



Project Title and No.: Development Plan / Coastal Development Permit; C-DRC2022-00050 / ED23-187

Project Location: Cambria Pines Lodge
2905 Burton Drive and adjacent Nursery
site 2801 Eton Road, Cambria (APN: 023-431-003 and 013-151-035)

Project Applicant / Phone No. / E-mail:
David Watson (Watson Planning Consultants)/
(805)-704-8728 / dave@watsonplanning.us
Applicant Address (Street, City, State, Zip):
PO Box 385, Pismo Beach, CA 93448-0385

Description of Nature, Purpose and Beneficiaries of Project

Request by Pacific Cambria LLC for a Development Plan / Coastal Development Permit (C-DRC2022-00050) to allow a new temporary event program, the Cambria Christmas Market, to operate for up to fifteen holiday seasons. The holiday season would begin the Friday after Thanksgiving (Black Friday) and would last through the last day of the year (New Years Eve). The hours of operation are Wednesday through Sunday (and all of Christmas week through the last day of the year (New Years Eve) from 5:00 p.m. to 9:00 p.m. The market would include temporary lighting, seasonal displays, and concession stands. Forty-six temporary vendor booths would be erected for the event and would be dismantled and removed at the conclusion of the event. Four temporary canopy covers would be erected for outdoor seating and dining purposes. The maximum attendance on any given night would be limited to not more than 3,000 guests. The market would be located within the interior of the Cambria Pines Lodge grounds and at the adjacent Cambria Nursery. The applicant is requesting a waiver of the Coastal Zone Land Use Ordinance requirement for temporary events to be setback at least 1,000 feet from a Residential Single Family land use category. The proposed project is within the Recreation and Residential Suburban land use categories and is located at 2905 Burton Drive and 2801 Eton Road in the community of Cambria (APN: 023-431-003 & 013-151-035). The site is in the North Coast Planning Area.

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

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. {Sec. 15303, 15304 and 15311 ; Class: 3, 4 & 11 }
Statutory Exemption {Sec. ___}
General Rule Exemption. {Sec. 15061(b)(3)} (also complete GRE form PLN-1124)

Reasons why project is exempt:

The proposed project qualifies for a Categorical Exemption (Class 3, 4, and 11) pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), 15304 (Minor Alterations to Land), and 15311 (Accessory Structures) because the project consists of a temporary event program with use of temporary structures, appurtenances, and installments located within the center of the lodge within previously disturbed/improved areas. The temporary event project involves placement of seasonal or temporary use items (accessory/appurtenant structures) such as vendor booths, mobile food units, temporary canopy covers for outdoor seating and dining purposes, portable restrooms or similar items in generally the same locations from time to time in facilities designed for temporary public use. The project will utilize electrical/utility extensions to serve the temporary facilities. The project consists of minor temporary use of land having negligible or no permanent effects on the environment.

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:  Date: 8/1/2024

Name: Nicole Ellis

Title: Project Manager

On July 9, 2024 the project was Approved by:

Board of Supervisors
 Planning Commission

Subdivision Review Board
 Planning Dept Hearing Officer

Other