

**EXHIBIT A – FINDINGS  
ORELLANA / DRC2015-00097**

*CEQA Exemption*

- A. The project qualifies for a Categorical Exemption (Class 3) pursuant to CEQA Guidelines Section 15303 because the project consists of the construction of a new single-family residence. The project will remove one native Monterey pine tree and two oak trees, and will have impacts to one additional oak tree. Through existing ordinance requirements, this project is required to replant trees to mitigate for those removed and impacted.

*Minor Use Permit*

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because a single-family residence is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the single-family residence does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the single-family residence is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Drake Street, a local road constructed to a level able to handle any additional traffic associated with the project

*Coastal Access*

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

*Sensitive Resource Area (Terrestrial Habitat)*

- H. The development will not create significant adverse effects on the natural features of the site or vicinity that were the basis for the Sensitive Resource Area designation, and will preserve and protect such features through the site design, because although the project will remove one Monterey pine tree and two oak trees, and impact an additional oak, the applicant will replant at a 4:1 ratio the removed Monterey pine tree, and at a 6:1 ratio the two removed oak trees. Additionally, the impacted oak tree will be mitigated at a 3:1 ratio.

## ATTACHMENT 01

- I. Natural features and topography have been considered in the design and siting of all proposed physical improvements because although the project will remove one Monterey pine tree and two oak trees, and impact an additional oak, the applicant will replant at a 4:1 ratio the removed Monterey pine tree and at a 6:1 ratio the two removed oak trees. Additionally, the impacted oak tree will be mitigated at a 3:1 ratio.
- J. The proposed clearing of topsoil, trees, is the minimum necessary to achieve safe and convenient access and siting of proposed structures, and will not create significant adverse effects on the identified sensitive resource, because although the project will remove one Monterey pine tree and two oak trees, and impact an additional oak, the applicant will replant at a 4:1 ratio the removed Monterey pine tree, and at a 6:1 ratio the two removed oak trees. Additionally, the impacted oak tree will be mitigated at a 3:1 ratio.
- K. The soil and subsoil conditions are suitable for any proposed excavation and site preparation and drainage improvements have been designed to prevent soil erosion, and sedimentation of streams through undue surface runoff, because the project is conditioned to provide a Storm Water Control Plan Application, drainage plan, and sedimentation and erosion control plan at time of construction permit application.

### *Archeological Sensitive Area*

- L. The site design and development incorporate adequate measures to ensure that archeological resources will be acceptably and adequately protected because the project is conditioned to have a qualified archaeologist on site to monitor all ground-disturbing activities.

### *Water Availability*

- M. There is adequate water to serve the proposed residence based on the CCSD's January 13, 2016 Confirmation of Water & Sewer Availability letter and the payment of retrofit fees to offset the project's new water demand at a 2:1 ratio. The completed retrofits will ensure the project's water demand will not adversely impact the San Simeon or Santa Rosa Creek aquifers. The proposed project would not result in new water demand beyond the CCSD's current water allocation for existing connections because the CCSD considers the sender site to be in active service and the owner has paid the base monthly water fee continuous since 2007. Finally, as a condition of the active service transfer agreement, the sender site will be permanently retired. This will help forward Cambria's buildout reduction goals and help ensure that future growth in Cambria is consistent with resource availability.