



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
Notice of Exemption

PLN-1123
3/22/2018

Project Title and No.: Cambria CSD Development Plan/Coastal Development Permit; C-DRC2024-00007/ ED23-127

Project Location:
West Village area on Main Street in Cambria, CA
APN: 013-101-072

Project Applicant / Phone No. / E-mail:
Cambria CSD / (805) 927-6230/ mmcelhenie@cambriacsd.org

Applicant Address (Street, City, State, Zip):
PO Box 65 Cambria, CA 93428

Description of Nature, Purpose and Beneficiaries of Project

Hearing to consider a request by the Cambria CSD for a Development Plan / Coastal Development Permit (C-DRC2024-00007) to allow for a new skateboard park that includes the construction of 1 all-gender restroom, landscaping, fencing, and improvements to the public right of way on Main Street. The project includes modification requests to the Coastal Zone Land Use Ordinance Sections 23.04.166c.(3), 23.05.106d., 23.08.070a.(3) and 23.08.070a.(5)(i) to allow for a reduction in required parking spaces from 11 to 7 spaces, to modify sidewalk improvement requirements, to reduce the required distance from a residential area from 1,000 feet to 180 feet, and reduce the front setback from 25 feet to 0 feet. The project would result in the disturbance of approximately 0.47 acres on an approximately 1.4-acre parcel. The proposed project is within the Commercial Retail land use category and is located on Main Street, in the community of Cambria (APN: 013-101-072). The project is in the Coastal Zone and in the North Coast Planning Area.

Name of Public Agency Approving Project: County of San Luis Obispo

Exempt Status:

- Ministerial {Sec. 21080(b)(1); 15268}
Declared Emergency {Sec. 21080(b)(3); 15269(a)}
Emergency Project {Sec. 21080(b)(4); 15269(b)(c)}
Categorical Exemption.{Sec. 15302; Class: 2}
Statutory Exemption {Sec.\_\_\_\_}
General Rule Exemption. {Sec. 15061(b)(3)}
Not a Project \_\_\_\_\_

Reasons why project is exempt: The project qualifies for a Categorical Exemption (Class 2) pursuant to CEQA Guidelines Section 15302, (Replacement or Reconstruction) the project consists of the replacement construction of a previously demolished skateboard park on the same parcel. Further, there are no unusual circumstances surrounding the project. The project is in a generally commercial area with similarly developed lots. The proposed project does not impact any scenic resources for any officially designated scenic highways. The location of the proposed project is not within any hazardous waste site compiled pursuant to Gov. Code § 65962.5. The proposed project does not involve a substantial adverse change in the significance of a historical resource.

Andy Knighton

(805) 781-4142 / aknighton@co.slo.ca.us

Lead Agency Contact Person

Telephone

If filed by applicant:

- 1. Attach certified document of exemption finding
2. Has a notice of exemption been filed by the public agency approving the project? Yes No

Signature: [Handwritten Signature] Date: 5/23/24

Name: Andy Knighton Title: Project Manager

On April 11th, 2024 the project was Approved by:

- Board of Supervisors
Subdivision Review Board
Other
Planning Commission
Planning Dept Hearing Officer

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: (Public Agency): Cambria Community Services District
1316 Tamsen Street, Suite 201
Cambria, CA 93428

County Clerk

County of: San Luis Obispo
1055 Monterey Street, Suite D120
San Luis Obispo, CA 93408

(Address)

Project Title: Cambria Skate Park Project

Project Applicant: Cambria Community Services District

Project Location - Specific:

Cambria, San Luis Obispo, California; Assessor's Parcel Number: 013-101-072

Project Location - City: Cambria Project Location - County: San Luis Obispo

Description of Nature, Purpose and Beneficiaries of Project:

See Attachment 1.

Name of Public Agency Approving Project: County of San Luis Obispo

Name of Person or Agency Carrying Out Project: Cambria Community Services District

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
Declared Emergency (Sec. 21080(b)(3); 15269(a));
Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
[X] Categorical Exemption. State type and section number: Section 15302 - Replacement or Reconstruction (Class 2)
Statutory Exemptions. State code number:

Reasons why project is exempt:

A Class 2 Categorical Exemption consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. The project includes the construction of a community skate park and associated site improvements, including a parking area; a restroom facility; a 60-foot-long retaining wall; and frontage, drainage, and utility improvements. The proposed skate park facility would be constructed within the footprint of the existing building pad that has been historically used as a community skate park at the project site. The project improvements would not increase capacity and the project would not result in potentially significant environmental impacts. See Attachment 1.

Lead Agency

Contact Person: Ray Dienzo Area Code/Telephone/Extension: 805.927.6119

If filed by applicant:

- 1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: [Signatures] Date: 6.15.23 Title: General Manager

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR:

# Cambria Community Services District Skate Park Project – Attachment 1

## Project Description

The Cambria Community Services District (CCSD; Applicant) proposes the Cambria Skate Park Project (project) to reconstruct a community skate park and associated site improvements, including a parking area; a restroom facility; a 60-foot-long retaining wall; and frontage, drainage, and utility improvements on an approximately 1.4-acre parcel (Assessor's Parcel Number [APN] 013-101-072) in the unincorporated community of Cambria in San Luis Obispo County, California. The project includes a request to modify the County's setback requirements (Coastal Zone Land Use Ordinance [CZLUO] 23.04.108 and 23.08.070.a.3) to allow for a 0-foot front setback and a 180-foot setback from existing residential development. In addition, the project includes a request to modify the County's parking requirements (CZLUO Section 23.04.162) to allow for a total of seven parking spaces.

## *Existing Conditions*

The project site consists of an approximately 0.5-acre area situated in the southwestern portion of a 1.4-acre parcel (APN 013-101-072) located on Main Street, approximately 75 feet north-northwest of the intersection of Main Street and Cambria Drive, in the unincorporated community of Cambria in San Luis Obispo County, California. The project parcel is located within the County of San Luis Obispo Commercial Retail (CR) land use designation and is currently developed with an approximately 5,000-square-foot paved area surrounded by a fence on the western and northwestern perimeter and associated disturbed areas. The remaining portions of the parcel are undeveloped.

The project site consists of relatively flat topography and is bound by Main Street to the southwest and steep slopes to the northeast. The project site is comprised of developed and disturbed land and has been previously developed with skate park infrastructure and used as a community skate park for the past approximately 20 years. Most of the previous skate park features were removed in 2020 due to safety concerns and a concrete pad, protective fencing, and unimproved parking area are what remains. While operational, the skate park attracted approximately 20 visitors per week and operated between the hours of 8:00 a.m. and dusk. There are existing trees and shrubs located within the northwestern portion of the project site. According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panel 06079C0528H (effective date 5/16/2017), the majority of the project site is located in Zone AE, an area with 1 percent annual chance of flood. There are no mapped wetlands or drainages located on the project site. Surrounding land uses include single-family residences to the north and northeast, Cambria Public Library to the east, and commercial retail uses to the south and west.

## *Proposed Project*

The project includes the construction of a 5,500-square-foot skate park within the footprint of the previously used skate park pad. The proposed skate park would be enclosed by a new 6-foot-tall steel fence, similar to the existing fence. Site preparation for construction of the skate park would require demolition of approximately 5,000 square feet of existing pavement and removal of the existing fence. The skate park would be developed with architectural skate park features, including ramps, rails, ledges, and other features. The proposed restroom facility would be approximately 98 square feet in size and would be installed on a proposed building pad within the southeastern portion of the fenced area of the skate park. The restroom facility would include one gender-neutral restroom and would require

installation of a water and sewer line to connect to the existing utility lines located along Main Street. The parking lot would be constructed immediately southeast of the fenced skate park and would be approximately 2,200 square feet in size and would consist of a total of seven parking spaces, including one Americans with Disabilities Act (ADA) parking space. All project features would be constructed in accordance with the most recent California Building Code (CBC), San Luis Obispo County Building and Construction Requirements, Fire Safety Standards (CZLUO Section 23.05.086), and Flood Hazard Standards (CZLUO Sections 23.07.064 and 23.07.066).

The project includes the installation of additional site improvements, including the construction of drainage infrastructure, a retaining wall, and utility and frontage improvements. Proposed drainage improvements include the construction of a rock-lined swale along the eastern and northern portions of skate park and parking area that would drain into a proposed 950-cubic-foot detention basin in the northwestern portion of the project site. Rock slope protection (RSP) would be installed along the proposed drainage basin to prevent erosion. An 8-inch storm drain would be installed underground through the project site to capture stormwater flows from the site and direct them toward the proposed drainage basin. The proposed retaining wall would be 60 feet in length and 4 feet in height and would be constructed along the northern corner of the site. The project also includes the construction of frontage improvements and utility infrastructure improvements within the County of San Luis Obispo right-of-way (ROW) along Main Street. Proposed frontage improvements include the construction of a sidewalk, curbs, and gutters and proposed utility improvements include installation of a 4-inch polyvinyl chloride (PVC) sanitary sewer line and a 1-inch PVC waterline. Frontage improvements would be constructed in accordance with County Public Works design requirements. The project would relocate an existing streetlight to the west of the skate park along Main Street. Additionally, landscaping would be installed throughout the project site in accordance with the Landscaping Plan that has been prepared for the project.

The project would require the removal of five trees from the northwestern portion of the project site, including two arroyo willow trees (*Salix lasiolepis*) that would be relocated within the proposed stormwater basin. The project would require a total of 0.47 acre of ground disturbance, including 0.27 acre of ground disturbance on-site, 0.2 acre of ground disturbance associated with the proposed frontage improvements, and a total of 800 cubic yards of cut and 250 cubic yards of fill. The maximum depth of excavation would be 7 feet. Construction activities would be conducted in accordance with standard San Luis Obispo Air Pollution Control District (SLOAPCD) fugitive dust measures and diesel-idling restrictions, County inadvertent discovery requirements (CZLUO Section 23.05.140), and County erosion and sedimentation control measures (CZLUO Section 23.05.036). The project would result in less than 15,000 square feet of impervious surface area on-site (an increase of approximately 10,000 square feet compared to existing conditions) and would be subject to the Central Coast Regional Water Quality Control Board (RWQCB) post-construction requirements (PCRs) for long-term stormwater control measures. Project construction is expected to occur over a period of six months beginning in the spring or summer of 2025. During this time, minor traffic controls may be required during construction of frontage improvements; however, no lane closures would occur. The staging area would be located on a previously disturbed portion of the project site within the proposed parking lot. All construction activities would occur during daylight hours and would be exempt from the County's noise thresholds (CZLUO Section 23.06.042). The skate park would operate between the hours of 8:00 a.m. to dusk and would be regularly maintained by CCSD.

## Project Summary

The project would not result in a significant impact related to the issue areas covered under Appendix G of the California Environmental Quality Act (CEQA) Guidelines. The project would be constructed in compliance with existing state and local regulations to avoid adverse impacts associated with aesthetics, air quality, biological resources, cultural and tribal cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, noise, and wildfire. The project would not increase capacity of the skate park previously located at the project site, and would not induce population growth in a manner that could increase demand on existing public services, facilities, utilities, roadways, or other infrastructure.

The project site is currently developed with an approximately 5,000-square-foot paved area surrounded by a fence on the western and northwestern perimeter and associated disturbed areas. There are no mapped wetlands, creeks, or drainages located within the project area. In addition, due to the developed and disturbed nature of the project site, there is no suitable habitat for special-status plant or animal species on-site. The project would relocate two willows from the western portion of the project site to the proposed drainage basin that would be installed on-site northwest of the skate park. According to the *County of San Luis Obispo Coastal Zone Framework for Planning*, the project site is located in a Terrestrial Habitat combining designation. Based on a review of the California Natural Diversity Database (CNDDDB), there are previous occurrences of California red-legged frog (CRLF; *Rana draytonii*), western pond turtle (*Emys marmorata*), tidewater goby (*Eucyclogobius newberryi*), and monarch butterfly (*Danaus plexippus*) in the region; however, because there are no eucalyptus trees, wetlands, creeks, or drainages located within the project area, the project site does not support suitable habitat for these species. In addition, the project site provides limited connectivity to natural areas, which further reduces the ability for the project site to provide suitable habitat for CRLF and western pond turtle. The project would not increase the capacity of the previous skate park located at the project site and would not result in adverse environmental impacts; therefore, the project would be consistent with the County of San Luis Obispo General Plan, Local Coastal Policies, and other applicable plans.