Residential Rural land use category.

- 1. **Hearst Family Private Cemetery Site.** The following standards apply only to the 4.98 - acre area designated on Figure 7-2.1 as “Hearst Private Family Cemetery.”
 - a. **Limitation on Use.** Permitted uses shall be limited to a private family cemetery and passive recreation, crop production and grazing.
 - b. **Development Standards.** New development associated with the private family cemetery and passive recreation uses shall not be visible from Highway 1.
 - c. **Permit Requirement.** A Minor Use Permit is required for all development.

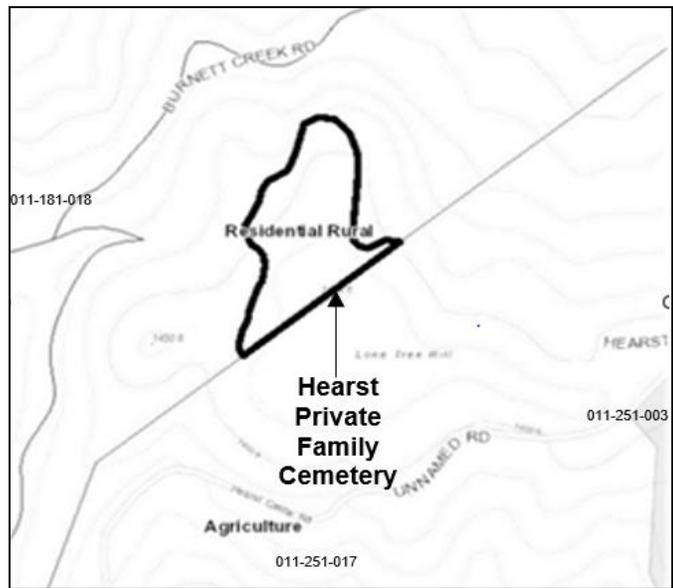


Figure 7-2.1 Hearst Family Private Cemetery Site Location Map

B. CAMBRIA URBAN AREA STANDARDS

The following standards apply to development on lands within the Cambria Urban Reserve Line in the land use categories or specific areas listed, and as shown in Figure 7-3.

COMBINING DESIGNATIONS: The following standards apply to lands in the Local Coastal Plan (LCP) combining designations, as listed below.

1. **Monterey Pine Forest Habitat (SRA) (TH) - Purpose.**

The purpose of these standards is to minimize tree removal and avoid impacts to the sensitive Monterey pine forest habitat. Applications for development within this SRA may require the preparation of a biological report, depending on the result of a mandatory site review. In the event that the site review indicates that the site may contain environmentally sensitive habitat areas as defined in Coastal Act section 30107.5, a biological report that includes information identified in Section 23.07.170 of the Coastal Zone Land Use Ordinance, as well as any additional information needed to address the development standards below, shall be required. The determination of the need for a biology report shall consider factors including but not limited to the size and connectivity of the forest area, potential presence of special status plant or animal species, and the health and condition of the forest area.

All development within Monterey pine forest (TH) shall include the following minimum standards:

- A. A “project limit area” shall be established in a manner that avoids Monterey pine forest impacts to the maximum extent feasible, is located on the least sensitive portion of the site, and safeguards the biological continuance of the habitat. Particular attention must be given to locations which are part of larger continuous undisturbed forested areas, show signs of forest regeneration, include a healthy assemblage of understory vegetation, support other sensitive species, provide a solid tree canopy and species nesting areas, and that will minimize loss of Monterey pines, oaks, and forest habitat. The project limit area shall include all areas of the site where vegetation will need to be trimmed or removed for fire safety purposes.

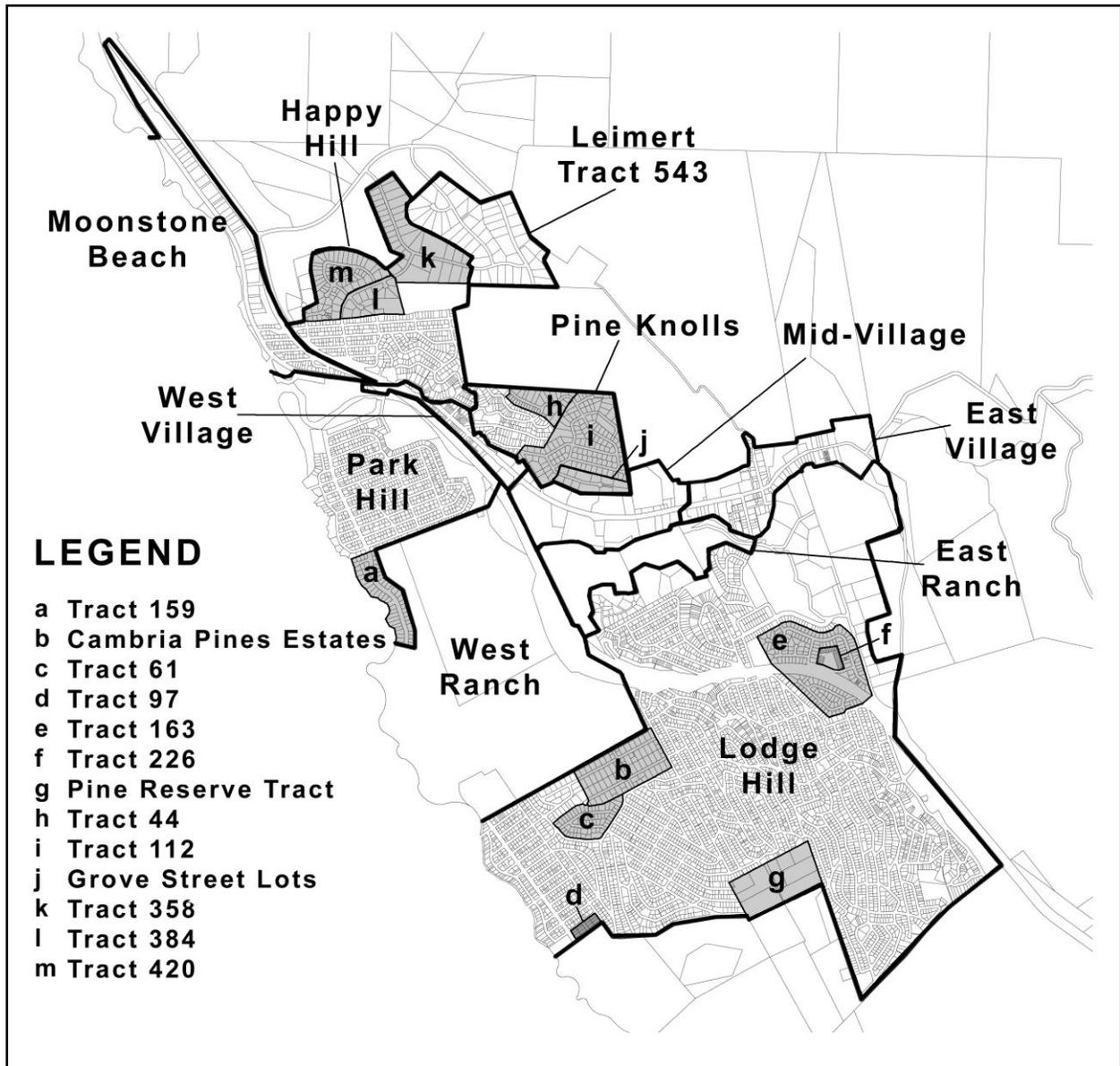


Figure 7-3: Cambria Location Map

- B.** Applications for new development within the Monterey pine forest shall demonstrate that no native vegetation outside the “project limit area” shall be removed, except for trees identified as hazardous by a qualified professional. New development shall be sited to ensure that any required vegetation removal will be done fully on private property and will not encroach on any public lands or sensitive habitat areas. If development cannot be sited to avoid encroachment within sensitive habitat areas, such encroachments shall be minimized to the maximum extent feasible and appropriate mitigation in support of habitat restoration shall be required.

- C. Plan Requirements.** All site, construction and grading plans submitted to the County shall identify by species and diameter all Monterey pine trees that are six inches or more in diameter 4.5 feet above ground and oak trees four inches or more in diameter 4.5 feet above ground identified by species and diameter. The plans shall indicate which trees are to be retained and which trees are proposed for removal. In addition, such plans shall clearly show:
- (1) The “project limit area” shall include all areas of grading (including cut and fill areas, utility trenching and offsite improvements) and vegetation removal, the development footprint (i.e., all structures and/or site disturbance) necessary fire clearances and staging areas for all construction activities, the location of those activities, and areas for equipment and material storage.
 - (2) Sturdy and highly visible protective fencing that will be placed along the 'project limit area'. Plan notes shall indicate this fence should remain in place during the duration of project construction to protect vegetation from construction activities.
 - (3) Plan notes shall indicate native trees and undergrowth outside of the “project limit area” shall be left undisturbed.
 - (4) Identify any necessary tree trimming. Plan notes shall indicate a skilled arborist, or accepted arborist's techniques, will be used when removing tree limbs.
 - (5) Plan notes shall indicate wherever soil compaction from construction will occur within driplines that the compacted root zone area shall be aerated by using one of the following techniques:
 - a. Injecting pressurized water.
 - b. Careful shallow ripping that radiates out from the trunk (no cross-root ripping).
 - c. Other County-approved techniques.
 - (6) Plan notes shall indicate no more than one-third of the area of the drip line around any tree to be retained should be disturbed, or as recommended in an arborist's or biologist's report.
- D. Notice of pending tree removal application.** Where Plot Plan approval is required for a tree removal permit, a notice shall be posted by the property owner or representative near the front property line on the subject site. The notice shall be maintained in good condition by the property owner until permit issuance.
- E. Construction Practices.** Construction practices to protect Monterey pines, oak trees and significant understory vegetation shall be implemented. These construction practices are to include at minimum;
- (1) All plan notes required in Standard C. above shall be implemented.
 - (2) **Protective Measures.** Practices to protect root systems, trees and other vegetation shall include but not be limited to: methods prescribed in the Cambria Forest Management Plan; avoiding compaction of the root zone; installing orange construction fencing around protected areas shown on the

site plan; protecting tree trunks and other vegetation from construction equipment by wood fencing or other barriers or wrapping with heavy materials; disposing of waste, paints, solvents, etc. off-site by approved environmental standards and best practices; and using and storing equipment carefully.

- (3) **Stockpiling of Materials.** Materials, including debris and dirt, shall not be stockpiled within 15 feet of any tree, and shall be minimized under tree driplines as required by the land use permit and the Fire Safety Plan. Stockpiled materials shall be removed frequently throughout construction. All stockpiled materials shall be removed before final inspection.
- (4) **Construction Practices.** Excavation work shall be planned to avoid root systems of all on-site trees and trees on abutting properties. Any trenching for utilities that may occur within the dripline of trees on the project site shall be hand dug to avoid the root system of the tree.
- (5) **Driveway Placement.** When remodeling or replacing existing residences, avoid moving established driveways if trees or significant vegetation would be negatively impacted.

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

- (1) A replanting plan shall be prepared as a part of the application. Elements of this plan shall include the type, size and location of vegetation; a description of irrigation plans; and plan notes indicating compliance with the standards of this section. Any proposed on-site or off-site replanting plan must be approved by the County Planning and Building Department prior to issuance of building permits.
- (2) Container sizes for all replacement seedlings shall be one gallon, unless approved by the Director of Planning and Building. *Pinus radiata var. macrocarpa*, the native Monterey Pine tree, shall be used for replanting of any pine tree removed. No out of area Monterey Pine stock shall be used.
- (3) New trees shall be planted to reinforce the forest character on the site and in the street frontage, and to screen proposed development.

If insufficient area exists to plant all or any of the replacement vegetation on site, then the replanting plan shall identify an appropriate off-site area and owned or managed by an appropriate government agency or nonprofit organization.

If an off-site replanting is chosen, the replanting must occur with the review and approval of the Environmental Coordinator, and shall be verified by submittal of a letter from the appropriate agency or organization to the Environmental Coordinator. All replacement conditions and monitoring measures (e.g., number of trees, maintenance, etc.) shall apply.

- (4) To prevent or reduce the spread of disease from pine pitch canker, bark beetles or other diseases affecting the forest, the following measures shall be followed:
 - a. Infected or contaminated material shall not be transported to areas that are free of the disease;
 - b. When cutting or pruning a diseased tree, tools shall be cleaned with a disinfectant before using them on uninfected branches or other trees;
 - c. Disease and insect buildup shall be avoided by promptly removing and disposing of dead pine material by either burning (where and when allowed), burying, tarping with clear plastic for six months, or chipping. If material is chipped, it should be left as a thin layer on site;
 - d. Plant material shall be covered or enclosed when it is taken off-site to avoid dispersal of material contaminated with bark beetles.
- (5) Prior to final building permit inspection, the applicant shall provide a letter to the County prepared by a qualified nurseryman or landscape contractor that the revegetation plan has been properly implemented; and
- (6) All new plants shall be maintained until successfully established. This shall include caging from animals (e.g., deer, rodents), periodic weeding and adequate watering (e.g., drip-irrigation system). If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (e.g., planting tablets, initial deep watering) shall be used.
- (7) Maintenance shall be often enough to keep weeds at least 3 feet away from each planting, provide adequate moisture to all plants, and ensure all other components (e.g., irrigation system, caging) are kept in good working order.
- (8) The health and maintenance of replacement vegetation shall be monitored at least once a year from the date of final building permit inspection for a period of time no less than three years, or until the vegetation is successfully established, whichever comes later. Monitoring reports shall be prepared by an expert competent in landscape planting and maintenance of the Monterey pine forest, and reports shall be submitted to and approved by the County.

G. Understory Vegetation Removal. No understory vegetation shall be removed until a permit has been issued or unless an immediate hazardous condition exists. Understory vegetation removal to create, improve, or maintain adequate defensible space and Fire Hazard Fuel Reduction shall be the minimum necessary. Evidence used to determine whether understory vegetation has been removed without a permit will include, but is not limited to, all photo documentation available. At the time of permit application, if there is evidence that the understory has been cleared without a permit or if there is evidence that the understory has been cleared outside of the approved 'project limit area,' 20 plants from the following list shall be planted on-site for every 1,000 square feet affected. At least four different species shall be used of approximately equal amounts. All plants shall be from container stock of one-gallon or less. All planting shall be subject to the "Replacement of Vegetation" requirements described above.

- (1) **Acceptable Species.** The following are considered acceptable for replacement:

Quercus agrifolia (Coast Live Oak) - no more than two seedlings per 1,000 square feet

Arctostaphylos tomentosa (Manzanita)

Heteromeles arbutifolia (Toyon)

Rhamnus californica (Coffeeberry)

Rubus ursinus (California Blackberry)

Symphoricarpos mollis (Creeping Snowberry)

Vaccinium ovatum (Evergreen Huckleberry)

Ribes menziesii (Gooseberry)

Lonicera hispidula (Honeysuckle)

- H. Clustering of Development Required.** Clustering shall be required for new land divisions or multi-family residential development projects within the Monterey Pine Forest Habitat areas. New land divisions or multi-family residential development shall ensure that all future development shall be located entirely outside of ESHA and necessary buffers consistent with Coastal Zone Land Use Ordinance Section 23.07.170. All of the ESHA and buffers shall be retained and protected as Open Space. When feasible, new development shall be restricted to slopes less than 20 percent.

2. Flood Hazard (FH).

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. No new expanded development, except necessary public services and public access trails, shall occur within Flood Hazard areas until the County has implemented Phase I of the Cambria Flood Mitigation Project in a manner that is consistent with the protection of the coastal stream.

3. Santa Rosa Creek (FH).

The following standards affect all land use categories in and adjacent to Santa Rosa Creek, as shown on Figure 7-4.

- A. Biological Viability.** Proposed development, including grading, and water well extractions, shall maintain the ecological viability of Santa Rosa Creek (as determined by the County in consultation with the appropriate State or federal agency), including the riparian corridor, stream channel, wetlands, and accompanying marine habitat.
- B. Channelization or Filling in Floodways.** Channelization or fill in the undeveloped floodway (active channel) and floodway fringe (flood plain) of Santa Rosa Creek shall be prohibited unless such development is consistent with Coastal Act Section 30236 and other applicable provisions of the LCP (see Figure 7-4).
- C. Creek Setbacks and Habitat Protection.** All new development shall be set back 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.

- D. Public Access.** All new development shall provide an offer to dedicate an appropriate area adjacent to Santa Rosa Creek to accommodate the Cross Town Trail, Santa Rosa Creek Trail, or other planned public access improvements.



Figure 7-4: Santa Rosa Creek in Cambria

4. Historical Preservation (H).

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 6 of this plan according to the procedures established by the Secretary of the Interior.

Alterations, including additions to these structures should follow the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995, Weeks and Grimmer) or equivalent. Implementation and adherence to the Standards should take into consideration the structure's integrity and setting as appropriate.

COMMUNITY WIDE: The following standards apply to all land within the Cambria Urban Reserve Line.

1. Marine Habitat Protection - Projects with Point-Source Discharges.

The richness, sensitivity, and unspoiled character of the marine in the Cambria demand particularly rigorous measures to protect, maintain, enhance, and restore these special resources. Accordingly, no surface point-source discharges into the marine environment are allowed, except as follows:

Exceptions:

A. Cambria Community Services District. Discharges by the Cambria Community Services District (CCSD) that have been properly permitted, when permits are required, by the County, the California Coastal Commission (CCC), Regional Water Quality Control Board (RWQCB), State Lands Commission (SLC), Environmental Protection Agency (EPA), and Monterey Bay National Marine Sanctuary (MBNMS).

Any discharge of brine from desalination facilities directly into the marine environment shall be prohibited unless the following criteria have been satisfied:

- (1) The brine discharge receives all legally required approvals from the agencies listed above.
- (2) The discharge point is located south of San Simeon Point, and where it will not adversely impact any kelp bed or intertidal habitat.
- (3) The discharge point is designed to maximize rapid mixing of the brine with ambient seawater in order to minimize hypersaline concentrations.
- (4) Other locations or types of discharges (e.g., subsurface discharges, co-locating new discharges with existing discharges) are infeasible or more environmentally damaging.
- (5) The discharge sustains the biological productivity of coastal waters and maintains healthy populations of all species of marine organisms.
- (6) The adverse effects of discharges are minimized and mitigated.

B. Stormwater Outfalls. Stormwater outfalls that discharge to the beach, intertidal area, or marine environment are prohibited unless it has been demonstrated that it is not possible to detain the stormwater on-site, or direct the stormwater to pervious land areas or the street, without causing flooding problems or erosion hazards. In such instances, stormwater outfall shall include filtration and treatment systems necessary to protect coastal water quality; be screened from public view using underground pipes and/or native vegetation of local stock; and receive all necessary approvals from the agencies listed above. Consolidation of existing outfalls shall be pursued where feasible.

C. Passthrough Discharges. Aquaculture seawater passthrough discharges that are consistent with LCP requirements, and provided that:

- (1) Discharge is in compliance with CCC, SLC, MBNMS, EPA, RWQCB and California Department of Fish & Game (CDFG) laws and regulations.

- (2) The discharge point is located south of San Simeon Point.
- (3) The discharge method will not result in a eutrophic concentration of nutrients, and will not result in adverse impacts to wild abalone populations or other native marine organisms.

D. Seawater Passthrough Devices. Seawater passthrough discharges for public aquaria, and for scientific research facilities that are consistent with LCP requirements, and provided that:

- (1) Discharge is consistent with CCC, MBNMS, EPA, CDFG, SLC and RWQCB laws and regulations.
- (2) The discharge method will not result in adverse impacts to kelp beds or other native marine organisms.

E. Water Quality Enhancement. Discharges to streams, for the purpose of hydrologic replenishment and/or stream water quality enhancement, that are consistent with LCP requirements, and provided that:

- (1) Discharge is consistent with NMFS, U.S. Fish & Wildlife Service (USFWS), EPA, RWQCB, and CDFG Regulations.
- (2) The discharged waters will be of appropriate temperature and quality so as not to disrupt the steelhead runs, nor the in-stream habitat for any other sensitive species including, but not limited to, the red-legged frog and tidewater goby nor will impact adjacent agriculture.

2. Reservation of Service Capacity.

The Cambria Community Service District (CCSD) shall reserve available water and sewage treatment capacity for the following priority uses:

- A. Visitor-Serving Uses.** To preserve and allow for continued growth of visitor-serving facilities, 20 percent of water and sewer capacity shall be reserved and maintained for visitor-serving and commercial uses.
- B. Affordable Housing - Program Required.** The CCSD shall reserve sufficient water and sewer capacity to serve affordable housing.

Prior to issuance of any further water will-serve letters, the District shall propose to the County a program to accommodate a limited number for affordable housing units each year. The program shall be consistent with definitions of affordable housing in the County Housing Element. The exact number shall be determined based on unmet housing needs, and availability of water.

3. Limitation on Residential Construction.

In accordance with the Environmental Protection Agency's concern for environmental protection (as expressed in the condition on the sewer treatment facility expansion permit), and the terms of Coastal Commission Coastal Development Permit #428-10 (an amendment to CDPs 132-18 and 132-20, conditions 2 and 4 respectively), the maximum number of residential permits shall not exceed 125 per year. This shall remain in effect as long as the EPA requires this condition, and unless and until the conditions of Coastal Development Permit #428-10 are amended or superseded by action of the Coastal Commission.

4. **Limitation on Development.**

- A. Water Service in Cambria.** Until such time as may be otherwise authorized through a coastal development permit approving a major public works project involving new potable water sources for Cambria, new development not using CCSD connections or water service commitments existing as of November 15, 2001 (including those recognized as "pipeline projects" by the Coastal Commission on December 12, 2002 in coastal development permits A-3-SLO-02-050 and A-3-SLO-02-073, shall assure no adverse impacts to Santa Rosa and San Simeon Creeks;
- B. Water Conservation Requirements.** Unless this requirement is otherwise modified through a coastal development permit authorizing a major public works water supply project for Cambria, new development resulting in increased water use shall offset such increase through the retrofit of existing water fixtures within the Cambria Community Service District's service area, or through other verifiable actions to reduce existing water use in the service area (e.g. the replacement of irrigated landscaping with xeriscaping). Accordingly, all coastal development permits authorizing such development shall be conditioned to require applicants to provide to the Planning Director (or the Coastal Commission Executive Director where applicable) for review and approval prior to construction, written evidence of compliance with CCSD Ordinance 1-98, as approved by the CCSD Board of Directors on January 26, 1998, and modified on November 14, 2002, and as codified in CCSD Code Chapter 4.20 in 2004; however, no retrofit credits may be obtained by extinguishing agricultural water use, or funding leak detection programs. Such permits shall also be conditioned to require written confirmation from the CCSD that any in-lieu fees collected from the applicant have been used to implement projects that have reduced existing water use within the service area in an amount equal or greater to the anticipated water use of the project.
- C. Supplemental Water Supply Standards.** Any major public works water supply project to support new development within the CCSD service area shall be subject to the following approval standards and findings:
- (1) **Maximum Capacity.** The maximum service capacity of the project will not induce growth inconsistent with the protection of coastal resources and public access and recreation opportunities.
 - (2) **Creek Withdrawals.** The project shall assure that CCSD water withdrawals from Santa Rosa and San Simeon Creeks will be sufficiently limited to protect:
(1) adequate instream flows necessary to support sensitive species and other riparian/wetland habitats within the reach of the streams affected by CCSD pumping; (2) underlying groundwater aquifers; and (3) agricultural resources.
 - (3) **Priority Uses.** The project shall demonstrate that water capacity is available and allocations are reserved for Coastal Act priority uses.
 - (4) **Fire Safety.** The project shall demonstrate that water storage and delivery systems will be adequate to meet the fire safety and other public health and safety needs of new development supported by the project, consistent with the protection of other coastal resources.

- (5) **Other Public Service Capacities.** The maximum level of development supported by the project shall not exceed that supported by other available public services, including wastewater treatment capacity and road capacity. The project shall not induce growth beyond that level necessary to maintain acceptable road Levels of Service and circulation to protect coastal access and recreation opportunities, and provide for public safety (e.g., fire evacuation).
- (6) **Water Supply Management Planning.** The project shall demonstrate that it is an element (where economically and environmentally appropriate) of a balanced water supply portfolio that also includes other supply alternatives, including conservation and water recycling to the maximum extent practicable.
- (7) **Build Out Reduction.** That reasonable progress is being made to implement a build out reduction program within the boundaries of the CCSD.

D. Desalination Standards. Desalination facilities must:

- (1) Be public;
- (2) Avoid or fully mitigate any adverse environmental impacts to coastal resources;
- (3) Be consistent with all LCP and Coastal Act policies, including those for concentrating development, supporting priority coastal uses, and protecting significant scenic and habitat resources;
- (4) Be designed and sized based upon adopted community planning documents, which may include General Plans, Urban Water Management Plans, Regional Water Supply Plans, Local Coastal Programs, and other approved plans that integrate local or regional planning, growth, and water supply/demand projections;
- (5) Use technologies that are energy-efficient. Estimates of the projected annual energy use and the environmental impacts that will result from this energy production, and evidence of compliance with air pollution control laws for emissions from the electricity generation, shall be submitted with permit applications;
- (6) Use, where feasible, sub-surface feedwater intakes (e.g., beach wells) instead of open pipelines from the ocean, where they will not cause significant adverse impacts to either beach topography or potable groundwater supplies;
- (7) Use technologies and processes that eliminate or minimize the discharges of hazardous constituents into the ocean and ensure that the least environmentally damaging options for feedwater treatment and cleaning of plant components are selected. Opportunities for combining brine discharges with other discharges (e.g., from a sewage treatment facility or power plant) should be considered and the least environmentally damaging alternative pursued. Applicants should provide information necessary to determine the potential impacts to marine resources from the proposed intake and discharge. Obtaining this information may require new or updated engineering, modeling and biological studies, or in some cases may be obtained from pre-operational monitoring, monitoring results from other

desalination facilities, and pilot studies conducted before building a full-scale facility;

- (8) Be designed and limited to assure that any water supplies made available as a direct or indirect result of the project will accommodate needs generated by development or uses consistent with the kinds, location and densities specified in the LCP and Coastal Act, including priority uses as required by PRC 30254, and;
- (9) Be an element (where economically and environmentally appropriate) of a balanced water supply portfolio that also includes conservation and water recycling to the maximum extent practicable.

5. Desalinization Plants.

Desalinization plants constructed to serve development within the service boundaries of the CCSD shall only be permitted if owned and operated by the CCSD. Private desalinization plants are prohibited.

6. New Residential Land Divisions.

Projects creating new residential lots shall be required to permanently retire an equivalent legal building site located within the Cambria URL on a 1:1 basis. Determination of equivalent legal lot would occur through the discretionary land use and environmental review process with a consideration of factors including, but not limited to: habitat areas, topography, public views, development potential, and other site characteristics. Proof of the required retirement shall be submitted prior to recordation of the final parcel or subdivision map. Retired lots shall have an open space or conservation easement recorded against the title of the property to prohibit development in perpetuity. Easements may be held by the County or the County may grant them to another public agency or qualified non-profit organization.

7. Bridge Replacement and Repair.

Bridge replacement and repair projects shall evaluate designs that provide adequate space for bikes and pedestrians. Class 2 bikeway connectors shall be analyzed and provided if feasible for bridge replacements at Leffingwell Landing and Windsor Boulevard.

8. Cambria Community Services District Review.

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

9. Cambria Fire Department Review.

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

10. Site Review.

Based on the results of a site review, all projects determined to have the potential to adversely impact a sensitive resource shall require a biologic assessment report prepared in accordance with Coastal Zone Land Use Ordinance section 23.07.170.

11. Erosion Control.

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

- A. Impermeable Surfaces.** Impermeable surfaces should be minimized in order to maximize the amount of on-site run-off infiltration.
- B. Drainage.** Drainage systems should be designated to retain water on-site encourage infiltration when feasible.
- C. Natural Drainage Patterns.** Natural drainage patterns should be retained and remediated if retention is infeasible on-site.
- D. Downhill Sites.** On downhill sites, encourage drainage easements on lower properties so that drainage can be released on the street or other appropriate land area below.

12. Landscaping.

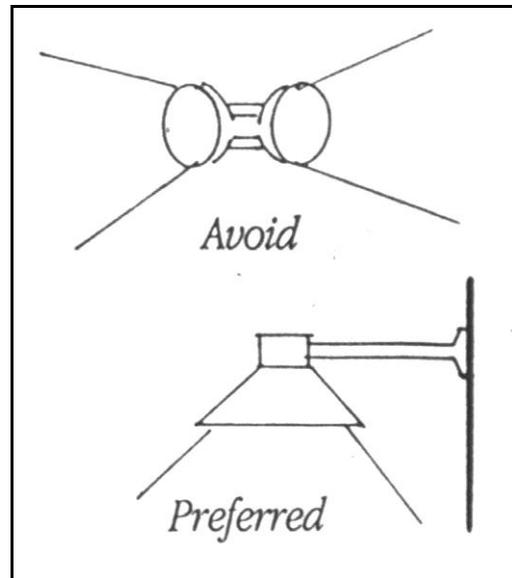
All areas of the site disturbed by project construction shall be revegetated with native, drought and fire resistant species that are compatible with the habitat values of the surrounding forest.

- A.** All landscaping and construction practices shall work to maintain and regenerate habitat values. Plant materials shall be used to mimic or enhance naturally occurring vegetation. Materials shall be propagated from appropriate native stock to ensure that the gene pool is not diluted for endemic species. This is particularly true for Monterey Pines and riparian plantings.
- B. Prohibited Plant Materials.** Non-native, invasive, fire prone, and water intensive (e.g., turf grass) landscaping shall be prohibited on the entire site. A list of prohibited plants, such as Pampas grass and Scotch broom, is available from the Department of Planning and Building. Use of plants listed in the California Invasive Plant Council (Cal IPC) Invasive Plant Inventory is prohibited.

13. Exterior Lighting.

Use only the minimum amount necessary to achieve essential illumination.

- A.** All light fixtures, including security lighting, shall be aimed and shielded so that the direct illumination shall be confined to the property boundaries source. Particular care is to be taken to assure that the direct illumination does not fall onto or across any public or private street or road. Motion sensing light fixtures shall be fully shielded and properly adjusted, according to the manufacturer's instructions, to turn off when detected motion ceases.
- B.** All light fixtures are required to be fully shielded.



14. Archaeological Resource Protection.

New development projects that have the potential to impact archaeological resources shall be referred to the affected Native American tribe. In the event archaeological resources are unearthed or discovered during any construction activities, construction activities shall cease and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law. Construction activities shall not commence until a mitigation plan, prepared by a qualified professional archaeologist in consultation with appropriate Native American representatives and reviewed and approved by the Planning Director, is completed and implemented. The mitigation plan shall include measures to avoid the resources to the maximum degree feasible and shall provide mitigation for unavoidable impacts. A report verifying that the approved mitigation plan has been completed shall be submitted to the Planning Director prior to occupancy or final inspection, whichever occurs first. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

15. Shoreline Development.

New development or expansion of existing uses proposed to be located on or adjacent to a beach or coastal bluff are subject to the following standards:

A. Application Content: In addition to the application requirements of the Coastal Zone Land Use Ordinance and other Cambria Urban Area Plan Standards, applications for new development or expansion of existing uses proposed to be located on or adjacent to a beach or coastal bluff shall include the following:

- (1) An analysis of beach erosion, wave run-up, inundation and flood hazards prepared by a licensed civil engineer with expertise in coastal engineering and a slope stability analysis, prepared by a licensed Certified Engineering

Geologist and/or Geotechnical Engineer or Registered Civil Engineer with expertise in soils, in accordance with the procedures detailed by Appendix A1 of this Plan. The report shall include an alternatives analysis to avoid or minimize impacts to public access.

On lots with a legally established shoreline protective device, the analysis shall describe the condition of the existing seawall; identify any impacts it may be having on public access and recreation, scenic views, sand supplies, and other coastal resources; and evaluate opportunities to modify or replace the existing armoring device in a manner that would eliminate or reduce these impacts. The analysis shall also evaluate whether the development, as proposed or modified, could be safely established on the property for a one hundred year period without a shoreline protective device.

- (1) Measurements for the form, mass, scale, and roofing and yard features (such as fencing). To the maximum extent feasible, new development shall be compatible with the character of the surrounding neighborhood.
- (2) Surveyed location of all property lines and the mean high tide line by a licensed surveyor along with written evidence of full consent of any underlying land owner, including, but not limited to the County, State Parks, and State Lands. If application materials indicate that development may impact or encroach on tidelands or public trust lands, the County shall consult with Coastal Commission staff regarding the potential need for a Coastal Development Permit from the Coastal Commission.
- (3) A preliminary drainage, erosion, and sedimentation plan which demonstrates that no stockpiling of dirt or construction materials will occur on the beach; erosion, runoff, and sedimentation measures to be implemented at the end of each day's work; all construction debris will be removed from the beach daily and at the completion of development; and no machinery will be allowed in the intertidal zone. If there is no feasible way to keep machinery out of the intertidal zone, authorization from the Coastal Commission is required.

B. Bluff Setbacks. The bluff setback is to be determined by the engineering geology analysis required in A.1. above adequate to withstand bluff erosion and wave action for a period of 100 years. In no case shall bluff setbacks be less than 25 feet. Alteration or additions to existing non-conforming development that equals or exceeds 50 percent of the size of the existing structure, on a cumulative basis beginning July 11, 2007, shall not be authorized unless the entire structure is brought into conformance with this setback requirement and all other policies and standards of the LCP. On parcels with legally established shoreline protective devices, the setback distance may account for the additional stability provided by the permitted seawall, based on its existing design, condition, and routine repair and maintenance that maintain the seawall's approved design life. Expansion and/or other alteration to the seawall shall not be factored into setback calculations.

C. Seawall Prohibition. Shoreline and bluff protection structures shall not be permitted to protect new development. All permits for development on blufftop or shoreline lots that do not have a legally established shoreline protection structure shall be conditioned to require that prior to issuance of any grading or construction

permits, the property owner record a deed restriction against the property that ensures that no shoreline protection structure shall be proposed or constructed to protect the development, and which expressly waives any future right to construct such devices that may exist pursuant to Public Resources Code Section 30235 and the San Luis Obispo County certified LCP.

- D. **Liability.** As a condition of approval of development on a beach or shoreline which is subject to wave action, erosion, flooding, landslides, or other hazards associated with development on a beach or bluff, the property owner shall be required to execute and record a deed restriction which acknowledges and assumes these risks and waives any future claims of damage or liability against the permitting agency and agrees to indemnify the permitting agency against any liability, claims, damages or expenses arising from any injury or damage due to such hazards.

16. Santa Rosa Creek Frontage.

- A. Development on any site adjacent to Santa Rosa Creek shall be designed to face the creek as well as the street. Buildings on sites adjacent to the creek shall have activity centers and facades facing the creek that are designed to at least the same level of detail as the facades that face the street.
- B. On sites adjacent to Santa Rosa Creek, trash, recyclables and storage shall be in a visually concealed area such as an alcove in the building or an area screened by landscaping.
- C. Solid walls and fences are not allowed between buildings and the creek.

17. Site and Project Design Development Within View of Highway One.

New development shall be screened from view from Highway One in accordance with the criteria below and shall preserve and enhance views of the ocean, shoreline, or other scenic areas. Where an addition to an existing structure is proposed, the entire structure shall be subject to the criteria below.

- A. **Landform Alterations.** Landform alterations (such as road grading, earth moving, and vegetation removal) shall be minimized. Where no feasible alternative exists, site disturbance shall be limited to areas that are least visible from Highway One.
- B. **Location of Buildings.** Buildings and parking areas shall use appropriate landscaping (including native vegetation when feasible) to minimize views of the site from Highway One.
- C. **Highway One Frontage.** Development on any site in the West Village that has a rear property line along or can be viewed from Highway One shall store trash, recyclables and other materials in a visually concealed area attached to the back of the building, with similar materials and colors as the building, in order to create a neater and cleaner look from Highway One. (This area could be an alcove in the building or an area surrounded by a fence or hedge.)
- D. **Vegetative Screening.** Vegetation shall be used to provide screening of development from Highway One. Vegetation which is used to screen landform alterations, buildings, or parking areas, shall be maintained for the life of the project.

- E. **Night Lighting.** Night lighting shall be the minimum necessary for convenience and security, and shall be shielded in order to minimize pollution of night skies. Lighting shall not conflict with the character of the area.
- F. **Colors and Materials.** Appropriate colors and materials shall be used to minimize structure visibility from Highway One.

18. Fiscalini Ranch.

The following standards apply only to the area designated on Figure 7-5 as Fiscalini Ranch.

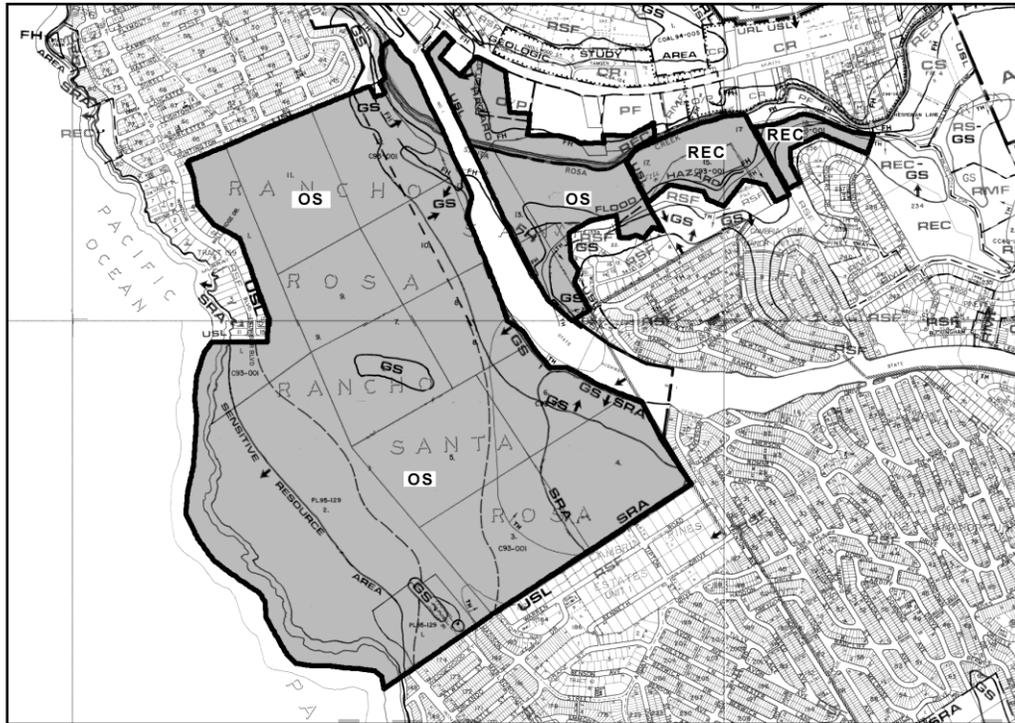


Figure 7-5: Fiscalini Ranch

A. Limitation on Use

- (1) **Recreation Land use Category.** Uses shall be limited to Outdoor Sports & Recreation, Passive Recreation, Crop Production & Grazing, Communications Facilities, Coastal Accessways, Public Assembly & Entertainment, Temporary Events, One Caretaker Residence, Residential Accessory Use, Fisheries & Game Preserves, Water Wells & Impoundments, existing Public Utility Facilities, and Pipelines & Transmission Lines. Utilities shall be installed underground rather than by the use of poles and overhead lights.
- (2) **Open Space Land Use Category.** Uses shall be limited to Passive Recreation, Crop Production & Grazing (grazing only), Coastal Accessways, Temporary Events, existing Water Wells, & Impoundments, existing Public Utility Facilities, and existing Pipelines & Transmission Lines.

- B. Pedestrian and Bicycle Path - East Ranch Area.** A pedestrian and bicycle path shall be installed along Santa Rosa Creek at the time of development consistent with the environmentally sensitive habitat area policies of the Land Use Element and applicable standards of the Coastal Zone Land Use Ordinance.

[Amended 2008, Resolution 2008-203]

19. Cambria Commercial Design Plan Included by Reference.

The Cambria Commercial Design Plan, certified by the California Coastal Commission on May 9, 2002, and amended November 2007, and any amendments thereto, is hereby incorporated into this Land use Element as though it were fully set forth here. Development Standards contained in the Cambria Commercial Design Plan have been incorporated into the standards in the relevant sections below.

The Cambria Commercial Design Plan provides guidance for new development in Cambria’s primary commercial districts, including the East Village, the West Village, Mid-Village, and Moonstone Beach. It contains goals, visions, and design guidelines that are flexible in their meaning to allow for interpretation. Applications for development shall include a statement explaining how the proposed project has met the intent of the goals, visions, and design guidelines.

20. Commercial Districts.

The following standards apply to the West Village, Mid-Village, and East Village areas as shown in Figure 7-6.

- A. Mixed Use Projects.** To encourage housing, and in particular affordable housing projects, in the downtown commercial districts from East Village to Moonstone Beach, multi-family dwellings are allowed on the upper story or rear half of the lot. For the purpose of this standard, the front half of the lot is defined as the area located between the street line and the halfway line drawn through the midpoint of lot depth.

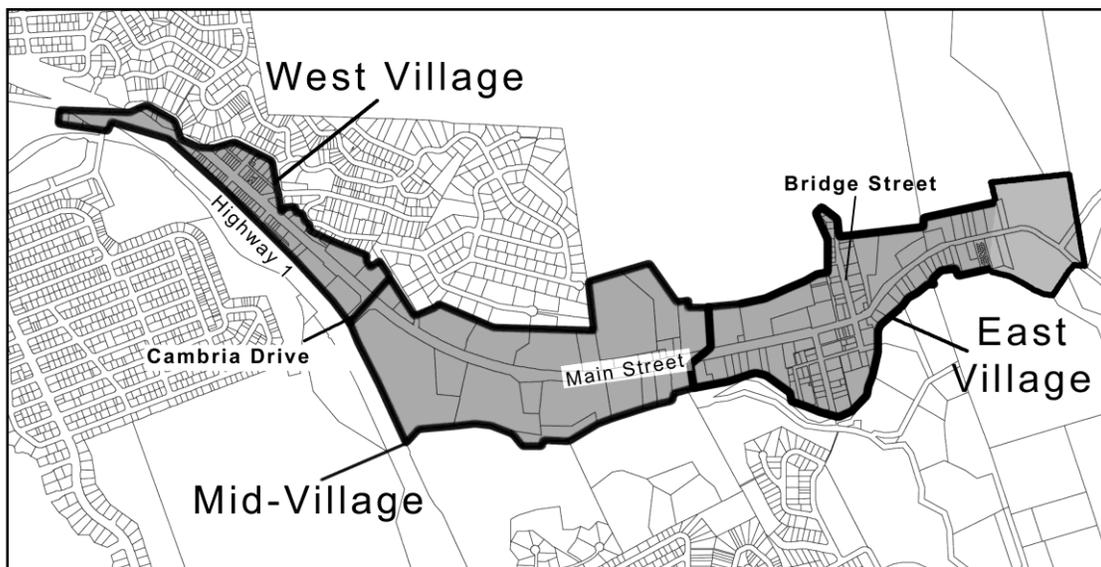


Figure 7-6: Cambria Commercial Districts Location Map

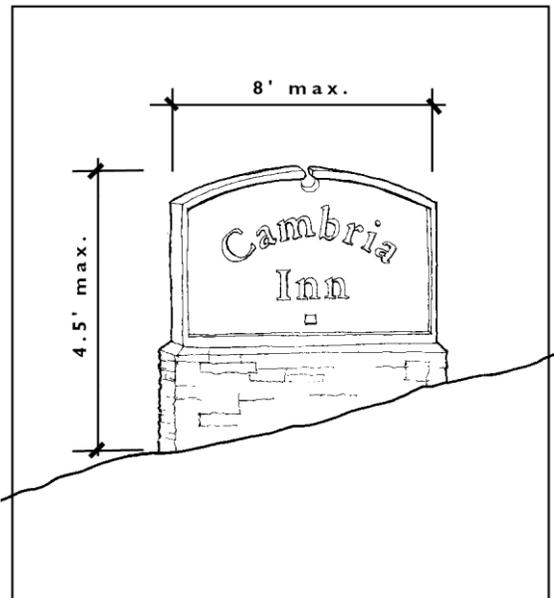
- (1) **Principal Use.** Development of multi-family dwellings may be allowed prior to the development of commercial facilities, provided that the front half of the lot is reserved for future commercial uses.
- (2) **Density, Floor Area and Open Area.** Density is limited to 15 units per acre, calculated using the entire acreage of the site. The maximum floor area and minimum open area requirements in CZLUO Chapter 23.04 shall not apply. Instead, the land use permit shall require an amount of private open space and common area for privacy, recreation, light and air that is appropriate for the nature of the project.
- (3) **Visitor-Serving Areas (V).** Multi-family housing consistent with this section is allowable in 'V' areas provided it is designated for employee housing.
- (4) **Facilities for Children.** Multi-family projects for employees and affordable housing shall include facilities for children, such as enclosed play areas, appropriate for the nature of the project.

B. Signs. Signage shall be limited to reduce the potential for visual clutter and distraction. On-site signs are allowed according to applicable County policies, with the following allowances or limitations. Other policies in the CZLUO, area plan and Coastal Plan remain applicable and in effect.

- (1) **Wall Signs.** Wall signs are limited to a maximum of 30 square feet for each business or tenant.
- (2) **Suspended Signs.** Suspended signs may be used where no projecting signs are proposed.

- (3) **Monument Signs.** Each development site shall have not more than one monument sign for each of its street frontages. Monument signs are limited to 32 square feet and shall not exceed 8 feet in width. Monument signs are limited to 3 feet in height when located within the setback areas and 4.5 feet in height when located outside the setback areas, including the base below the sign.

Such signs shall be solid at the base in order to give them a substantial appearance, and the signs shall match the architecture of the building itself.



Monument Sign

- (4) **Projecting Signs.** Projecting signs may be utilized where no suspended signs are proposed.
- (5) **Marquee signs.** Marquee signs are limited to 30 square feet.

(6) **Window Signs.** Window signs are subject to the standards in Section 23.04.300 of the CZLUO if the total area of such signs does not exceed 15 percent of the total window area, and no more than one lighted sign per window pane.

(7) **Sign Illumination.** Signs may only be externally illuminated. No neon lighting is allowed.

C. Public Restrooms Required. All Development Plan applications for commercial, recreational or public facility projects that cumulatively involve more than 15,000 square feet of structures shall provide public restrooms located in a convenient and visible location.

21. East-Village Area.

The following standards apply to the East Village Area designated on Figure 7-7.

A. Building Height. The maximum allowable height in the East Village is 28 feet, except in the Old Residential District, where the maximum height is 22 feet. Buildings may exceed these maximum heights by up to 7 feet (for a total of 35 and 29 feet, respectively) if they have roofs with a pitch of 6:12 or greater.

Building height is measured at every individual point on a site from the natural grade to the top of the building directly above that point.

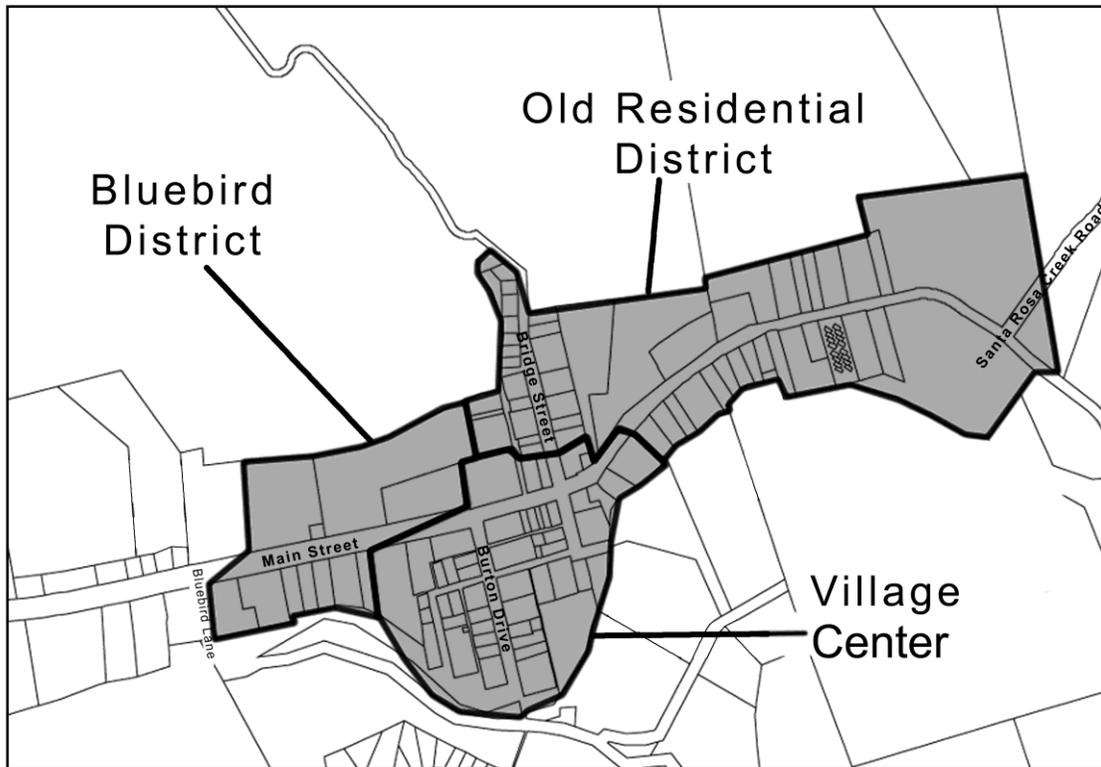


Figure 7-7: East Village Area Location Map

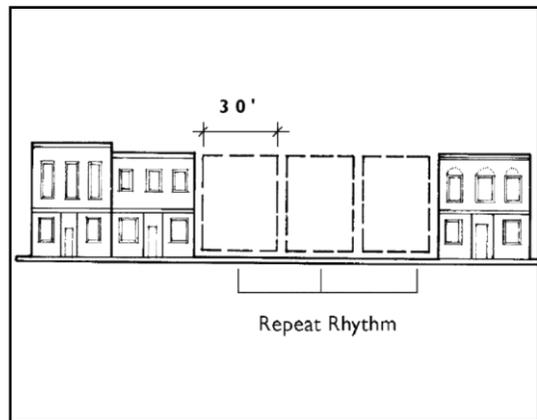
B. Front Setbacks.

- (1) All new development and/or remodeling in the Village Center and Bluebird District shall be consistent with adjacent setbacks. New buildings in these areas shall have setbacks that represent the average of the front setbacks on the closest developed parcels on either side of the new building. As described below this regulation would have the following implications:
 - a. On Main Street between Burton Drive and the Santa Rosa Cemetery, buildings should be built to the property line.
 - b. On Burton Drive, buildings should be built with a 10-foot setback, with 3 feet dedicated to a public sidewalk.
 - c. On the south side of Main Street in the Bluebird District east of Redwood Center, buildings shall be built to the property line at the Redwood Center and east of it.
 - d. On the south side of Main Street in the Bluebird District west of the Redwood Center, buildings should be built with 10-foot setbacks.
 - e. No setbacks are shown for the north side of Main Street west of Burton Drive since any new development in this area should generally be on the bluffs above the street.
- (2) All new development in the Old Residential District shall be built with a 15-foot minimum setback.

C. Side Setbacks.

- (1) On Main Street between Burton Drive and Bridge Street, all new development and/or remodeling shall be built to the property line with zero-foot side setbacks.
- (2) On Burton Drive, all new development and/or remodeling shall be built to the property line except on or adjacent to historic properties that are already constructed with side setbacks. On those parcels, side setbacks shall be the same as for the historic building in question.
- (3) In the Bluebird and Old Residential Districts, all new development and/or additions shall have a minimum side setback of 10 feet.

D. Building Facades. New development and/or exterior remodeling in the Village Center shall be articulated with one or more bays with a maximum width of 30 feet. Wider buildings shall be made up of several bays.



Building Facades

E. Pedestrian-Oriented Detailing.

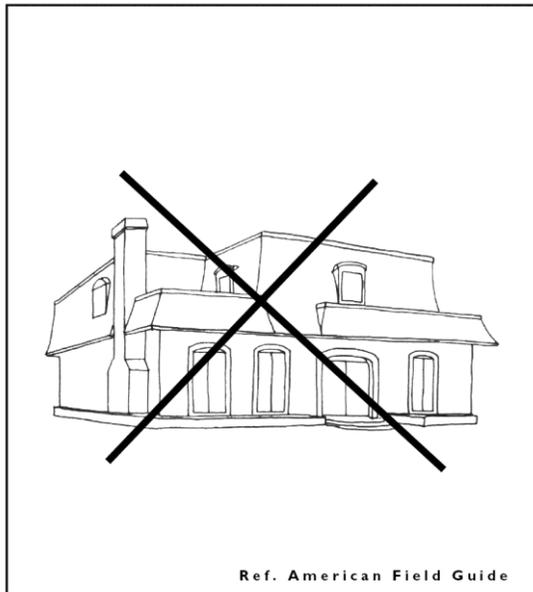
- (1) All building facades along public streets in the East Village should include pedestrian-scaled detailing such as vertical windows with sills, ornamental

decorations, built-in benches, wall lamps, awnings, and door overhangs or recessed entries.

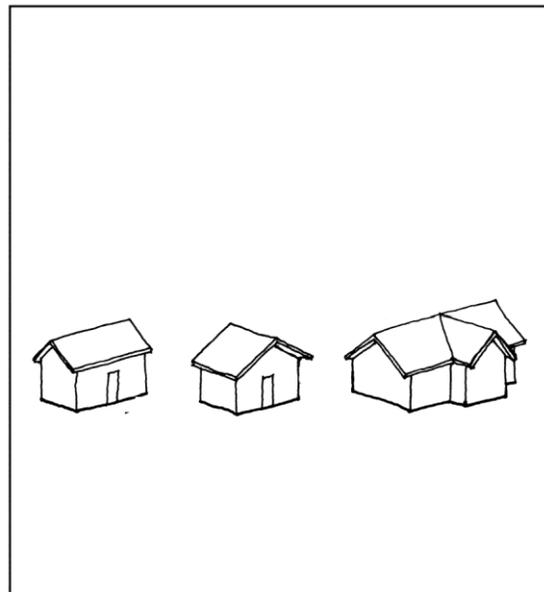
- (2) A minimum of 40 percent of the length of the facade of any building facing a street must be made up of windows and doors.
- (3) All facades, regardless of orientation, should include three-dimensional detailing, such as window moldings and reveals to cast shadows and create visual interest on the facade.

F. Roofs.

- (1) Mansard roofs are prohibited. Mansard roofs are defined as steeply sloping roofs where the top of the slopes do not form a gable but meet to create a flat roof top, as seen on Second Empire, Beaux Arts, and some Romanesque buildings.
- (2) All structures north of Main Street on Bridge Street shall have gable roofs.



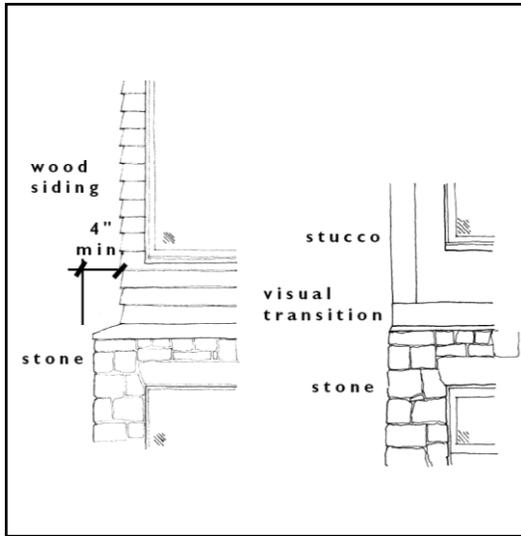
Mansard Roof



Gable Roofs

G. Exterior Materials.

- (1) In order to enhance and blend with the historical character of the East Village, metal materials shall not be used on the exterior of buildings.
- (2) All exterior wall changes shall be separated from one another by a change in plane of at least 4 inches, or be set off with architectural detail to create a visual distinction.



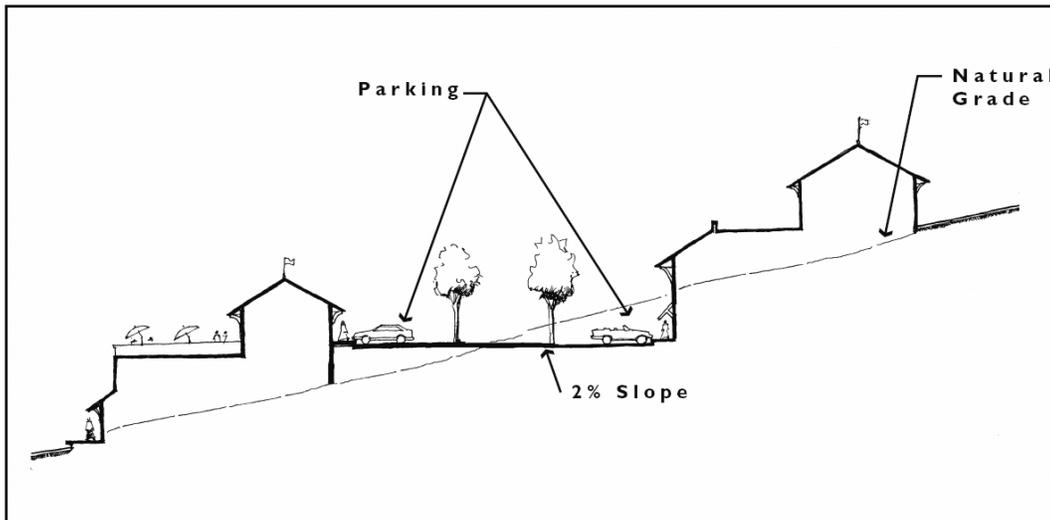
Exterior Materials

H. Limitation on Uses.

- (1) In the Village Center and the Bluebird District, ground floor frontages shall be retail or other visitor-serving uses in order to create a sense of activity that is crucial for pedestrian-oriented areas.

I. Parking.

- (1) All new on-site parking shall be located to the rear of buildings, unless such location is not possible on a specific site. This must be supported by site-specific findings.
- (2) If rear parking is not possible, parking shall be located to the side of a building, with the lot screened from the street by a fence, low wall or hedge. Side yard parking lots should be no wider than one double loaded bay, with a maximum width of 60 feet.
- (3) Parking lots shall be landscaped with at least one tree for every eight spaces, in addition to the shading requirement of the Coastal Zone Land Use Ordinance used for parking rather than building footprints. Where buildings abut both sides of a parking lot the parking lot shall not have a slope greater than 2 percent.



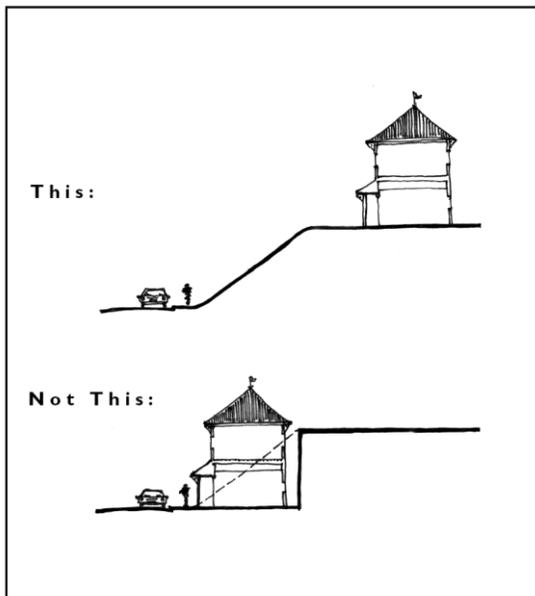
Parking on Sloping Sites

J. Curb Cuts.

- (1) In the Village Center, no new curb cuts shall be allowed on Main Street.

- (2) In the Village Center, no more than one curb cut shall be allowed for each parcel. Lots that have auto access via alleys shall have no curb cuts from any public street.
- (3) Where curb cuts occur, the driveway shall be no more than 10 feet wide, unless two-way in and out access is required, in which case the driveway shall be no wider than 20 feet.

K. Development on Sloping Sites. The hillsides are one of the dominant physical features in the East Village which provide enclosure on the northern edge of the Village. Preservation of the hillsides and careful, unobtrusive development is essential in maintaining an attractive backdrop for the East Village. For development on steeply sloping sites abutting the northern side of Main Street, the following development standards apply:



Building on Bluffs

- (1) Development and parking shall be located on the flatter portions of these sites on top of the bluffs away from Main Street, and not in graded areas at the toe of the hillside at the edge of Main Street.
- (2) Site grading shall generally be limited to areas within and adjacent to the building footprint, parking areas and driveways. Where necessary due to unusual site conditions, or where necessary to blend graded areas with adjacent natural contours grading may be outside of those areas.
- (3) Building masses shall generally follow the contours. Where possible, large cuts and graded pads should be avoided. On sloping sites, buildings should

have multiple levels and be dug into and step down the hill. All building in areas with natural slopes above 15 percent shall have stepped foundations or other similar techniques to minimize grading associated with large building pads.

- (4) Cut slopes shall be no higher than adjacent building heights.

L. Drive-up Windows. No drive-up windows are allowed in the East Village.

M. Storage. All storage shall be screened by a solid wall or fencing that matches the architectural materials and style of the building.

22. Mid-Village Area.

The following design standards apply to the area of Cambria designated as Mid-Village as shown in the Figure 7-8. These standards attempt to preserve and enhance the landscape features of Mid-Village, making them the most dominant feature in the surrounding natural and built environment. Appropriately scaled buildings would be the most dominant feature of the built environment with each building's necessities, such as parking and storage, carefully sited and designed to serve its building and blend into the surrounding environment.

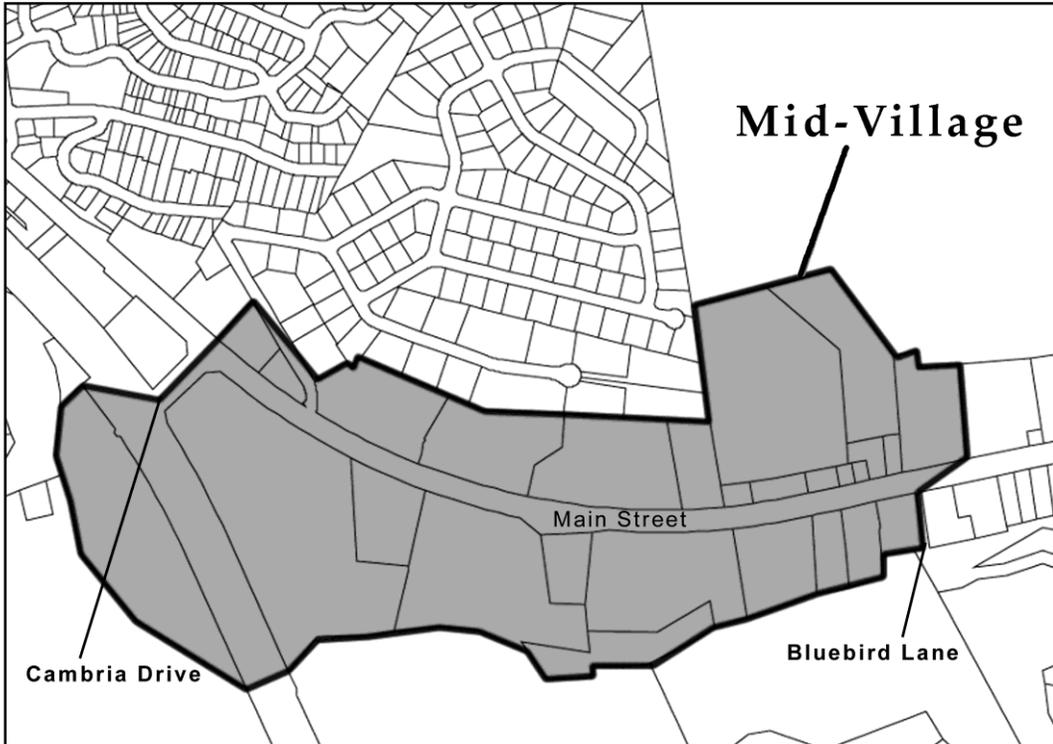


Figure 7-8: Mid-Village Area Location Map

- A. Building Orientation.** This section is intended to ensure that buildings face Main Street, with their interior activity areas visible from the street.
- (1) **Permeability and Activity.** The Main Street facade of all commercial/ office buildings shall be the “front,” detailed with windows and doors and the main pedestrian entry to each space.
- B. Building Height.** In order to maintain the existing character in which the natural landscape, not the built environment, is the dominant feature in the environment, building height shall be limited as follows:
- (1) **Allowed Height.** All buildings south of Main Street shall not exceed 25 feet.
 - (2) **Allowed Height on Up-Slope Sites.** All buildings north of Main Street shall not exceed 20 feet.
 - (3) **Additional Height for Pitched Roofs.** As a means to encourage sloped roofs, the peak of a sloped roof may be up to 7 feet taller than the maximum

building height of 20 or 25 feet (for a total of 27 or 32 feet), provided that the roof pitch is 6:12 or greater.

- (4) **Additional Height for Non-Habitable Structures.** Non-habitable, architectural building elements, such as clock towers and steeples, may have a maximum height of 35 feet.
- (5) **Measurement.** Building height is measured at every individual point on a site from the natural grade to the top of the building directly above that point.

C. Setbacks. All new development and/or remodeling in Mid-Village shall be as follows:

- (1) **Front Setback for Down-Slope and Cross-Slope Sites.** A minimum 15-foot front setback is required for all parcels that are not up-slope sites in relationship to Main Street. Exception may be made for the Mid-State Bank site in order to allow for buildings to be built to the sidewalk, if this proves feasible.
- (2) **Front Setback for Bluff-top Development Up-Slope Sites.** All development on up-slope sites, in relationship to Main Street, shall be set back 15 feet beyond the top of the bluff. This distance is generally a minimum of 50 feet from the front parcel line.
- (3) **Side Setback.** A minimum 10-foot side setback is required of all buildings in this district. The minimum setback is to be increased one-foot for each three feet of building height above 12 feet.
- (4) **Rear Setback.** A minimum 20-foot rear setback is required for all buildings on the downslope side of Main Street. For parcels adjacent to Santa Rosa Creek this setback shall be offered for dedication for a public right-of-way.

D. Roofs. In order to preserve Cambria's charm as an historic and rural community, it is essential that roof lines are indicative of the shapes that were developed in the historic community.

- (1) **Minimum Roof Pitch.** Any pitched roof shall have a minimum 3:12 pitch.

E. Service Areas. Service areas shall be placed away from Main Street, Santa Rosa Creek and other public open space.

F. Parking. Parking lots shall be carefully sited in order to preserve the rural character of Cambria.

- (1) **Siting.** Parking shall be located behind buildings where possible.
- (2) **Highway One Buffer.** A visual buffer shall be provided to mitigate views of parking areas from Highway One. Such buffers could include landscaping or additional commercial buildings.
- (3) **Pedestrian Connections.** Where parking is located behind buildings, clearly delineated pedestrian connections to Main Street shall be provided.

G. Drive-up Windows. No new drive-up windows are allowed in the Mid-Village area. Existing drive-up windows may be relocated or reconfigured on a given site.

- H. Storage.** This standard places limitations on storage in order to visually conceal it and blend it with the surrounding physical environment. This is intended to minimize the potential for visual clutter and distraction from the buildings and surrounding landscape.
- (1) All storage shall be screened by a solid wall or fencing that matches the architectural materials and style of the building.
- I. Development on Sites with Greater than Ten Percent Slopes.** The following standards are required for development on slopes greater than ten percent in order to preserve Cambria's hillsides and pines, which are important to the visual quality of the community.
- (1) **Grading Limitations.** Grading and buildings shall be designed to follow the natural slope by orienting and aligning with the existing contours.
 - (2) **Upper Story Front Setbacks.** On up-slope parcels, upper floors shall be setback a minimum of ten feet from the exterior wall directly below them. The upper-floor roof shall not extend more than two feet into the setback.
 - (3) **Sub-floor Areas.** The lowest floor shall not be more than six feet above finished grade. Areas between the lowest floor and finished grade shall be covered with finished walls or appropriate architectural screening and not be left open. Landscaping and/or building articulation shall be used to improve the appearance of the building and reduce apparent mass.
- J.** The following standards apply only to the Mid State Bank site shown in Figure 7-9.
- (1) **Application Content.** The Applications for the land use permits shall include the following information, in addition to the content requirements in the applicable Coastal Zone Land Use Ordinance Sections:

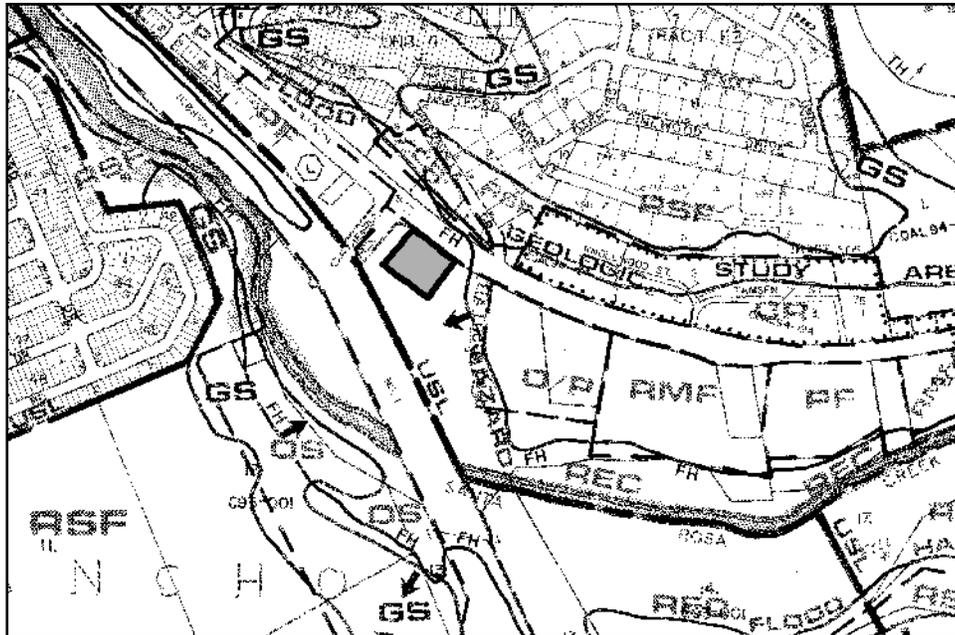


Figure 7-9: Mid State Bank Site

- a. **Site planning.** Specific locations for all proposed land uses, together with the proposed height and bulk of structures, setbacks and other features of development.
 - b. **Views from Highway One.** A viewshed analysis shall be submitted addressing impacts of any new development on views from Main Street and Highway One.
- (2) **Flood Protection.** Structures shall be built to existing grade, except where fill or pier supports are needed for flood protection. In this case, the amount of fill and/or the height of piers shall be the minimum needed to place the ground floor one foot above the 100-year flood stage (As required by Coastal Zone Land Use Ordinance) No fill shall be placed in a location or manner which would impair the effective 100-year flood flow capacity of Santa Rosa Creek. Fill for development along Main Street may be contoured along the Recreation/Commercial Retail boundary to provide a more attractive appearance.
 - (3) **Parking and Vehicle Access.** Access roads and driveways shall be set back a minimum of 30 feet from Cambria Road. Development, including parking driveways, shall be oriented toward Main Street to the maximum extent feasible.

23. West Village Area.

The following standards apply to the West Village shown in the Figure 7-10. The standards in this section apply to all new development in order to maintain architectural character and pedestrian orientation of the West Village.

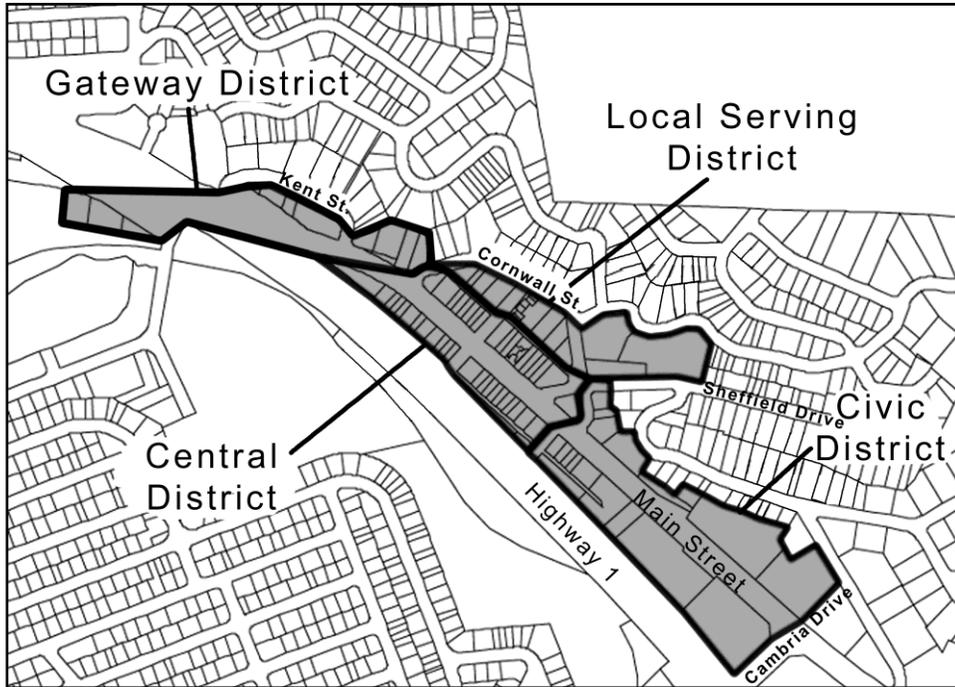
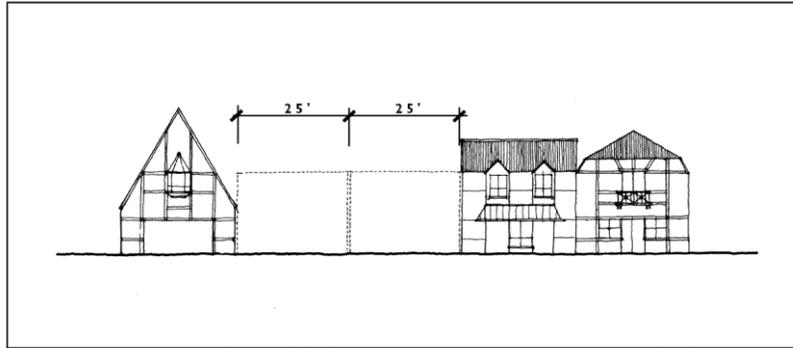


Figure 7-10: West Village Area Location Map

- A. **Front Setbacks.** All new development and/or remodeling in the Central District shall be built to the sidewalk edge or up to 5 feet behind the sidewalk if the area between the building and sidewalk is landscaped. On the south side of Main Street, this generally means that buildings will be built to the property line. On the north side of the street, buildings will generally have to be setback about three feet from the property line, and this setback will be paved as sidewalk.
- B. **Side Setbacks.** All new development in the Central District shall be built to the property line with zero foot side setbacks. Exceptions may be made for a single driveway on an individual parcel in the northwest block face of Main Street (602 - 750 Main Street) in the Central District.
- C. **Fire Walls.** All new development and/or remodeling shall be designed in a manner that eliminates the need for fire walls above roofs, as currently exists on Main Street. In order to achieve this, interior fire walls with a “lay-down parapet” shall be used to avoid the external parapet wall in compliance with the Uniform Building Code.
- D. **Building Facades.** New development and/or remodeling in the Central District shall be articulated to include bays that match the typical 25-foot bays already found along Main Street. Building bays are recessed sections of the facade that occur between structural and/or ornamental building columns.



Building Facades

- E. Limitation on Use.** In the Central District ground floor frontages shall be retail or visitor-serving uses only. These uses create a sense of activity that is crucial for pedestrian-oriented areas.
- F. Curb Cuts.** No curb cuts shall be allowed on Main Street in the Central District, except on the northwest block face (602 - 750 Main Street), where no more than one curb cut shall be allowed for each parcel. Where possible, sites should share vehicle access with their neighbors as a means to minimize the number of curb cuts on Main Street. Driveways shall be no more than 10 feet wide. Lots that have auto access via side streets and/or alleys shall have no curb cuts on Main Street.
- G. Drive-up Windows.** No new drive-up windows such as those used for banks and fast food places are allowed. Existing drive-up windows may be reconfigured or relocated but not expanded.

24. Access Limitation.

Commercial development shall not use access from Pine Knolls Drive.

25. Setbacks - Main Street at Pineknolls Drive.

Because of special site constraints, Parcel 2 of Parcel Map CO 72-362 located between Main Street and Pineknolls Drive is allowed a four (4) foot setback from Main Street.

26. Parking Requirements - Cambria West Village Parking District.

The required number of parking spaces specified in the Coastal Zone Land Use Ordinance shall be reduced by two parking spaces for each parcel within the district boundary as shown on Figure 7-11.

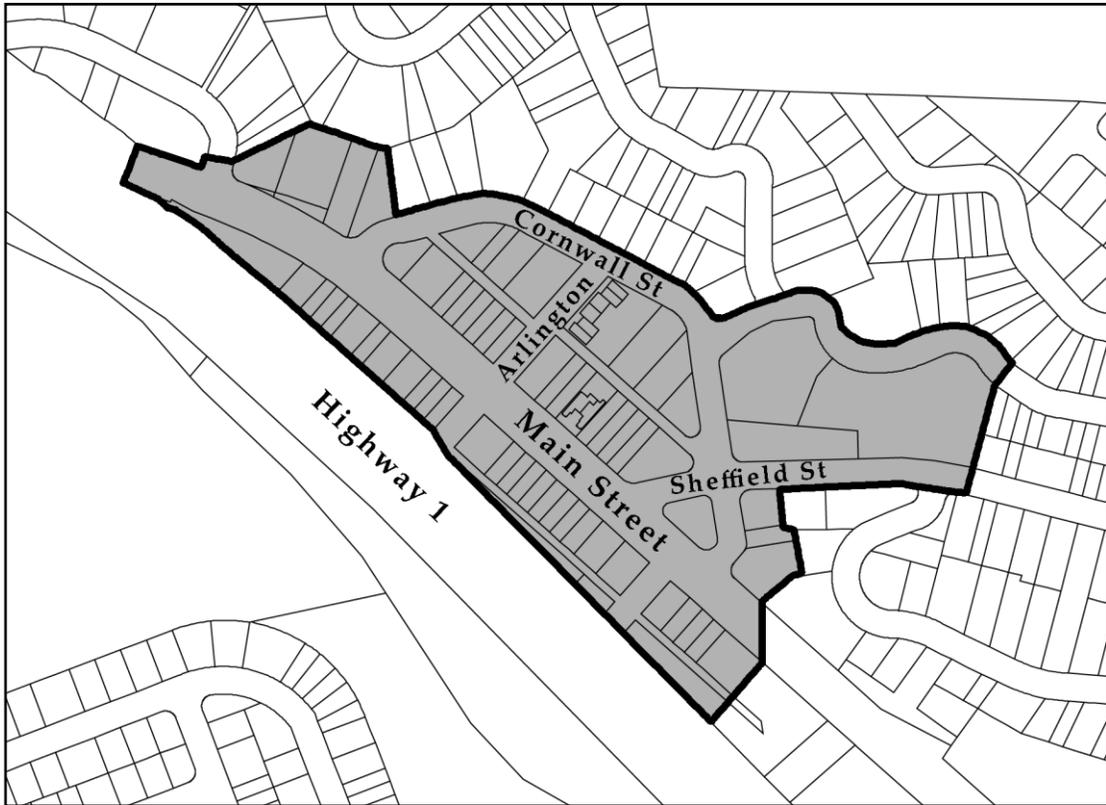


Figure 7-11: Cambria West Village Parking Assessment District

COMMERCIAL SERVICE: The following standards apply to all land within the Commercial Service land use category.

1. Limitation on Use.

All uses as set forth in Coastal Table 'O' - Allowable Uses are allowable except the following: Specialized Animal Facilities, Agricultural Processing, Cannabis Manufacturing, Petroleum Extraction, Hotels, Motels, Churches, and Recycling and Scrap.

[Amended 2018, Ord. 3357]

2. Permit Requirement.

A Minor Use Permit is required for all new development unless a Development Plan is otherwise required by the Coastal Zone Land Use Ordinance.

3. Design Standards.

New development shall comply with the following standards:

- A. Site Coverage.** The area of the site covered by structures, including any structural overhangs, is limited to 60 percent of the total site area.
- B. Building Design.** New buildings shall be designed to minimize visual impacts from Burton Drive and the surrounding area.

RECREATION: The following standards apply to all land within the Recreation land use category.

1. Permit Requirement.

A Minor Use Permit is required for all new development unless a Development Plan is otherwise required by the Coastal Zone Land Use Ordinance.

2. Location Criteria - RV Parks.

Recreational Vehicle Parks are prohibited on sites that abut sites in any Residential Land Use category.

3. Limitation on Use.

Principal Permitted uses are limited to: Eating and Drinking places (not including drive-in restaurants, fast-food and refreshment stands); Food and Beverage Retail Sales (limited to tourist-oriented supplies); tourist-oriented General Merchandise Stores; Hotels and Motels; Passive Recreation, participant sports and active recreation, and uses from the Open Space category in Coastal Table 'O'. Non-Principally Permitted uses are limited to: Caretaker's Residence; Service Stations; Public Assembly and Entertainment (when accessory to a Hotel and Motel); Financial Services (only when expressly designed to serve visitor needs); Coastal Accessways; and Water Wells and Impoundment. (This is a visitor-serving priority area.)

4. Moonstone Beach.

The following standards apply only to the Moonstone Beach Area, as shown in Figure 7-12.

A. Limitation on Use. Principally Permitted uses are limited to: Eating and Drinking Places (drinking places independent from restaurants are prohibited), Hotels and Motels, tourist-oriented Food and Beverage Retail Sales (with location not limited to road intersections), General Merchandise Stores (tourist-oriented specialty shops including gift and antique stores, not exceeding 2,500 square feet in area, including any attached living quarters and art galleries). Non-Principally Permitted uses are limited to: Caretaker Residences (when accessory to a Principally Permitted use and clearly subordinate to that use), Libraries and Museums, Indoor Amusements & Recreation, Outdoor Recreation, Temporary Events, (when accessory to a Hotel and Motel), Public Safety Facilities, and Coastal Accessways. (This is a visitor-serving priority area.)

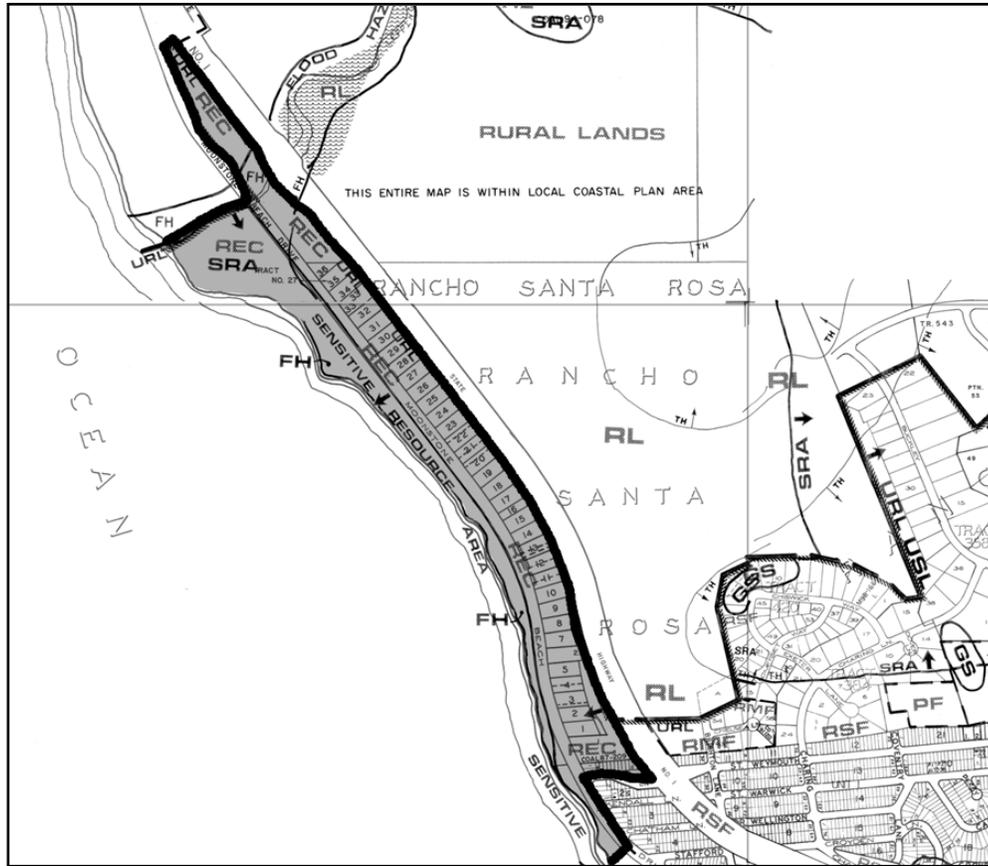


Figure 7-12: Moonstone Beach Area

- B. Signs.** Signs shall match the architecture, materials and colors of the building itself.
- C. Exterior Building Materials.** Native and natural-looking materials and textures shall be used on the exterior of buildings. Suitable materials are wood, stone, brick, and textured concrete block colored with natural earth colors. Roofing should be wood-appearing materials.
- D. Exterior Building Colors.** Building colors should be subdued hues and tones harmonizing with the dominant colors of the natural environment.
- E. Height Limitation.** The maximum allowable height for all buildings between Highway One and the ocean is 15 feet from average natural grade. A reduced maximum height may be required if the new development would block public views to and along the shoreline.
- F. Landscaping Requirements.** Landscaping of the entire site, including side property lines, is required, using native plants and trees compatible with the coastal environment.
- G. Road Improvements.** Road improvements for Moonstone Beach Drive shall not include curbs, gutters, or sidewalks.

- H. **Sign standards.** Signs are to be designed, located, and constructed to preserve views of the ocean from Highway One. They are to be constructed of native materials and to be externally lighted with shielded lights.
- I. **Site Coverage - View Corridors Required.** At least 50 percent of each site is to remain free of structures and landscaping that would block views of the shoreline and coastal terrace, in order to provide a view corridor from Highway One. Development on contiguous lots may employ zero-foot side yard setbacks when feasible to maximize view corridors.

5. **Cambria Pines Lodge.**

The following standards apply only to the Cambria Pines Lodge property, as shown in Figure 7-13.

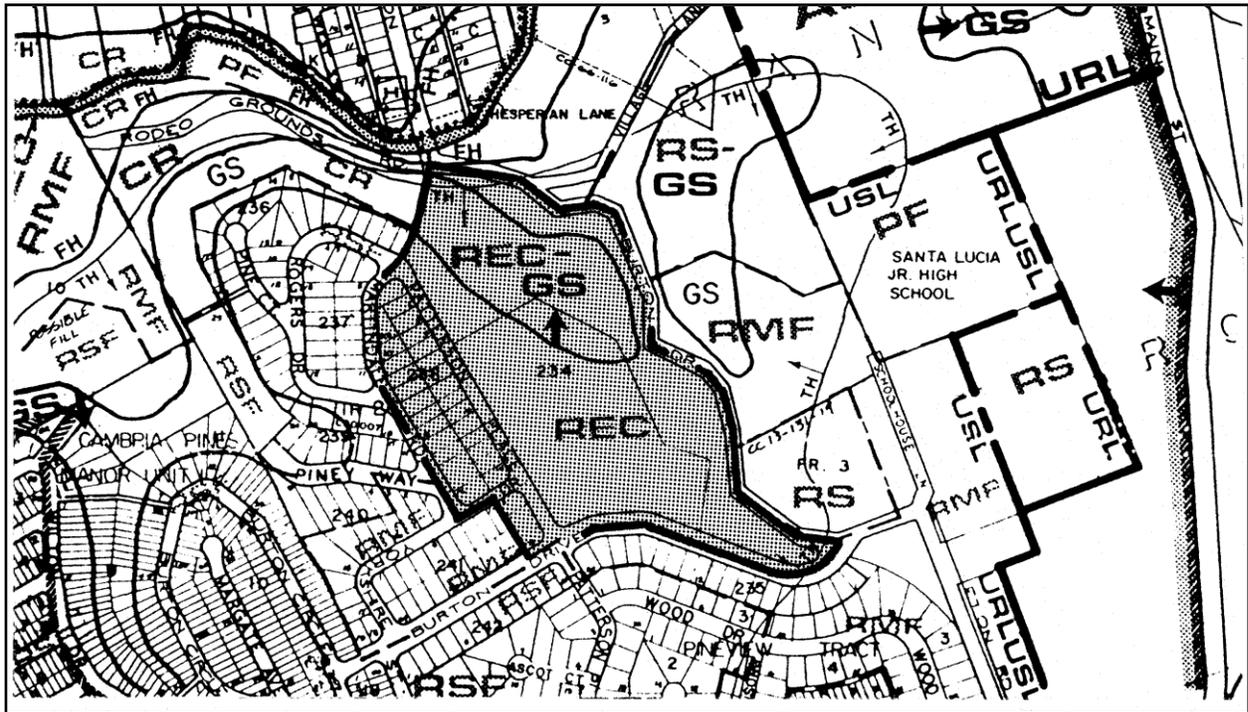


Figure 7-13: Cambria Pines Lodge

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

- B. Limitation on Use - West of Patterson Way. For that area designated Recreation, but located outside the "V" overlay which is located west of Patterson Way, principally permitted uses are limited to Hotels and Motels, Bed and Breakfast Facilities, and Passive Recreation. Non-Principally permitted uses are limited to a Caretaker's Residence.
- C. Permit Requirements. A Development Plan is required for all uses.

6. Patrick House - Bed & Breakfast.

The following standard applies only to the J. Patrick House parcels, as shown in Figure 7-14.

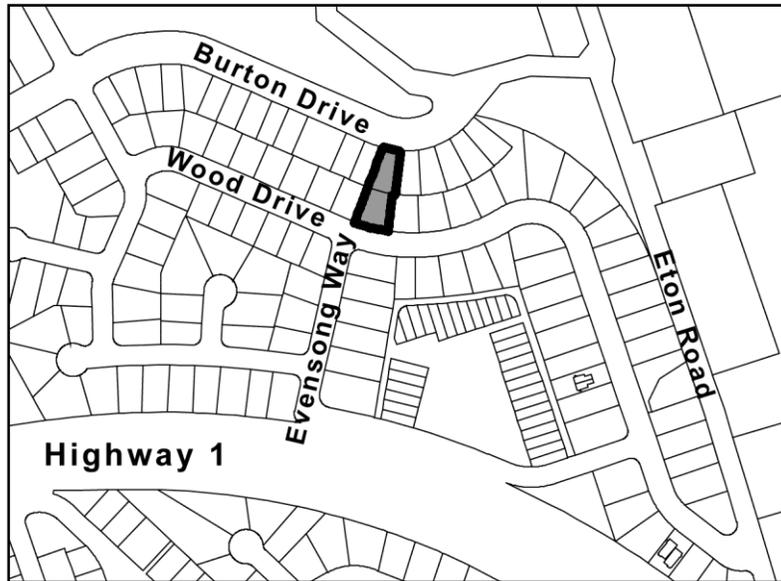


Figure 7-14: J. Patrick House Parcels

- A. **Limitation on Use.** Uses are limited to a Bed and Breakfast Facility, and uses allowable in the Residential Use Group according to Coastal Table 'O' (Allowable Use Chart), Part I of the Land Use Element.

RESIDENTIAL MULTI-FAMILY: The following standards apply to all land within the Residential Multi-Family land use category.

- 1. **Height Limitation.**
The maximum height for structures is 28 feet from average natural grade. Development visible from Highway One shall not exceed two stories, or 25 feet in height.
- 2. **Required Findings – Limitation on Use.**
To maintain affordable housing opportunities, the following standards apply:
 - A. Single family dwellings shall not be allowed on lots that meet the minimum site area for multiple family dwellings as set forth in CZLUO Section 23.04.044 (Required Area).

- B. Single family dwellings on lots that do not meet the minimum site area as set forth in CZLUO Section 23.04.044 (Required Area) may be allowed through development plan approval only where the Planning Commission first makes the finding that there is no feasible way for the property owner to acquire the minimum site area. Single-family dwellings in the Residential Multi-family land use category shall also conform with all standards applicable to the Residential Single-family land use category.

3. First Baptist Church.

The following standard applies only to that parcel bounded by Green Street, Ardath Drive and Highway One on West Lodge Hill.

- A. **Limitation on Use.** Uses are limited to: Churches, Membership Organizations, and Schools - Preschool through Secondary.

4. Tract 226.

The following standards apply only to Tract 226 (see Figure 7-15).

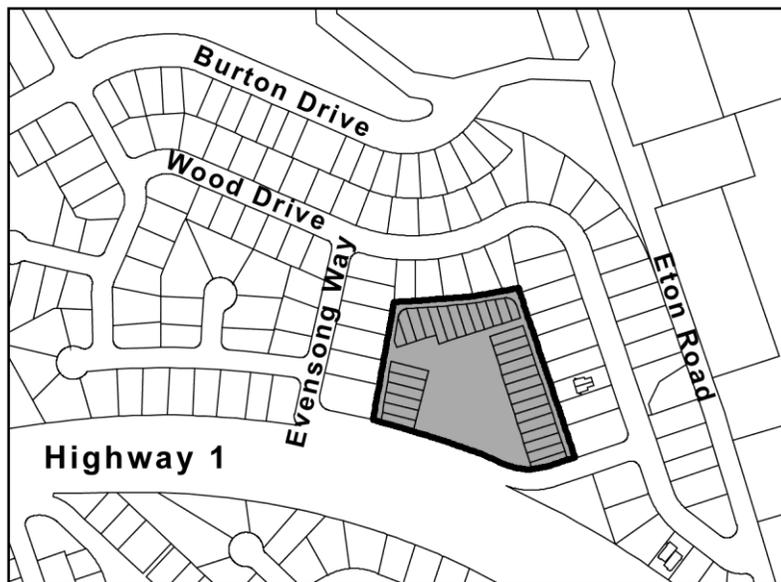


Figure 7-15: Tract 226

- A. **Permit Requirement - Tract 226.** Prior to development or land division in Tract 226, a Development Plan or Specific Plan shall be approved for the entire tract, including each ownership within the tract. The Development Plan or Specific Plan application is to include specific provisions for resolving the following issues:
 - (1) Establishment of an association of property owners to develop cooperative proposals for: land uses, access, circulation and parking, development phasing, design improvements, construction and maintenance of common facilities.
 - (2) Types of allowable uses, improvement standards, landscaping concepts, and timing of installation of improvements within the common areas.

- (3) Definition of a unified architectural theme for site development.
- B. Land Division.** Any subdivision or resubdivision of Tract 226 shall not result in any additional lots.
- C. Drainage Plan Required.** All development within Tract 226 shall avoid causing flooding of downhill lots, erosion, and water quality impacts through the use of on-site methods (ex. percolation and detention). All drainage plans are subject to the review and approval of the County Public Works Department.

RESIDENTIAL SINGLE-FAMILY: The following standards apply to all land within the Residential Single-Family land use category.

1. Permit Requirement.

A Minor Use Permit is required for development on lots of 20% or greater slope and for development within Special Projects Areas. A Plot Plan is required for other lots unless a higher level of review is required by the Coastal Zone Land Use Ordinance. A Minor Use Permit is required where TDCs are used to increase Footprint or Gross Structural Area.

2. Secondary dwellings.

The maximum floor area of a secondary dwelling shall be 640 square feet. The secondary dwelling shall be permanently attached by a common wall to the primary dwelling or on the second floor of the primary dwelling's detached garage or located less than 50 feet from the primary residence, whichever causes the least environmental disturbance. Guesthouses are defined in and subject to the standards of Section 23.08.032 of the CZLUO.

3. Application Content.

In addition to the applications requirements of the Coastal Zone Land Use Ordinance, Minor Use Permit applications shall include the following:

- A. Contour Map.** Provide site contour information for the entire property at two-foot intervals.
- B. Architectural Elevations.** Provide front, side, and rear elevations of all proposed structures.
- C. Vegetation Location.** The site layout plan shall contain location of any shrubs and native vegetation.
- D. Streetscape Plan.** A scale drawing showing the front exterior elevation (view) of the proposed project and the front elevations of adjacent buildings on the two lots to the left and the two lots to the right of the subject property.
- E. Statement of Design Criteria Compliance.** Residential Single Family Standard 10 contains discretionary design criteria that are flexible in their meaning to allow for interpretation. The application shall include a statement explaining how the proposed project has met the intent of the design criteria.
- F. Additional Contents - Oceanfront Lot Development.** Applications shall include plans with measurements for the form, mass, scale, and roofing and yard features (such as fencing). To the maximum extent feasible, new development shall be

compatible with the character of the surrounding neighborhood and protect public view

4. Topographic Standards.

- A. Land Alteration Within View Corridors.** Land alteration shall be minimized on sites located within areas that are determined by the Planning Director to be public view corridors from collector or arterial roads (per Coastal Zone Land Use Ordinance Section 23.05.034d). These roads are identified on the Circulation map as Highway One, Main Street, Burton Drive, Eton Road, Ardath Drive, Pineridge Drive, Windsor Boulevard, Charing Lane, Weymouth Street, Buckley Drive, and Cambria Pines Road.
- B. Minimize the Extent of Excavation and Fill on a Site.** Grading, filling or site disturbance of existing soil and vegetation shall be limited to the minimum areas necessary. Surfaces such as driveways, patios, and walkways shall be limited to the smallest functional size and shall utilize porous materials and design where feasible.
- C. Minimize the Visual Impacts of Retaining Walls as Seen from the Public Right-of-way and Neighboring Sites.** Multiple terraces are preferred, with terracing or revetments when feasible, rather than one tall retaining wall. The exterior height of retaining walls for driveways and other site development shall be no taller than six feet from finish grade, unless other solutions are necessary for fire or emergency access or are infeasible. Walls should be stepped or terraced to provide small-scale articulation.

5. Height.

The maximum height is 28 feet above average natural grade, except as required below.

- A. Lodge Hill.** The maximum height for structures visible from Highway One within the Lodge Hill area is 25 feet above average natural grade.
- B. Marine Terrace.** The maximum height for structures between Marlborough and Sherwood Drive is 22 feet above average natural grade.
- C. Moonstone Beach.** The maximum allowable height for all new buildings between Highway One and the ocean is 15 feet from average natural grade.
- D. Nottingham Drive, Windsor Boulevard and Sherwood Drive.** The maximum height for structures between the ocean and the street is 15 feet as measured from the centerline of the fronting road, which is calculated as the average of five equidistant points on the centerline for the following areas:
 - (1) **Nottingham Drive.** Cambria Pines Unit 5, those blocks west and southwest of Nottingham Drive.
 - (2) **Windsor Boulevard.** Tract 159, Blocks 1, 2, and 3, that are west and southwest of Windsor Drive.
 - (3) **Sherwood Drive.** The maximum height for structures shall be 15 feet.

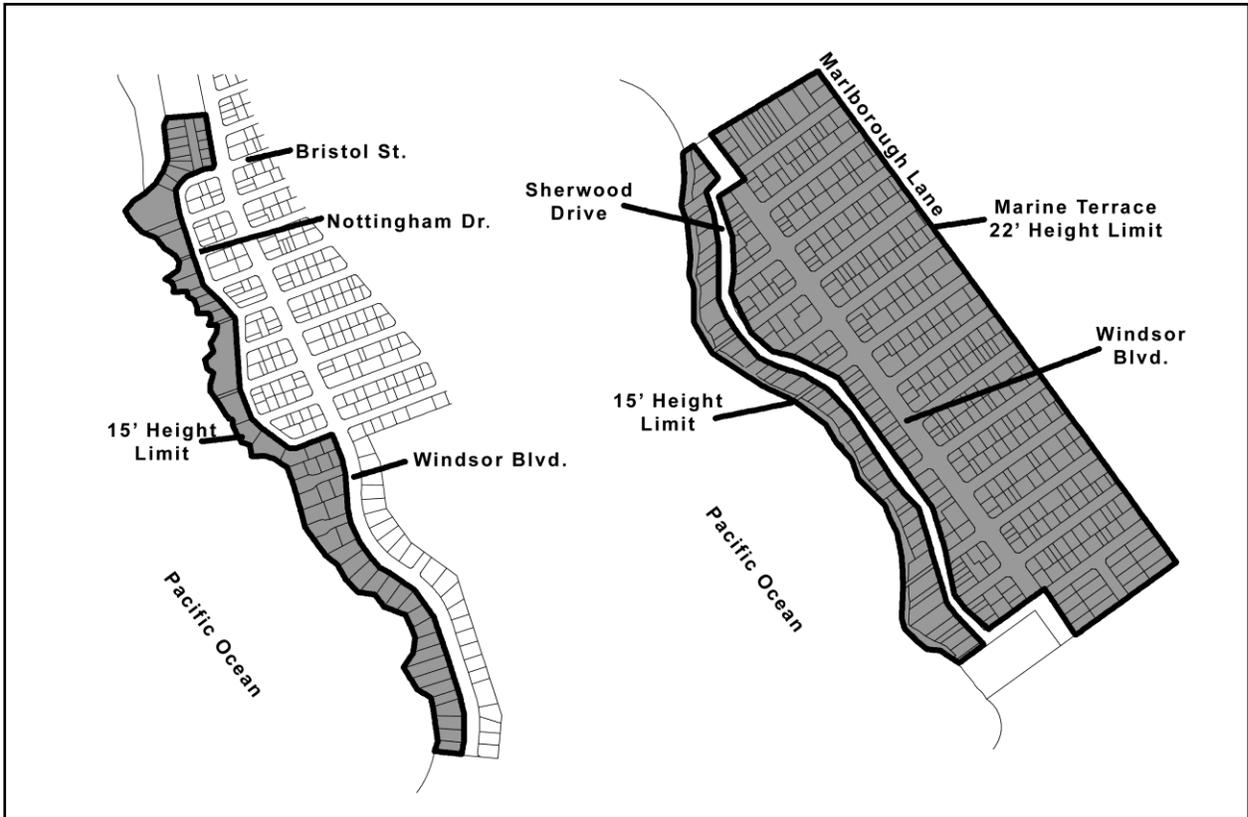


Figure 7-16: Windsor-Nottingham-Sherwood Height Limit Areas

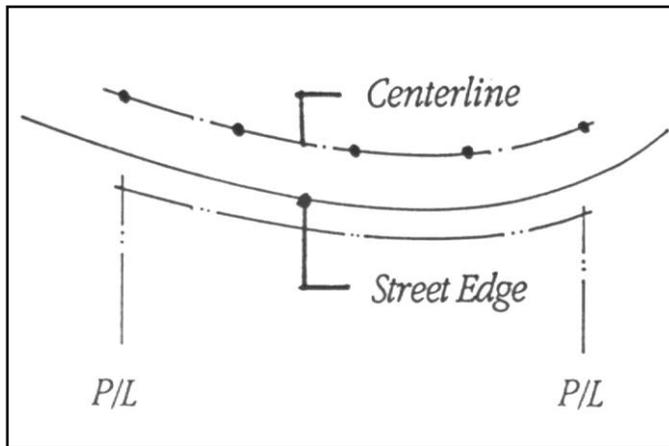


Figure 7-17: Measuring Height from Centerline

6. Moonstone Beach.

The following standards apply only to the Moonstone Beach Residential Single-Family land use category.

- A. Exterior Building Colors and Materials.** Native materials and textures shall be used on the exterior of buildings. Building colors shall be subdued hues and tones

harmonizing with the colors of the natural environment. Roofing should be wood-appearing materials.

- B. Road Improvements.** Road improvements for Moonstone Beach Drive are not to include curbs, gutters or sidewalks.

7. Building Size.

Development in the Single Family Residential category in areas subdivided into 25-foot lots (such as Lodge Hill, Happy Hill, Park Hill and Pine Knolls) shall comply with the footprint and gross structural area requirements shown on Table 7-1.

The standards of Table 7-1 do not apply to Tract 163, Tract 61, Tract 358, Tract 384, Tract 420, Tract 44, Tract 112, Cambria Pines Estates #1, and the two marine terrace blocks (Blocks 1 and 2, Tract 97) south of Lampton Street. Any parcel deemed by the county to be non-conforming because of its size is subject to standards of Table 7-1.

- A.** Use of Table 7-1. Table 7-1 is used by first determining the lot size based on square footage held as a single legal lot prior to construction permit issuance. Then select the correct type of lot (such as Special Project Area 1, Forested, or Steep Lot) using the definitions of these standards. This will yield the allowable footprint and gross structural area (GSA) for the base area lot size.

Where lot sizes do not conform exactly to the base area as shown in Table 7-1, footprint and GSA are to be adjusted proportionally. For example, for a 3,800 square foot single legal forested lot, the allowable footprint would be 1,308 square feet ($1,200 \times 1.09 = 1,308$) and the allowable GSA would be 1,962 ($1,800 \times 1.09 = 1.962$)

**Table 7-1
Standards for Building Sites**

A. Lot Size: 1,750 - 3,499 Square Feet (Base Area = 1,750 Sq. Ft.)		
Type Of Lot	Footprint (Sq. Feet) (Based On 1,750 Sq. Ft. Lot)	GSA (Sq. Feet) (Based On 1,750 Sq. Ft. Lot)
1. Special Project Area 1 (Steep Canyon)		
0-25% Slope	600	900
25% Plus	500	600
2. Special Project Area 2 (Visible Hillside)		
0-25% Slope	600	900
25% Plus	500	700
3. Forested	600	900
4. Steep Lots (30% Plus)	500	700
5. Marine Terrace	900	1,000
6. Typical Lots	700	900

B. Lot Size: 3,500 - 5,249 Square Feet (Base Area = 3,500 Sq. Ft.)		
Type Of Lot	Footprint (Sq. Feet) (Based On 3,500 Sq. Ft. Lot)	GSA (Sq. Feet) (Based On 3,500 Sq. Ft. Lot)
1. Special Project Area 1 (Steep Canyon)		
0-25% Slope	1,050	1,350
25% Plus	900	1,000
2. Special Project Area 2 (Visible Hillside)		
0-25% Slope	1,100	1,400
25% Plus	950	1,100
3. Forested	1,200	1,800
4. Steep Lots (30% Plus)	950	1,100
5. Marine Terrace	1 Story: 1,900 2 Story: 1,650	1 Story: 1,900 2 Story: 2,000
6. Typical Lots	1 Story: 1,900 2 Story: 1,300	1 Story: 1,900 2 Story: 2,000

C. Lot Size: 5,250 Square Feet And Larger (Base Area = 5,250 Sq. Ft.)		
Type Of Lot	Footprint (Sq. Feet) (Based On 5,250 Sq. Ft. Lot)	GSA (Sq. Feet) (Based On 5,250 Sq. Ft. Lot)
1. Special Project Area 1 (Steep Canyon)		
0-25% Slope	1,400	1,800
25% Plus	1,200	1,400
2. Special Project Area 2 (Visible Hillside)		
0-25% Slope	1,500	1,900
25% Plus	1,300	1,500
3. Forested	1,600	2,400
4. Steep Lots (30% Plus)	1,400	1,600
5. Marine Terrace	1 Story: 2,200 2 Story: 2,050	1 Story: 2,200 2 Story: 2,450
6. Typical Lots	1 Story: 2,200 2 Story: 1,700	1 Story: 2,200 2 Story: 2,600

- B. Definitions.** The following definitions shall be used in the interpretation of Table 7-1:
- (1) **Footprint.** The area of the lot, expressed in square feet, covered by residential and accessory structures including any structural overhangs.

Footprint includes living areas, garages and carports but does not include open deck area, balconies, or eaves.

- (2) **Gross Structural Area.** All interior areas, expressed in square feet of floor area, within the volume of the structure including living areas, storage, garages and carports. Gross Structural Area is measured to the exterior limit of the building walls. Gross Structural Area does not include open exterior decks or interior mezzanines (as defined by the UBC) added within the height limitation to gain additional square footage.
- (3) **Slope.** The average slope of a lot be determined by using one of the methods in Chapter 23.11 (Slope, Average) of the Coastal Zone Land Use Ordinance.
- (4) **Special Projects Areas.** Areas delineated as such on Figures 7-18 and 7-19.



Figure 7-18: Lodge Hill – Special Project Area #1 (Fern Canyon – Steep Canyon)

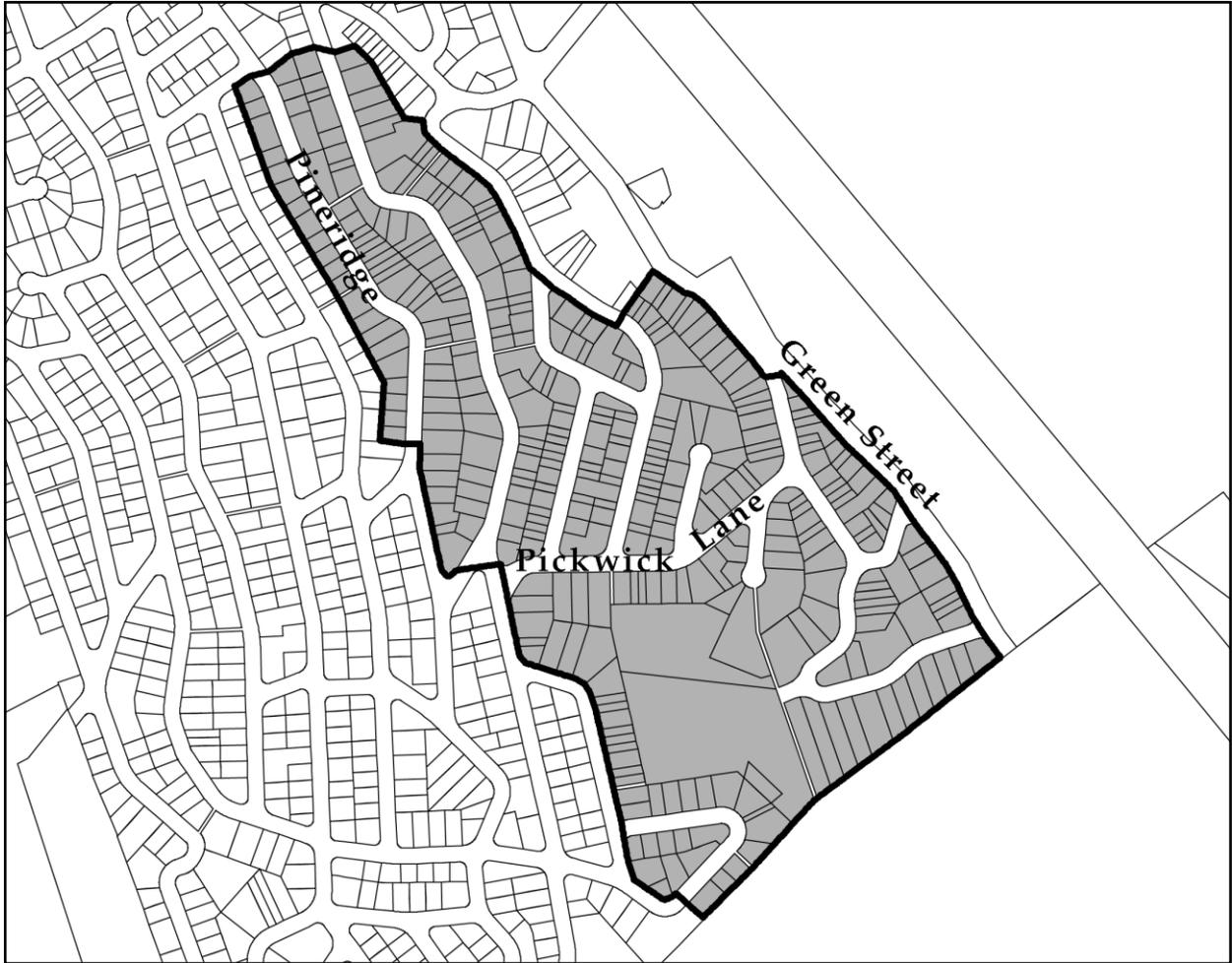


Figure 7-19: Lodge Hill – Special Project Area #2 (Visible Hillside)

- (5) **Forested Lot.** A lot containing one or more native Monterey Pine trees that are six inches or more in diameter 4.5 feet above ground, and not in a Special Project Area as shown on Figures 7-18 and 7-19 or within Marine Terrace area as defined in this section.
- (6) **Marine Terrace.** The area located between Marlborough Lane and the coastal bluff in Lodge Hill, the area between Windsor Boulevard and the coastal bluff in Park Hill, and Tract 159 in Park Hill.
- (7) **Steep Lot.** A lot with an average slope of 30 percent or greater.
- (8) **Typical Lot.** A lot that has an average slope less than 30 percent, contains no Monterey Pine trees, and is not located in the Marine Terrace as defined in this section or Special Projects Area as shown on Figures 7-18 and 7-19.

C. Transfer of Development Credits. The Transfer of Development Credit Program (TDCs) may be used to transfer development potential from lots within certain areas of Cambria, as specified in Chapter 6, Section D – Combining Designation Program number 17, to more suitable sites as specified in subsection (1) below.

Note: TDC may not be available in all areas due to limits of participation of local land conservancies.

- (1) **Eligible Purchasers of TDCs.** Purchasers of TDCs may include the following:
 - a. **Owners of small residential single-family sites within the Cambria Urban Reserve Line.** Through the transfer of development credits (TDCs), owners of property with sewer or water service by the Cambria Community Services District (CCSD) that are located on West Lodge Hill, East Lodge Hill, Park Hill, Happy Hill, or Pine Knolls) may be allowed an increase in the allowable footprint and gross structural area on their property.
 - b. **Other properties.** Owners of properties that have been required by planning area standards, conditions of development approval, or other provisions of the Local Coastal Program to offset impacts of development through purchase of TDCs may also participate.
- (2) **Payment of Fees.** Under this program, a fee may be paid to the Land Conservancy of San Luis Obispo County or another TDC program administrator approved by the Director of Planning and Building. The fee must be adequate to allow for purchase of typical lots within the preservation (special study) areas, plus sewer assessments and administrative costs.
- (3) **Criteria for Using TDCs.** For lots eligible to receive TDCs, the number of TDCs that can be used on any one house shall be evaluated against the following criteria:
 - a. **Site design.** The use of TDCs shall not result in an appearance which would be incompatible with homes in the surrounding area.
 - b. **Maximum TDC use.** Total increase in Footprint or Gross Structural Area due to the purchase of TDCs shall not exceed the following:
 - 1,750-3,499 square foot lot size (base area=1,750 sq. ft.): 100 square feet
 - 3,500-5,249 square foot lot size (base area=3,500 sq. ft.): 300 square feet
 - 5,250 and larger (base area=5,250 square feet): 400 square feetWhere building sites are different than the base area in the appropriate category, a proportionally adjusted number of TDCs may be permitted.
 - c. **Limitation on use of TDCs.** TDCs shall not be used to increase building size on sites that contain wetlands, habitat for rare or endangered species, identified cultural resources, slopes in excess of 30 percent, or where, in the opinion of the Director, excessive grading or tree removal is being proposed.
 - d. **Use of TDCs in Special Project Areas.** Special Project Areas are intended to be sender areas, however, TDCs may be used on eligible projects in Special Project Area #2 (Visible Hillside) provided that the lots retired are also located in the same Special Project Area.

- D. **Deck Size Limitations.** Exterior decks shall be located to avoid removal of trees. Solid exterior decks shall be limited to 10 percent of the permitted Maximum Footprint, while decks of permeable construction (e.g., open wood slats) shall be limited to 30 percent of permitted Maximum Footprint.
- E. **Lodge Hill Special Project Areas.** There are two areas of Lodge Hill with special resource protection issues. Issues associated with Special Project Area One are related to the presence of the rare Monterey pine forest. As small lots are developed, the potential for loss of forest habitat is high. Issues associated with Special Project Area Two are related to this area's visibility from Highway One, because of the area's prominent location and lack of screening vegetation. Both areas have steep slopes and high erosion potential. New development is subject to the following standards:
 - (1) **Building Materials.** All development within the viewshed of Highway One shall be constructed of natural-appearing materials, using earthen or forest-toned colors. Reflective materials shall be minimized. The natural appearance of buildings, fences, and other development shall be maintained through the life of the structure.
 - (2) **Utility Locations.** Where feasible, utilities should be located to minimize visual impacts, including undergrounding.
- F. **Cambria Pines Estate Unit No. 1.** Minimum parcel size shall be 15,000 square feet. No additional subdivisions shall be approved in this area.
- G. **Top of the World.** (APN: #24-301-28, and 31). These two parcels shall not be further subdivided.

8. Setbacks.

Unless specified in other Cambria Urban Area Standards, the following special setbacks apply to the respective neighborhoods shown on Figure 7-3. Where no setback is listed, setbacks shall be determined by applicable sections of Coastal Zone Land Use Ordinance.

- A. **Front and Rear Setbacks.** For all lots less than one acre in size, front and rear setbacks must total 25 feet, with a minimum of 10 feet in the front and 10 feet in the rear, except as provided below:
 - (1) **Sloping Lot Adjustment for Garages.** The front setback may be adjusted for garages as allowed by Coastal Zone Land Use Ordinance Section 23.04.108a(2).
 - (2) **West side of Sherwood and Nottingham Drives.** The front setback for areas shown in Figures 7-20 and 7-21 is 5 feet.

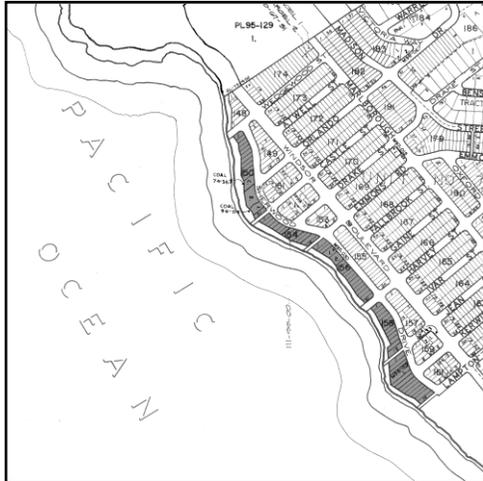


Figure 7-20: West of Sherwood Drive

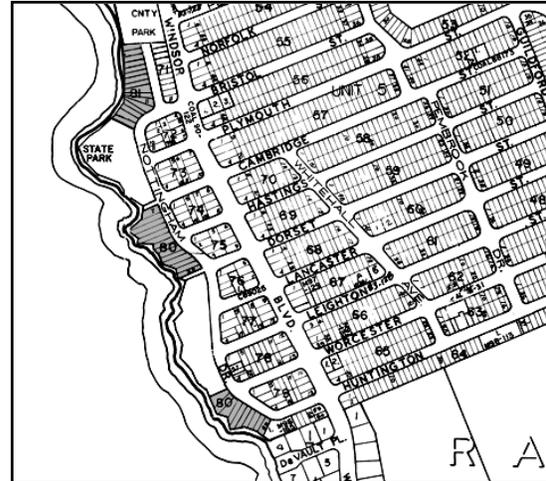


Figure 7-21: West of Nottingham Drive

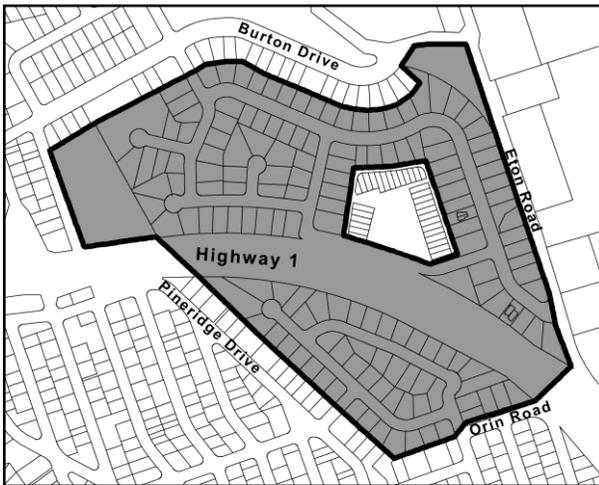


Figure 7-22: Tract 163

(3) **Tract 163.** The minimum front setback for those areas shown in Figure 7-22 is 20 feet, except as follows:

- Block 3, lots 15 - 31: 10 feet
- Block 4, lots 12 - 20: 10 feet
- Block 5, lots 2 - 8: 10 feet
- Block 6, lots 7 - 11: 25 feet

(4) Tracts having setbacks established by conditions of approval. Building setbacks for Tracts 384, 420, 543 are established in final subdivision maps and take precedence over other setback standards.

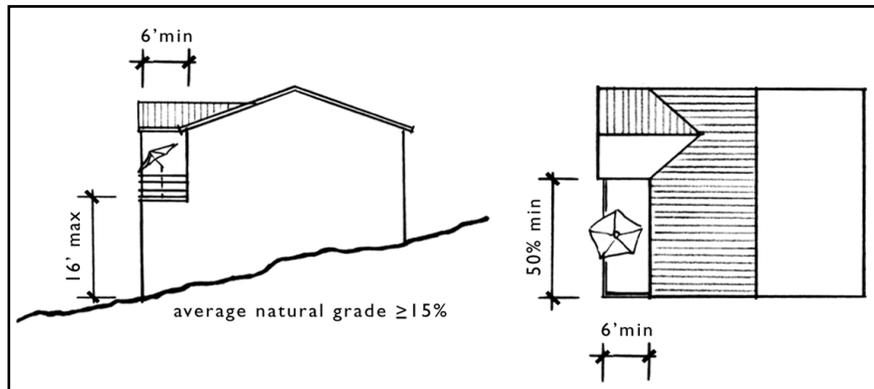
B. Side Setbacks. For all lots less than one acre in size, ground level floor side setbacks shall be in accordance with Table 7-2 below:

**Table 7-2
Standards for Side Setbacks**

Lot Width	Ground Level Floor Side Setbacks
Less than 50 feet	3 feet except 5 feet on street corner side
50 feet and wider	Combined 12 feet with 5 feet minimum on each side. Street corner lots combined 17 feet with 5 feet minimum on each side, and 10 feet minimum on the street corner side.

C. Building Face Height and Setback. On lots with an average slope of 15% or greater prior to grading, at least 50% of the length of the down-slope building face shall have a maximum height of 16 feet from finished grade with a minimum setback of six feet from that building face to the next higher story. Cornices, eaves, and rain gutters may project up to three feet into the required 6 foot setback. These requirements may be modified only if all of the following are met:

- (1) A Minor Use Permit is approved.
- (2) The maximum height of the building face is 28 feet as measured from finished grade.
- (3) The Review Authority determines that the apparent mass of the building is reduced through use of significant articulation - including three dimensional components - that meets the intent of Residential Single Family Design Criteria 10E. Building Design Standards.



Building Face Height and Setback

9. Parking and Access Standards.

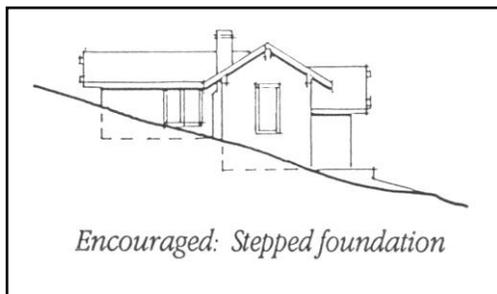
The following standards set requirements for the design of parking areas for single-family residential development.

- A. Parking Requirements.** Two off-street spaces are required for each single-family dwelling. At least one space shall be covered (garage or carport), and the other space may be located within the front setback.
- B. Parking.** Where physical constraints of a building site preclude adequate on-site parking, alternatives such as parking bays located in conjunction with neighboring or nearby lots should be utilized, subject to approval of an adjustment (Coastal Zone Land Use Ordinance Section 23.01.044), and provided the space is not further than 100 feet from the building lot.

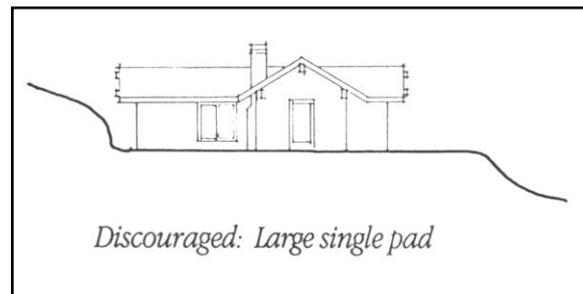
10. Design Criteria.

This section contains discretionary design criteria that are flexible in their meaning to allow for interpretation. Applications for development shall include a statement explaining how the proposed project has met the intent of the criteria.

- A. Impermeable Surfaces.** Impermeable surfaces should be minimized in order to maintain a sense of open space and to serve specific purposes, such as retaining clusters of trees and the visual quality of public view corridors.
- (1) Structures, landscape screening and fences should be located to leave open space in larger areas rather than splitting it into small units, particularly as seen from the street.
 - (2) The finished side of fencing should face the public street or be alternated in sections.
- B. Parking Drives and Garages.** Garages should not dominate the site or the design of the house.
- (1) The mass of a garage should appear subordinate to the house, and the design of the garage should appear integrated into the building design. Garage door colors and materials should be the same or subordinate to the house design.
- C. Topography.** The site design should follow the natural contours of the site where possible.
- (1) Minimize the use of abrupt changes in grade on the site and between adjoining properties. A design that uses sloped, planted areas to create a smooth grade transition is preferred.



Stepped Foundation

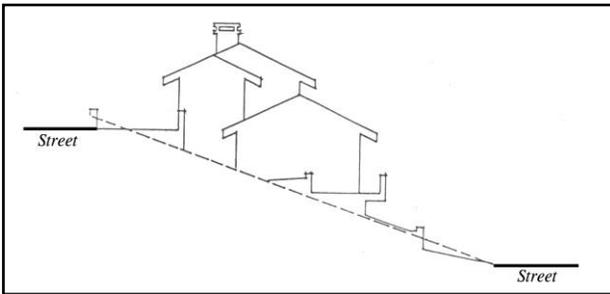


Large Single Pad Foundation

- D. Drainage.** Drainage systems should be designed to retain water on-site and encourage infiltration when feasible.
- (1) Natural drainage patterns should be retained and remediated if retention is infeasible on-site.
 - (2) On downhill sites, encourage drainage easements on lower properties so that drainage can be released on the street below.
 - (3) The portion of a driveway that is longer than 30 feet measured from the front edge of the garage should not exceed 10 feet in width, except as required by the Fire Department. Refer to CZLUO Section 23.05.104d for required minimum driveway widths.

E. Building Design Standards.

- (1) Reduce apparent massing to achieve a small-scale appearance appropriate for the character of the neighborhood.
- (2) Design buildings to avoid removal of significant vegetation and blend structures into the natural setting to the maximum extent feasible.
- (3) Building facades should appear to be no more than two stories in height, as viewed from the public right-of-way. Presenting a one-story height to the street on downhill sites is encouraged.
 - a. Two-story elements should be stepped in a series of successive increments.
 - b. Tall exterior foundation walls and unused underfloor areas that add to the building mass should be avoided.



Stepped Two-story Elements

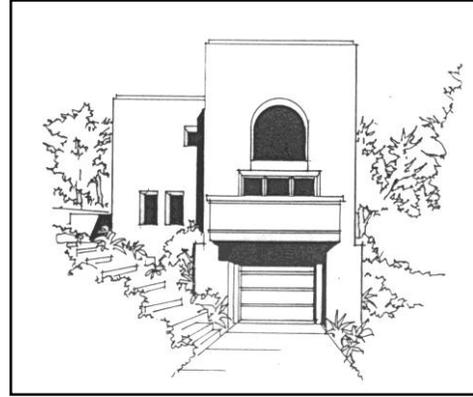


Unused Underfloor

- (4) **Building Forms, Materials and Details.** Building design should be visually compatible with the neighborhood while creating individual character. Building forms and ornamentation that are monumental or out of scale with the rest of the building should be avoided.
- (5) **Use Natural-appearing Building Materials:**
 - a. In the forest setting, materials are preferred with patterns or texture, such as wood or wood-appearing siding, for example board and batten siding or shingles, as primary materials for exterior walls. Stucco, in conjunction with natural materials, may be considered if it supports the design. Fire resistant materials may be required.
 - b. Colors that blend with background forest colors and earth tones are preferred choices to blend with the natural setting. Bright colors should be reserved to key accent features.
- (6) **Roofs.**
 - a. Changes in elevation and direction in roof planes should be designed to express important elements of the residence.
 - b. Roofs and details such as eaves should be consistent with and express the architectural style of the building.



Encouraged: Natural Materials



Use of Stucco

- (7) **Architectural Details.** Details such as chimneys, overhangs, windows, doors (including garage doors), dormers, porches, entries and decks can be used to help reduce massing and scale. However, making any of these elements oversized can exaggerate the building's scale and should be avoided.



Roof Defining the Style



Creative Style with integrated details

RESIDENTIAL SUBURBAN: The following standards apply to all land within the Residential Suburban land use category.

1. Limitation on Use.

All allowable uses as shown on Coastal Table 'O' are permitted, except Mobile Home Developments.

2. Commercial Nursery.

The commercial nursery at Burton Drive and Schoolhouse Lane is an allowable use in accordance with Coastal Table 'O' provided that a rural, rather than commercial, ambience is maintained through site arrangement, building design, sales displays and signing design.

3. Residential Design.

Development shall conform to Residential Single Family Standard #10 - Design Criteria.

PUBLIC FACILITIES: The following standards apply only to lands within the Public Facilities land use category.

1. Site Specific Standards/Cambria Elementary School Site.

The following standard applies only to the land shown in Figure 7-23.

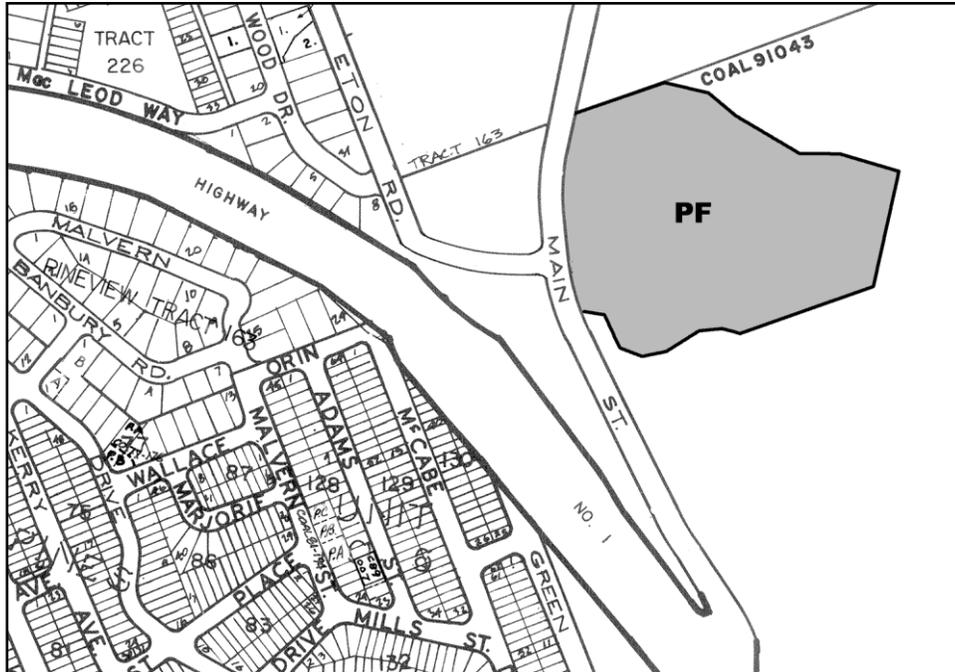


Figure 7-23: Cambria Elementary School Site

A. Limitation on Use. Allowable uses shall be limited to: Schools - pre to secondary, and agricultural uses. Portions of the site that will not be developed as part of an approved school facility shall be used only for agriculture, open space, or habitat restoration and enhancement. No subdivision other than that necessary to create the school site, or adjustment of lot lines that would result in an increase in the size of the Public Facilities parcel, shall be allowed. The size of the school site shall be the minimum necessary to accommodate the required school facilities, and in no case shall exceed 20 acres. All new development shall be consistent with approved Development Plan D020150D or subsequent Development Plan.

C. SAN SIMEON ACRES VILLAGE STANDARDS

The following standards apply to development within the San Simeon Acres Village Reserve Line.



Figure 7-24: San Simeon Acres Village Location Map

COMBINING DESIGNATIONS: The following standards apply to lands in the Local Coastal Plan (LCP) combining designations, as listed below.

1. Arroyo del Padre Juan.

Arroyo del Padre Juan Creek, including associated riparian habitat areas and beach lagoon, shall be protected, enhanced, and where feasible, restored. 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 only in accordance with Section 23.07.174d.2 of the CZLUO. Removal of riparian vegetation on the banks of the creek is prohibited.

COMMUNITYWIDE: The following standard applies to land within the San Simeon Village reserve line which are not limited to a single land use category.

1. Marine Habitat Protection - Projects with Point-Source Discharges.

The richness, sensitivity, and unspoiled character of the marine habitats in San Simeon Acres demand particularly rigorous measures to protect, maintain, enhance, and restore these special resources. Accordingly, no surface point-source discharges into the marine environment are allowed, except as follows:

Exceptions:

- A. San Simeon Acres Community Services District.** Discharges by the San Simeon Acres Community Services District (SSCSD) that have been properly permitted, when permits are required, by the County, the California Coastal Commission (CCC), Regional Water Quality Control Board (RWQCB), State Lands Commission (SLC), Environmental Protection Agency (EPA) and Monterey Bay National Marine Sanctuary (MBNMS).

- B. Stormwater Outfalls.** Stormwater outfalls that discharge to the beach, intertidal area, or marine environment are prohibited unless it has been demonstrated that it is not possible to detain the stormwater on-site, or direct the stormwater to pervious land areas or the street, without causing flooding problems or erosion hazards. In such instances, stormwater outfalls shall include filtration and treatment systems necessary to protect coastal water quality; be screened from public view using underground pipes and/or native vegetation of local stock; and receive all necessary approvals from the agencies listed above. Consolidation of existing outfalls shall be pursued where feasible.
- C. Passthrough Discharges.** Aquaculture seawater passthrough discharges that are consistent with LCP requirements, and provided that:
 - (1) Discharge is in compliance with CCC, SLC, MBNMS, EPA, RWQCB and California Department of Fish & Game (CDFG) laws and regulations.
 - (2) The discharge point is located south of San Simeon Point.
 - (3) The discharge method will not result in a eutrophic concentration of nutrients, and will not result in adverse impacts to wild abalone populations or other native marine organisms.
- D. Seawater Passthrough Devices.** Seawater passthrough discharges for public aquaria, and for scientific research facilities that are consistent with LCP requirements, and provided that:
 - (1) Discharge is consistent with CCC, MBNMS, EPA, CDFG, SLC and RWQCB laws and regulations.
 - (2) The discharge method will not result in adverse impacts to kelp beds or other native marine organisms.
- E. Water Quality Enhancement.** Discharges to streams, for the purpose of hydrologic replenishment and/or stream water quality enhancement that are consistent with LCP requirements, and provided that:
 - (1) Discharge is consistent with NMFS, U.S. Fish & Wildlife Service (USFWS), EPA, RWQCB, and CDFG Regulations.
 - (2) The discharged waters will be of appropriate temperature and quality so as not to disrupt the steelhead run, nor the in-stream habitat for any other sensitive species including, but not limited to, the red-legged frog and tidewater goby nor will impact adjacent agriculture.

2. Service Capacity.

The San Simeon Acres Community Services District (SSCSD) shall maintain and reserve available water and sewage treatment capacity for the following priority uses:

- A. Visitor Serving Uses.** A minimum of 50 percent of available water and sewer capacity.
- B. Affordable Housing - Program Required.** Of the remaining capacity, the SSCSD shall reserve sufficient water and sewer capacity to serve affordable housing.

Prior to issuance of any further water allocation letters, the District shall propose to the County a program to accommodate a limited number for affordable housing units each year. The exact number shall be determined based on unmet housing needs and availability of water.

- C. Water Use.** Within three years of adoption of this Plan, an instream flow management plan for Pico Creek shall be completed by the SSCSD and approved by the County. The plan shall identify a specific amount of new development, withdrawals for which will not adversely affect riparian and wetland habitat or agricultural activities. If three years after the adoption of this Plan the study has not yet been approved by the County, no further development or land division which relies on water from Pico Creek shall be approved.

3. Shoreline Development.

New development or expansion of existing uses proposed to be located on or adjacent to a beach or coastal bluff are subject to the following standards:

- A. Application Content.** In addition to the application requirements of the Coastal Zone Land Use Ordinance and other Cambria Urban Area Plan Standards, applications for new development or expansion of existing uses proposed to be located on or adjacent to a beach or coastal bluff shall include the following:

- (1) An analysis of beach erosion, wave run-up, inundation and flood hazards prepared by a licensed civil engineer with expertise in coastal engineering and a slope stability analysis, prepared by a licensed Certified Engineering Geologist and/or Geotechnical Engineer or Registered Civil Engineer with expertise in soils, in accordance with the procedures detailed by Appendix A1 of this Plan. The report shall include an alternatives analysis to avoid or minimize impacts to public access.

On lots with a legally established shoreline protective device, the analysis shall describe the condition of the existing seawall; identify any impacts it may be having on public access and recreation, scenic views, sand supplies, and other coastal resources; and evaluate opportunities to modify or replace the existing armoring device in a manner that would eliminate or reduce these impacts. The analysis shall also evaluate whether the development, as proposed or modified, could be safely established on the property for a one hundred year period without a shoreline protective device.

- (2) Measurements for the form, mass, scale, and roofing and yard features (such as fencing). To the maximum extent feasible, new development shall be compatible with the character of the surrounding neighborhood.
- (3) Surveyed location of all property lines and the mean high tide line by a licensed surveyor along with written evidence of full consent of any underlying land owner, including, but not limited to the County, State Parks, and State Lands. If application materials indicate that development may impact or encroach on tidelands or public trust lands, the County shall consult with Coastal Commission staff regarding the potential need for a Coastal Development Permit from the Coastal Commission.

(4) A preliminary drainage, erosion, and sedimentation plan which demonstrates that no stockpiling of dirt or construction materials will occur on the beach; erosion, runoff, and sedimentation measures to be implemented at the end of each day's work; all construction debris will be removed from the beach daily and at the completion of development; and no machinery will be allowed in the intertidal zone. If there is no feasible way to keep machinery out of the intertidal zone, authorization from the Coastal Commission is required.

- B. Bluff Setbacks.** The bluff setback is to be determined by the engineering geology analysis required in A.1. above adequate to withstand bluff erosion and wave action for a period of 100 years. In no case shall bluff setbacks be less than 25 feet. Alteration or additions to existing non-conforming development that equals or exceeds 50 percent of the size of the existing structure, on a cumulative basis beginning July 11, 2007, shall not be authorized unless the entire structure is brought into conformance with this setback requirement and all other policies and standards of the LCP. On parcels with legally established shoreline protective devices, the setback distance may account for the additional stability provided by the permitted seawall, based on its existing design, condition, and routine repair and maintenance that maintain the seawall's approved design life. Expansion and/or other alteration to the seawall shall not be factored into setback calculations.
- C. Seawall Prohibition.** Shoreline and bluff protection structures shall not be permitted to protect new development. All permits for development on blufftop or shoreline lots that do not have a legally established shoreline protection structure shall be conditioned to require that prior to issuance of any grading or construction permits, the property owner record a deed restriction against the property that ensures that no shoreline protection structure shall be proposed or constructed to protect the development, and which expressly waives any future right to construct such devices that may exist pursuant to Public Resources Code Section 30235 and the San Luis Obispo County certified LCP.
- D. Liability.** As a condition of approval of development on a beach or shoreline which is subject to wave action, erosion, flooding, landslides, or other hazards associated with development on a beach or bluff, the property owner shall be required to execute and record a deed restriction which acknowledges and assumes said risks and waives any future claims of damage or liability against the permitting agency and agrees to indemnify the permitting agency against any liability, claims, damages or expenses arising from any injury or damage due to such hazards.

4. Shoreline Access in New Visitor-Serving Developments.

New visitor-serving developments, including demolition, remodel, or change of use of existing facilities located between the first public road and the sea shall be required to provide the following public access improvements:

- A. Access from the Road to the Beach.** A vertical access easement for public pedestrian use.
- B. Parking Areas.** Areas available for public parking.
- C. Blufftop Lateral Access.** Designation, construction, and maintenance of a minimum 10 foot wide lateral blufftop access trail corridor for public use. In order to

maintain at all times the 10-foot width of the trail corridor, relocation of the trail overtime as the bluff erodes shall be addressed.

5. Shoreline Access in Public Facility Development.

New public facility development, including expansions of existing facilities located between the first public road and the sea shall be required to provide the following public access improvements:

- A. Access from the Road to the Beach.** A vertical access easement for public pedestrian use.
- B. Parking Areas.** Parking areas available for public parking.
- C. Arroyo del Padre Juan Bridge Crossing.** The existing pipe bridge crossing Arroyo del Padre Juan shall be improved to provide a public bike and pedestrian crossing.

6. Shoreline Access in Residential Development.

At least one additional vertical access, a minimum of 10 feet wide, shall be required to serve the public and new residential development at the southern end of the Arbuckle Tract on Balboa Avenue. Lateral access dedications from the toe of the bluff to the mean high tide line shall be required for any new development on the bluff top west of Balboa Avenue.

7. Traffic Mitigation - Highway One.

Proposed development shall be reviewed to identify any potential adverse impacts to coastal resources, including any potential impacts to levels of service on Highway One. Inadequate road capacity may be grounds for denial unless mitigation measures are incorporated to ensure that adequate levels of service can be provided. An increase in traffic that detracts from the rural, scenic nature of Highway One shall not be permitted. The acceptable level of service (LOS) for Highway One is LOS D within the San Simeon Acres Village Reserve Line.

8. Design Considerations.

Measures to increase scenic quality from Highway One shall be encouraged through the design review process. Appropriate measures could include installation of sidewalks, street furniture, street trees, and decorative street lights. Figures 7-25 and 7-26 illustrate how these considerations may be implemented.

9. Urban Design Compatibility with Natural Features.

New development shall respect the natural setting of its location. Building materials, exterior colors, and architectural features shall be carefully chosen to blend with the surrounding landscape. Structures and natural surroundings shall complement each other, and the impact of development on the site shall be minimized. Unique and attractive features of the landscape, including, but not limited to, unusual landforms, scenic vistas, sensitive habitats, and native vegetation shall be preserved and protected.

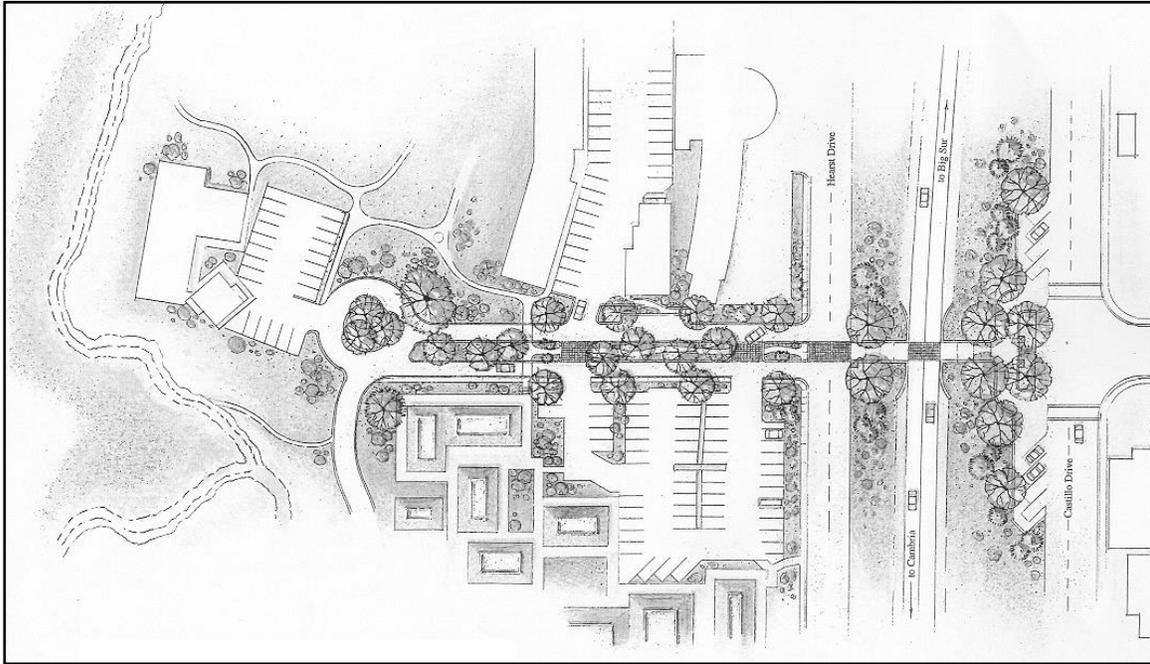


Figure 7-25: San Simeon Acres – Highway One Crossing Plan

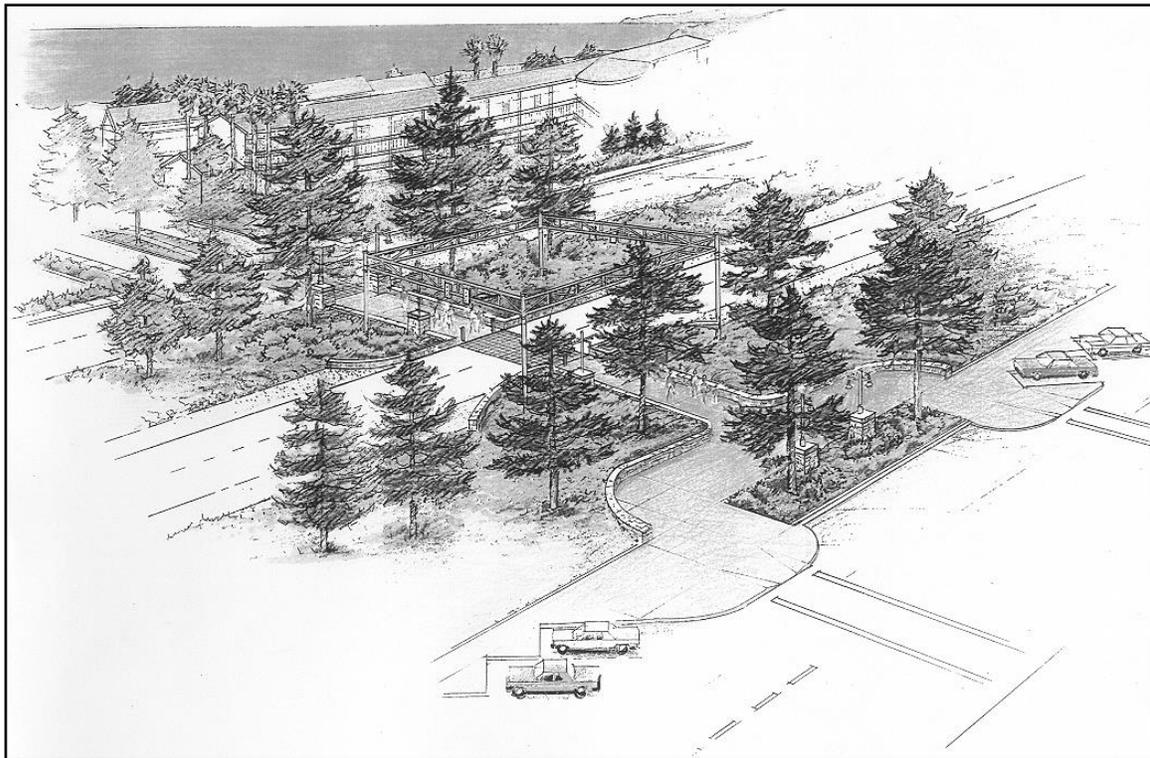


Figure 7-26: San Simeon Acres Crossing Perspective

10. Building Scale.

New development shall be at a scale and size that reflects the existing features of the site and vicinity. Scale is the relationship of the size of the structure to its surrounding features, both natural and man-made. Development shall not be too massive for the lot size, shall not block light and air for smaller neighboring homes or structures, and shall not diminish the architectural harmony and character of the community.

11. Compatibility with Existing Structures.

All development shall be located and designed to minimize the impacts of noise, light, glare, privacy loss, and odors on adjacent areas. Traditional building styles of early coastal buildings shall be encouraged. Roof lines and building exteriors shall be compatible with buildings in the surrounding area.

12. Commercial Design.

- A. Design Compatibility.** Commercial development shall reflect the character of the area by incorporating distinctive design elements that are compatible with the surrounding community.
- B. Parking Location.** On-site parking shall be located at the rear of commercial structures where possible.
- C. Pedestrian Visibility.** Commercial structures shall be designed to maximize the visibility of shops and store fronts from the pedestrian eye level.

13. Commercial Signs.

Signs shall be limited to reduce the potential for visual clutter and distraction. Existing signs that do not meet the following standards may be continued as set forth in Section 23.09.032 - Nonconforming Signs.

- A.** New signs shall be monument style, low profile, and shall not compete visually with existing signs in the area.
- B.** Signs shall be subtle, unobtrusive, energy efficient, weather resistant, and reflect the existing community character. Signs shall be at a scale and size oriented toward pedestrian traffic in areas where pedestrians are present.

14. Mixed Use Projects.

To encourage employee housing in commercial areas, multi-family dwellings are allowed in Commercial Retail and Visitor-Serving Areas on the east side of Highway One and subject to the following requirements:

- A. Location.** The units shall be subordinate to the primary commercial or visitor-serving use of the site (residential uses are limited to a floor area of no more than 50% of the total floor area), located on the upper story or on the rear half of a lot developed with commercial development.
- B. Density.** Density shall be limited to 26 units per acres, calculated using the area of the rear half of the lot. For purposes of this standard, the front half of the lot is defined as the area located between the front property line and a line drawn parallel to the street through the midpoint of lot depth. The maximum floor area and minimum open area requirements in CZLUO Chapter 23.04 shall not apply. Instead, the land use permits shall require at least one studio unit and an amount

of private open space and common area for privacy, recreation, light, and air that is appropriate for the nature of the project.

- C. Required Findings for Permit Approval. Permit approval for a proposed residential use shall require that the Review Authority first find that the proposed residential use:
 - (1) Will not result in the conversion of existing visitor-serving uses.
 - (2) Is designed for employee housing.
 - (3) Will not displace potential future visitor-serving uses. This finding must be made based on a detailed analysis which projects future demand and need for visitor-serving uses.

15. Lot Creation in Hazard Areas.

New subdivisions, including lot line adjustments and lot legalizations that create new lots, are prohibited in high wave and flood hazard areas.

16. Site Review.

Based on the results of a site review, all projects determined to have the potential to adversely impact a sensitive resource shall require a biologic assessment report prepared in accordance with Coastal Zone Land Use Ordinance Section 23.07.170.

17. Landscaping.

All areas of the site disturbed by project construction shall be revegetated with native, drought and fire resistant species that are compatible with the habitat values of the surrounding forest.

- A. All landscaping and construction practices shall work to maintain and regenerate habitat values. Plant materials shall be used to mimic or enhance naturally occurring vegetation. Materials shall be propagated from appropriate native stock to ensure that the gene pool is not diluted for endemic species. This is particularly true for Monterey Pines and riparian plantings.
- B. Prohibited Plant Materials. Non-native, invasive, fire prone, and water intensive (e.g., turf grass) landscaping shall be prohibited on the entire site. A list of prohibited plants, such as Pampas grass and Scotch broom, is available from the Department of Planning and Building. Use of plants listed in the California Invasive Plant Council (Cal IPC) Invasive Plant Inventory is prohibited.

18. Archaeological Resource Protection.

New development projects that have the potential to impact archaeological resources shall be referred to the affected Native American tribe. In the event archaeological resources are unearthed or discovered during any construction activities, construction activities shall cease and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law. Construction activities shall not commence until a mitigation plan, prepared by a qualified professional archaeologist in consultation with appropriate Native American representatives and reviewed and approved by the Planning Director, is completed and implemented. The mitigation plan shall include measures to avoid the

resources to the maximum degree feasible and shall provide mitigation for unavoidable impacts. A report verifying that the approved mitigation plan has been completed shall be submitted to the Planning Director prior to occupancy or final inspection, whichever occurs first. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

COMMERCIAL RETAIL: The following standards apply only to lands within the Commercial Retail land use category.

1. Limitation on Use.

Principally Permitted Uses are limited to: tourist-oriented uses including Eating and Drinking Facilities (not including drive-in restaurants, fast-food and refreshment stands); Food and Beverage Retail Sales (limited to tourist-oriented supplies); General Merchandise Stores (limited to tourist-oriented shops); and Motels and Hotels. Non-principal permitted uses are limited to: Public Assembly and Entertainment (when accessory to a hotel and motel); Caretaker's Residence; Service Stations; Bed and Breakfast Facilities; Water Wells and Impoundments; and Coastal Accessways. (This is a visitor-serving priority area.)

2. Height Limitation.

The maximum allowable height for all buildings is 25 feet. Grading on bluff-top parcels shall be limited to that necessary for the construction of the building foundation and minor grading for parking lots. Grading shall not be allowed for the creation of an additional underground floor or parking spaces.

3. Density - West of Highway 1.

The density for hotel and motel projects shall be calculated excluding the portions of the property which lie seaward of the edge of the bluff.

RESIDENTIAL MULTI-FAMILY: The following standards apply to all land within the Residential Multi-Family land use category.

1. Density - Multi-Family Projects.

The maximum allowable density for multi-family development shall be 26 dwelling units per acre. For the purpose of calculating density, the portions of the property seaward of the edge of the bluff shall not be included.

2. Height Limitation.

The maximum allowable height for all structures shall be 25 feet from average natural grade except those structures located west of Highway 1. For structures located west of Highway One, the maximum height shall be 20 feet from average natural grade except for bluff top lots, which shall be no higher than 14 feet above the centerline of Balboa Avenue.

CHAPTER 8: COASTAL ACCESS



A. PURPOSE AND ORGANIZATION

Protecting and maximizing public shoreline access is a fundamental goal of the Coastal Act. To facilitate achievement of this goal, Coastal Act section 30500 requires that all Local Coastal Programs (LCPs) include a specific public access component. This chapter provides a comprehensive reference to County goals, policies, standards, and ordinances pertinent to coastal access.

B. PUBLIC ACCESS GOALS

General Goal No. 18 for Cambria and San Simeon Acres, described in Chapter 1 and repeated below, outlines several objectives for providing public access to the shoreline, without overburdening natural resources or infringing on constitutionally protected private property rights. The goal envisions the creation of a coastal trail and regional bike path system enabling residents and visitors to enjoy these segments of the California coastline.

General Goal No. 18 (from Chapter 1):

Public Access to the Shoreline. Provide for public access, consistent with the need to protect natural resource areas from overuse, by:

- A. Maximizing public access to and along the coast through the following:

1. Developing all feasible vertical and lateral pedestrian access easements to and along the shoreline, consistent with other public access goals of this plan;
 2. Developing a Coastal Trail through the Communities;
 3. Developing all other feasible pedestrian circulation systems in the coastal zone, consistent with other public access goals of this plan;
 4. Providing a bike path system for the Planning Area;
 5. Providing conspicuous signage for all public access easements;
- B.** Preventing interference with the public's right of access to the sea, whether acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.
- C.** Requiring new development between the nearest public roadway and the shoreline and along the coast to provide public access consistent with sound resource management and consistent with public safety, military security needs, and the protection of fragile coastal resources.
- D.** Carefully balancing the public's right of access to the sea with constitutionally protected private property rights.

C. OVERVIEW OF EXISTING AND POTENTIAL COASTAL ACCESS

The North Coast segment of San Luis Obispo County provides a wide variety of public access opportunities, including one state beach, and a variety of formal and informal accessways to and along the coast . Existing and potential accessways are discussed below and generally shown on Figures 8-1 and 8-2. An inventory of offers-to-dedicate lateral and vertical access to and along the beach is included in Appendix A. San Luis Obispo County Parks, in coordination with the Department of Planning and Building, maintains this inventory. Please contact County Parks for the most current coastal access inventory.

1. Cambria

Shamel County Park north to Leffingwell Landing

This contiguous sandy area is wide open for public use. This area is clearly visible from Moonstone Beach Drive, and there are numerous opportunities to view the beach and ocean. Parking, trails, and boardwalks are also available, as are restrooms at Santa Rosa Creek and Leffingwell Landing. There is also a boat launch at Leffingwell Landing. The adjacent inland uses are primarily visitor-serving motels. Overall, this area provides excellent access because the beach and coast are easily accessible for the whole length via Moonstone Drive, there is good visual access, and it is adjacent to many commercial visitor-serving uses (motels).

Shamel County Park

This County facility provides a developed lawn area with picnic tables, barbecues, restrooms, parking, and direct beach access. There is a large sandy beach contiguous with the State Park north from Shamel Park to Moonstone Beach and Leffingwell Landing.

Park Hill

Park Hill is primarily a residential area. The shoreline is generally accessible via cul-de-sac roads, but the coast is generally not visible from Highway One. The beaches here are small and seasonal, with little overall carrying capacity. Three southern street ends (Murray, Bryan, and DeVault) provide good visual overlooks, but no stairs. At the northern end of Park Hill a bluff top park containing pocket beaches has been improved with trails. This property is owned by State Parks, and extends from Worcester to just past Cambridge. A bluff top trail ends at the top of a 25-foot bluff, and access to Shamel Beach requires scrambling down the bluff face, raising concerns about safety and erosion. A stairway would be a useful improvement here.

Fiscalini Ranch

Lateral blufftop access along the western portion of Fiscalini Ranch is currently provided, with entrances at the south and north from the end of Windsor Boulevard. An established loop trail system provides access to upland areas of the ranch. There is also potential for linking Cambria's East Village to the coastline via the Cross Town Trail.

Lodge Hill

Because of the geographic configuration of this area, the many access options in Lodge Hill primarily serve neighborhood residents. Generally, the public is not drawn to this area, in part because the shoreline is not visible from Highway One (although access is signed on the Highway), and in part because access to the coast involves a circuitous route through local streets. The beaches here are small and seasonal, with very little capacity for public use. Of the six streets that end at or near the coast in Lodge Hill, three are currently developed with stairways. The three accessways are fairly well-spaced laterally, and one of the three, at Lampton County Park, has been improved with a parking lot, trails, a bike rack, and a stairway. The other stairways are located at Harvey and Wedgewood.

2. San Simeon Acres

Access in San Simeon Acres is good – the highlight is a broad beach with excellent access. The main accessway to the beach is at the end of Pico Avenue, where parking for approximately ten cars and a stairway is located. There is a second accessway south of the Cavalier Inn that needs a conspicuous sign. There are also two vertical offers-to-dedicate at the southern end of the beach which should be analyzed for future development opportunities.

D. ACCESS OPPORTUNITIES AND CONCEPTS.

With increasing demand for access to the coast, additional public access easements will be necessary. Enhancement of existing access corridors will also be necessary to serve new user groups, or to provide better locations for accessways.

This Plan outlines several specific County programs for opening and managing existing and future accessways, including a Coastal Access Implementation Plan described in Chapter 6: Combining Designations. The following table outlines some of the more significant additions and enhancements envisioned in the coastal access program for Cambria and San Simeon Acres.

**Table 8-1
Coastal Access Enhancement Objectives**

Area	Improvement	Responsible Agency
Areawide	Development, signage, and management of trails	Cal Trans, State Dept of Parks and Recreation, County
Areawide	Development of regional bikeway system	Cal Trans, State Dept of Parks and Recreation, County
NW San Simeon Acres	Roadside park or overlook	County or San Simeon Acres Community Services District (SSACSD)
San Simeon Acres	Pedestrian network linking East & West sides, safer Highway crossing, blufftop trail, and link to the beaches	County, SSACSD, or private land owners
Cambria	Pedestrian and bicycle trail - "Crosstown Trail"	County, Cambria CSD, private land owners
Cambria/San Simeon Acres	Access improvements, including public pathways and overlooks	County or other responsible agency

1. Access Opportunity: The California Coastal Trail & Hwy 1 Bikeway.

A coastal trail and bikeway in Cambria and San Simeon Acres could provide significant access opportunities not currently available to the public. The coastal trail and bikeway are related since they would share the same purpose and some of the same alignment, but would serve different users. Because the trail and bikeway would be so closely related, there is an opportunity to share management and improvement costs among agencies holding different segments in the public trust. Shared improvements might include right-of-way improvements, signage, overnight facilities such as campgrounds or hostels, and maintenance facilities. Shared ongoing maintenance activities, equipment, and security might also be a possibility.

A. The California Coastal Trail. The California Coastal Trail (CCT) is envisioned as a continuous trail system along the entire coast of California. In January of 2003, the Coastal Conservancy released a report entitled *Completing the California Coastal Trail*. The report is a strategic blueprint for establishing the CCT. The report includes suggested alignments of the CCT. This section identifies trail objectives and characteristics, the preferred alignment for the portions of the CCT through Cambria and San Simeon Acres, existing access, and the programs and standards that will ensure the implementation of these portions of the CCT.

1. Trail Objectives and Characteristics. Proximity to the ocean is the principal characteristic of the CCT. *Completing the California Coastal Trail* provides the following description:

"Wherever feasible, the Coastal Trail should be within sight, sound, or at least the scent of the sea. The traveler should have a persisting awareness of the

Pacific Ocean. It is the presence of the ocean that distinguishes the seaside trail from other visitor destinations." (Coastal Conservancy, 2003, pg. 15).

Physical access to the ocean and beach areas is emphasized. The trail should be located "as close to the ocean as possible..." (Coastal Conservancy, 2003, pg. 8)

In preparing the *Draft California Coastal Trail: The Preferred Corridor Through San Luis Obispo County*, the San Luis Obispo County Parks Department interviewed stakeholders from the County Trails Advisory Committee, Coastwalk, California State Parks, the State Coastal Conservancy, the Coastal Commission, and other interested parties. Objectives for the CCT, developed based on the results of these interviews, include the following:

- Whenever possible, site the pedestrian trail along the beach. Where the coastal trail is separated from the beach, provide periodic views of the ocean from the trail, as well as periodic opportunities to access the beach.
- Focus on the establishment of a pedestrian trail to achieve trail continuity. As trail segments are developed, evaluate the feasibility of accommodating other trail users.
- Connect the coastal trail to other recreational resources whenever possible, including the County's trail system, existing and proposed parks and natural areas, parking areas, and alternative transportation routes.

2. **Preferred Trail Alignment and Implementation.** The designation of a preferred coastal trail alignment is important because it allows trail dedications to be conditioned as development occurs. It also allows the County to apply for funding to complete portions of the coastal trail.

Cambria

Figure 8-1 shows existing access in Cambria along with the preferred CCT alignment.

Through Cambria, the trail remains near the shoreline by following the Moonstone Beach Boardwalk (Moonstone Beach Drive for bicyclists), Nottingham Drive, and Windsor Boulevard; crossing Fiscalini Ranch (via the Blufftop Trail for pedestrians and the Marine Terrace Trail for bicyclists); and proceeding south along Sherwood Drive to Lampton Cliffs Park. Until a trail segment continues south from Lampton Cliffs Park, trail users would be directed to Highway One via Ardath Drive.

Pursuant to the Coastal Zone Land Use Ordinance, lateral public access must be provided between the mean high tide line and the toe of the bluff with new blufftop development. However, the beaches through Cambria tend to be small and seasonal. While trail users may use the beach some times during the year, the coastal trail alignment through Cambria is identified along the road and blufftop trails. Information signs would direct trail users to beach access points, bluff overlooks, and other features of interest. The identified trail alignment serves both pedestrians and bicyclists.

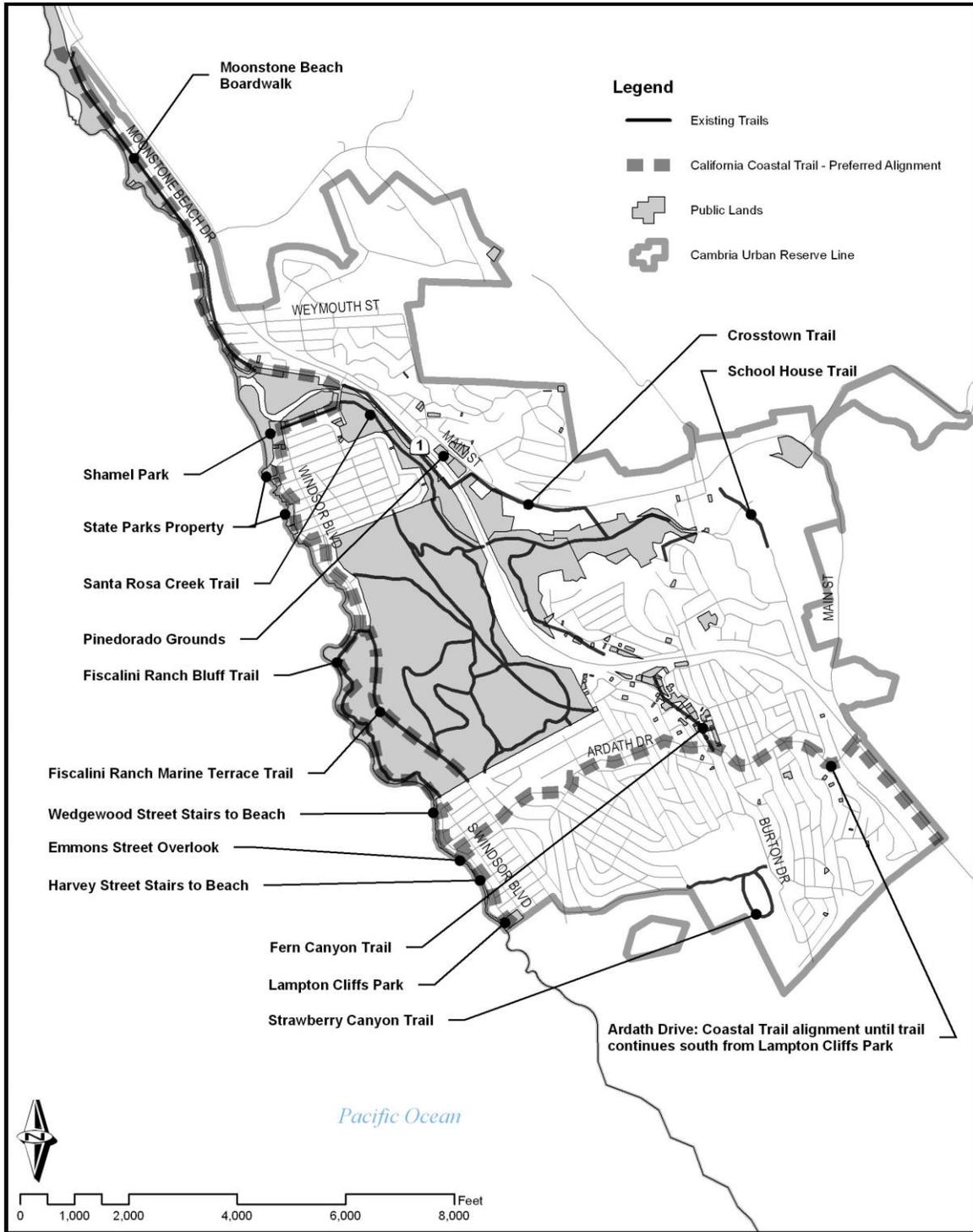


Figure 8-1: Coastal Access – Cambria

There are a number of efforts underway to develop a comprehensive trail network throughout the community of Cambria. The preferred trail alignment provides for connections to this trail network as shown in Figure 8-1.

Implementation of the preferred trail alignment for the CCT through Cambria requires the following:

**Table 8-2
CCT Implementation – Cambria**

Description	Implementation
Lateral access	access dedications with new development projects pursuant to Coastal Zone Land Use Ordinance Section 23.04.420 Coastal Access Required
Vertical access	access dedications with new development projects pursuant to Coastal Zone Land Use Ordinance Section 23.04.420 Coastal Access Required
Bridge access	provide space for bicycles and pedestrians with bridge replacement and repair projects pursuant to Cambria Communitywide Standard 23. Bridge Replacement and Repair
Development, signage, management and maintenance of the CCT	Areawide Circulation Program #2 Trails
Develop regional bikeway system integrated with the CCT	Areawide Circulation Program #6 Bicycle Improvements
Connect the CCT to the community trail network	Cambria Circulation Program #8 Pedestrian Improvements - The Cross-Town Trail
Open and manage access easements	Areawide Combining Designation Program #4 Coastal Access Implementation Plan
Access improvements, including public pathways and overlooks	Cambria Combining Designation Program #8 Shoreline Access - Street Improvements - West Lodge Hill

San Simeon Acres

Figure 8-2 shows existing access in San Simeon Acres with the preferred CCT alignment.

Through San Simeon Acres, the current pedestrian trail alignment remains near the shoreline by accessing the beach via the stairway at Ruta Lane, following the broad beach to the vertical access 9051 Balboa. Communitywide Planning Area Standard 3. Shoreline Access in new Visitor-Serving Developments requires the construction and maintenance of a lateral blufftop access trail for public use to be provided with new development. Further, Communitywide Planning Area Standard 4. Shoreline Access in new Public Facility Developments requires the Arroyo del Padre Juan bridge be improved to include a bicycle and pedestrian crossing. Once the blufftop trail has been completed, the CCT alignment would follow along the blufftop, across Arroyo del Padre Juan bridge and along Balboa Avenue. Beach access would remain and information signs would direct trail users to beach access points, bluff overlooks, and other features of interest. The trail alignment for bicyclists is the frontage roads along Highway 1.

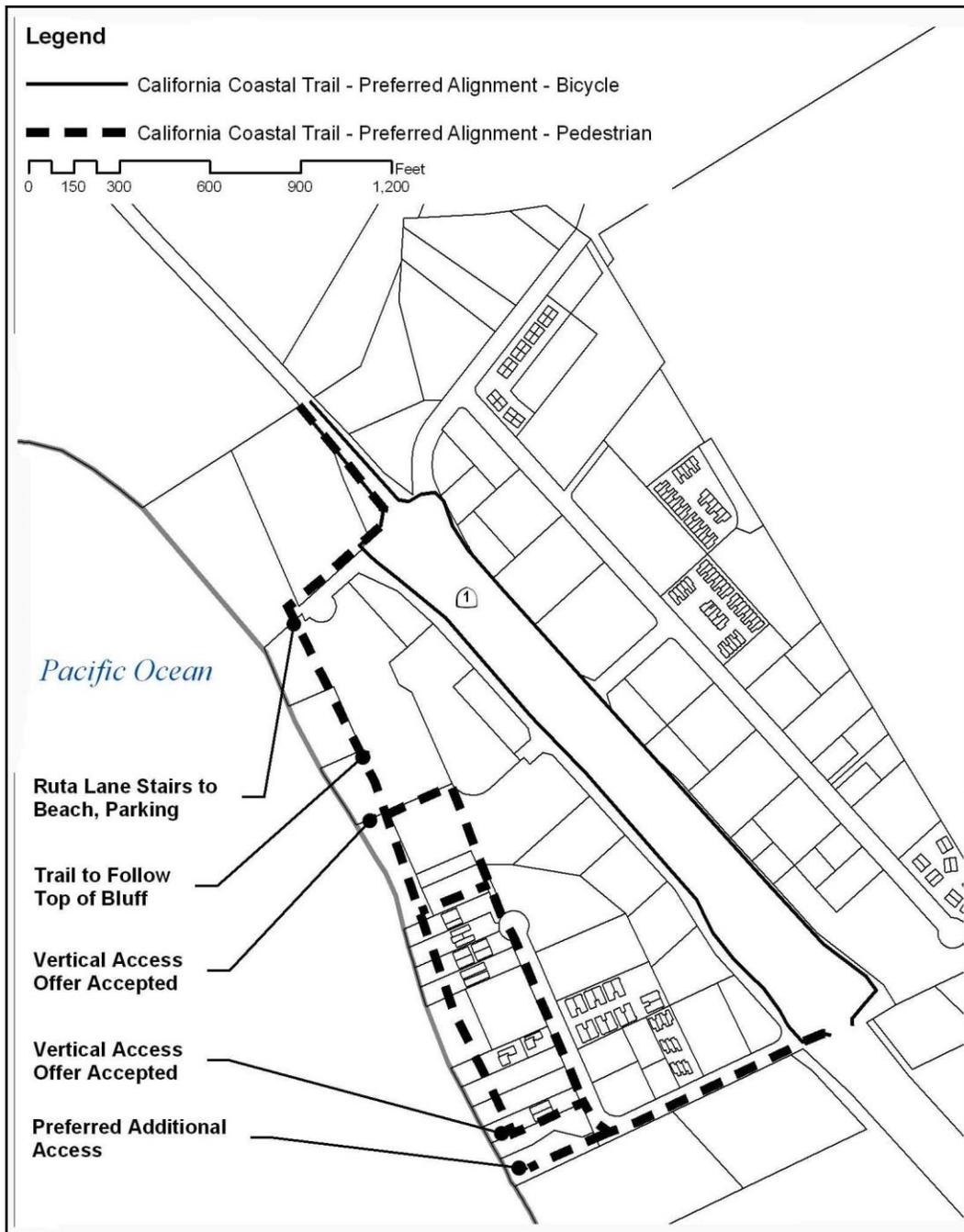


Figure 8-2: Coastal Access – San Simeon Acres

Implementation of the preferred trail alignment for the CCT through San Simeon Acres requires the following:

**Table 8-3
CCT Implementation – San Simeon Acres**

Description	Implementation
Lateral access	access dedications with new development projects pursuant to Coastal Zone Land Use Ordinance Section 23.04.420 Coastal Access Required and pursuant to San Simeon Acres Communitywide Planning Area Standards #4 Shoreline Access in New Visitor-Serving Developments, #5 Shoreline Access in Public Facility Development, and #6 Shoreline Access in Residential Development
Vertical access, including, but not limited to vertical access adjacent to the sewage treatment plant, at the end of Vista Del Mar, and an additional 5 foot wide vertical access adjacent to the vertical access at 9051 Balboa	access dedications with new development projects pursuant to Coastal Zone Land Use Ordinance Section 23.04.420 Coastal Access Required and pursuant to San Simeon Acres Communitywide Planning Area Standards #4 Shoreline Access in New Visitor-Serving Developments, #5 Shoreline Access in Public Facility Development, and #6 Shoreline Access in Residential Development
Development, signage, management and maintenance of the CCT	Areawide Circulation Program #2 Trails
Develop regional bikeway system integrated with the CCT	Areawide Circulation Program #6 Bicycle Improvements
Connect the CCT to the community trail network	San Simeon Acres Circulation Program #1 Pedestrian Improvements
Open and manage access easements	Areawide Combining Designation Program #4 Coastal Access Implementation Plan and San Simeon Acres Combining Designation Program #18 - Shoreline Access - Acceptance and Maintenance
Access improvements, including public pathways and overlooks	San Simeon Acres Combining Designation Program #19 Shoreline Access - Pico Avenue Stairway

B. Highway One Bikeway. Portions of Highway One have already been improved as a Class II Bikeway. The vision of the Highway 1 bikeway described above maintains this alignment, but advocates upgrades to Class I Bikeways where feasible and adds improved secondary routes through scenic and special areas, such as Moonstone Beach and Cambria’s downtown and overnight facilities. Support facilities for the Bikeway could be consolidated with those serving the Coastal Trail.

1. Bikeway Purpose and Goals. The purpose of the Bikeway is to enhance existing opportunities for bicycle recreation in the Planning Area. The Bikeway should eventually constitute one continuous bikeway along the North Coast, with several Class I secondary routes providing access to special recreation areas. The goal is to integrate the bikeway with existing trails, bike paths, parks, and existing and potential support facilities.

2. **The Users.** The bikeway would primarily serve bicycle riders. The use of secondary trails may be limited because of concerns about safety or compatibility with site-specific coastal resources.
3. **The Planning Process.** The bikeway will require considerable cooperation and commitment from a variety of stakeholders. Once general support has been secured and potential funding sources have been identified, more detailed plans will need to be developed. The planning process should emphasize providing enhancements to existing routes, adding new routes to areas of interest, and combining support facilities with other trails.

E. MANAGEMENT OBJECTIVES AND PROGRAMS

Management of coastal access areas is complicated by the many different types of access facilities and the number of responsible agencies involved. Accessways include undeveloped beaches, bluff top trails, beach stairs, highway pull-outs and vista points, parks, and overlooks. In the Planning Area, some accessways are managed by private land owners. Others may be managed by public agencies such as: Cambria Community Services District, San Simeon Acres Community Services District, CalTrans, County Department of General Services Parks Division, and the State Department of Parks and Recreation. Nonprofit organizations, such as the Land Conservancy of San Luis Obispo County, may also accept and manage coastal accessways.

The following management objectives are meant to support existing access and provide for new access opportunities in the Planning Area:

1. Existing Facilities.

Management organizations should continue to fund and support ongoing maintenance of existing facilities. Agencies should avoid losing land resources such as public access easements and other potential assets. Support facilities should be expanded to meet growing public demand and to meet the needs of new user groups.

2. Potential Access.

Management organizations should continue to look for ways to maximize coastal access by pursuing grants, donations, other funding opportunities, and where appropriate through the regulatory process. Coordinating plans for existing facilities with plans for new facilities should provide a comprehensive and cost-effective approach. Agencies involved in development permit review should require access dedications according to adopted regulations.

3. Public Support.

The public should be involved as much as possible in providing input and resolving access issues. It is especially important that landowners, representatives of appropriate government agencies, and other crucial stakeholders be included from the beginning in relevant discussions.

4. Maintenance and Restoration.

Existing access areas must be maintained in order to provide for public safety and protection of sensitive coastal resources. Existing accessways that are significantly degraded because of overuse, or lack of funding to provide maintenance, should be rehabilitated, or re-routed.

5. County of San Luis Obispo.

Where the County is the responsible agency, the Parks Manager, working in the Department of General Services, should continue to:

- A. Accept outstanding offers-to-dedicate vertical and lateral coastal access easements.
- B. Design and install access facilities such as parking lots, stairs, trash receptacles, restrooms, and signs.
- C. Maintain existing facilities.
- D. Manage the coastal access inventory.
- E. Evaluate coastal development proposals for coastal access potential.

In addition, the County is responsible for reviewing new development for consistency with the coastal access requirements in the Local Coastal Program. New development may be required to provide additional access in accordance with the Local Coastal Program and the California Coastal Act.

F. COASTAL ACCESS POLICIES, STANDARDS, AND ORDINANCES

Because the entire Planning Area is within the coastal zone, land use and development within this area is subject to provisions of the County's Local Coastal Program, which are contained in four documents: *Land Use Element and Local Coastal Plan - Framework for Planning*; *Land Use Element and Local Coastal Plan - Coastal Plan Policies*; *North Coast Area Plan*; and *Coastal Zone Land Use Ordinance*. These documents work together to implement the Local Coastal Program. They are available from the San Luis Obispo County Department of Planning and Building. The basis for the Local Coastal Program and a brief description of each component are provided below. The following is included for reference purposes only as they are adopted separately and may be changed from time to time.

The California Coastal Act

Policies in the California Coastal Act of 1976 guide the conservation and development of California's 1,100 mile coastline with the goal of protecting California's coastal resources and providing for their wise use. The Act establishes the California Coastal Commission as a permanent State coastal management and regulatory agency and requires each of the state's coastal cities and counties to adopt a long-term management plan, known as a Local Coastal Program. Each Local Coastal Program consists of a land use plan, zoning ordinances and other implementing actions. In enacting the Coastal Act, the legislature declared that a basic goal of the state for the coastal zone is to:

Maximize public access to and along the coast and maximize recreational opportunities in the coastal zone consistent with sound resource conservation principles and constitutionally protected rights of private property owners. (Section 30001.5)

Chapter 3, Article 2 (Sections 30210 through 30214) of the Coastal Act contains six policy sections addressing public access and development between the first public road and the shoreline. The full text of applicable public access policies from the Coastal Act is included in Chapter 2 of the County's *Coastal Plan Policies* document.

Framework for Planning

Land Use Element and Local Coastal Program

This document serves as the Land Use and Circulation Element of the General Plan for the County's coastal zone. It provides a framework for County decisions on land use, development, and circulation. General Goal No. 12.c encourages improved access to the coast through the acquisition and development of coastal accessways, trails, and parks, in appropriate locations. *Framework for Planning* identifies areas within the coastal zone where shoreline access is important. Coastal Access is a use to be encouraged in all land use categories.

Framework for Planning - Allowable Uses

Coastal Accessways are a principally permitted use in all land use categories in the Coastal Zone. Principally permitted uses are both allowable and encouraged.

Framework for Planning - Definitions

Framework for Planning provides the following definition of Coastal Accessways as a land use category:

Coastal Accessways [C3]

Land areas, pathways and improvements that may be used for access to the shoreline or other coastal resource such as a stream. They may include pathways, trails, overlooks and may be improved or unimproved. Typical improvements may include parking, lighting, structural improvements such as retaining walls, stairs, signs, picnic tables and restrooms.

North Coast Area Plan

Land Use Element and Local Coastal Program

An area plan contains both policies and implementation measures focused on a specific geographic area and/or community. The North Coast Area Plan describes County land use and circulation goals, policies, programs, and standards for the North Coast Planning Area. In the event that a policy or ordinance elsewhere in the Local Coastal Program conflicts with an area plan standard, the area plan standard shall prevail. This Community Plan is intended to replace and update those sections of the current North Coast Area Plan relating to the urban and village areas of Cambria and San Simeon Acres.

Coastal Plan Policies

Land Use Element and Local Coastal Plan

This document states the policy commitment of the County to implement the mandates of the Coastal Act. Coastal Plan Policies apply to all four coastal zone areas in San Luis Obispo County - the North Coast, Estero, San Luis Bay, and South County. Chapter 2 of the Coastal Plan Policies document outlines shoreline access policies and issues related to shoreline access for each of the four coastal planning areas in the county.

Coastal Zone Land Use Ordinance (CZLUO)

This document implements Land Use Element and Local Coastal Plan policies and contains procedures for review and evaluation of proposed land uses and land divisions, similar to a zoning ordinance. While the Framework for Planning identifies where specific uses may be established, the CZLUO determines how such uses may be developed by specifying performance criteria which proposed uses must satisfy in order to receive approval. Section 23.04.420 of the Coastal Zone Land Use Ordinance outlines requirements for protection and provision of coastal access. The ordinance specifies the type of required access, procedures for acquisition, and the type and extent of required improvements.

APPENDIX

Sections	Page
A. Slope Stability Analysis	A-1
B. Coastal Access Inventory	B-1

Other Background Reports

C. Community Issues & Comments, August 1996	Separate Report
D. Revised Plan Alternatives, August 1996	Separate Report
E. Population Characteristics, March 1995	Separate Report
F. Land Use Survey & Buildout Estimates, November 1994	Separate Report
G. Fiscal Analysis, June 1996	Separate Report
H. Economic Analysis - RHA Associates, January 1997	Separate Report
I. Monterey Pine Forest - Pitch Canker Action Plan	Separate Report
J. Final Environmental Impact Report, NCAP, March 1996	Separate Report
K. Project Description, NCAP, June 2000	Separate Report

Appendix B: COASTAL ACCESS INVENTORY

Table of Contents

Title	Page
Table of Contents	B-1
A. Introduction	B-2
B. Coastal Access Inventory	B-2

Table and Maps

B-1 Coastal Access Inventory	B-3
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This appendix provides background information, but is not formally adopted as part of this plan.

Appendix A: SLOPE STABILITY ANALYSIS

Table of Contents

Title	Page
Table of Contents	A-1
A. Slope Stability and Bluff Erosion Rate Determination Requirements	A-2

A. SLOPE STABILITY AND BLUFF EROSION RATE DETERMINATION REQUIREMENTS.

Quantitative slope stability analyses and erosion rate estimates shall be undertaken as follows:

1. The analyses shall demonstrate a factor of safety greater than or equal to 1.5 for the static condition and greater than or equal to 1.1 for the seismic condition. Seismic analyses may be performed by the pseudostatic method, but in any case shall demonstrate a permanent displacement of less than 50 mm.
2. Slope stability analyses shall be undertaken through cross-sections modeling worst case geologic and slope gradient conditions. Analyses shall include postulated failure surfaces such that both the overall stability of the slope and the stability of the surficial units are examined.
3. The effects of earthquakes on slope stability (seismic stability) may be addressed through pseudostatic slope analyses assuming a horizontal seismic coefficient of 0.20g, and should be evaluated in conformance with the guidelines published by the American Society of Civil Engineers, (ASCE/SCEC), "Recommended Practices for Implementation of DMS Special Publication 117, Conditions for Analyzing and Mitigating Landslide Hazards in California."
4. All slope analyses shall be performed using shear strength parameters (friction angle and cohesion), and unit weights determined from relatively undisturbed samples collected at the site. The choice of shear strength parameters shall be supported by direct shear tests, triaxial shear test, or literature references.
5. All slope stability analyses shall be undertaken with water table or potentiometric surfaces for the highest potential ground water conditions.
6. If anisotropic conditions are assumed for any geologic unit, strike and dip of weakness planes shall be provided, and shear strength parameters for each orientation shall be supported by reference to pertinent direct shear tests, triaxial shear test, or literature.
7. When planes of weakness are oriented normal to the slope or dip into the slope, or when the strength of materials is considered homogenous, circular failure surfaces shall be sought through a search routine to analyze the factor of safety along postulated critical failure surfaces. In general, methods that satisfy both force and moment equilibrium (e.g., Spencer, Morgenstern-Price, and General Limit Equilibrium) are preferred. Methods based on moment equilibrium alone (e.g., Bishop's Method) also are acceptable. In general, methods that solve only for force equilibrium (e.g., Janbu's method) are discouraged due to their sensitivity to the ratio of normal to shear forces between slices.
8. If anisotropic conditions are assumed for units containing critical failure surfaces determined above, and when planes of weakness are inclined at angles ranging from nearly parallel to the slope to dipping out of slope, factors of safety for translational failure surfaces shall also be calculated. The use of a block failure model shall be supported by geologic evidence for anisotropy in rock or soil strength. Shear strength parameters for such weak surfaces shall be supported through direct shear tests, triaxial shear test, or literature references.
9. The selection of shear strength values is a critical component to the evaluation of slope stability. Reference should be made to the ASCE/SCEC guidelines (see Section 9.4.D.3) when selecting shear

strength parameters and the selection should be based on these guidelines. Generally, one of two conditions will exist:

a. If the bluff exhibits a factor of safety of less than 1.5 for either gross or surficial landsliding, then the location on the bluff top at which a 1.5 factor of safety exists shall be determined. Development shall be set back a minimum distance equal to the distance from the bluff edge to the 1.5 factor-of-safety-line, plus the distance that the bluff might reasonably be expected to erode over 100 years. These determinations, to be made by a state-licensed Certified Engineer Geologist, Registered Civil Engineer, or Geotechnical Engineer, shall be based on a site-specific evaluation of the long-term bluff retreat rate at this site and shall include an allowance for possible acceleration of historic bluff retreat rates due to sea level rise.

b. If the bluff exhibits both a gross and surficial factor of safety against landsliding of greater than 1.5, then development shall be set back a minimum distance equal to the distance that the bluff might reasonably be expected to erode over 100 years. The determination of the distance that the bluff might be expected to erode over 100 years is to be made by a state licensed Certified Engineer Geologist, Registered Civil Engineer or Geotechnical Engineer, and shall be based on a site-specific evaluation of the long-term bluff retreat rate at the site and shall include an allowance for possible acceleration of historic bluff retreat rates due to sea level rise.

For the purpose of this section, the long-term average bluff retreat rate shall be determined by the examination of historic records, surveys, aerial photographs, published or unpublished studies, or other evidence that unequivocally show the location of the bluff edge, as defined below, through time. The long-term bluff retreat rate is an historic average that accounts both for periods of exceptionally high bluff retreat, such as during extreme storm events, and for long periods of relatively little or no bluff retreat. Accordingly, the time span used to calculate a site-specific long-term bluff retreat rate shall be as long as possible, but in no case less than 50 years. Further, the time interval examined shall include the strong El Niño winters of 1982-1983, 1994-1995 and 1997-1998.