Negative Declaration & Notice Of Determination

PLANNING & BUILDING DEPARTMENT • COUNTY OF SAN LUIS OBISPO
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

ENVIRONMENTAL DETERMINATION NO. ED13-161 **DATE:** 5/1/14

PROJECT/ENTITLEMENT: Centrally Grown Minor Use Permit; DRC2012-00119

APPLICANT NAME: Dave Robertson - Centrally Grown Inc.
ADDRESS: 1241 Knollwood Drive PMB 138 Cambria, CA 93428
CONTACT PERSON: Brian Wright **Telephone: 805-550-4278**

PROPOSED USES/INTENT: Request by Centrally Grown Inc. (Dave Robertson) for a Minor Use Permit to allow for the renovation of the Hamlet site consisting of structural modifications to the existing structures, convert a single family residence into commercial storage and mixed retail uses, obtain vacation rental permit of existing single family residence, add second story restrooms to single family residence, convert day spa building into restaurant/wine bar, construct three new outside decks, build kid's play structure and eight new parking spaces. Exterior architectural changes to existing retail structure.

LOCATION: 7432 Exotic Garden Drive, Cambria CA

LEAD AGENCY: **County of San Luis Obispo**
Dept of Planning & Building
976 Osos Street, Rm. 200
San Luis Obispo, CA 93408-2040
Website: http://www.sloplanning.org

STATE CLEARINGHOUSE REVIEW: YES ☒ **NO** ☐

OTHER POTENTIAL PERMITTING AGENCIES: California Coastal Commission , Regional Water Quality Control Board

ADDITIONAL INFORMATION: Additional information pertaining to this Environmental Determination may be obtained by contacting the above Lead Agency address or (805)781-5600.
COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT .....4:30 p.m. (May 15, 2014)

30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No. _____

This is to advise that the San Luis Obispo County_____ as ☐ *Lead Agency* ☐ *Responsible Agency* approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures and monitoring were made a condition of approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at the 'Lead Agency' address above.

Signature	Rob Fitzroy **Project Manager Name**	**Date**	County of San Luis Obispo **Public Agency**

Initial Study Summary – Environmental Checklist

PLANNING & BUILDING DEPARTMENT • COUNTY OF SAN LUIS OBISPO
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(ver 5.1)Using Form

Project Title & No. Centrally Grown Minor Use Permit ED13-161 (DRC2012-00119)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

☒ Aesthetics	☐ Geology and Soils	☐ Recreation
☐ Agricultural Resources	☐ Hazards/Hazardous Materials	☐ Transportation/Circulation
☐ Air Quality	☐ Noise	☐ Wastewater
☒ Biological Resources	☐ Population/Housing	☐ Water /Hydrology
☐ Cultural Resources	☐ Public Services/Utilities	☐ Land Use

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Rob Fitzroy — Prepared by (Print) — Signature — April 23, 2014 — Date

Steve McMasters — Reviewed by (Print) — Signature — Ellen Carroll, Environmental Coordinator (for) — April 23, 2014 — Date

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The County Planning Department uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Current Planning Division, 976 Osos Street, Rm. 200, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT DESCRIPTION SUMMARY

Request by Centrally Grown Inc. for a Minor Use Permit (MUP) to remodel and change the use of existing structures. The project would perform interior and exterior structural modifications to existing on-site structures to meet current Building Code requirements. The project would include a change in use of an existing single family residence and commercial storage structure to commercial retail. The project is located at 7432 Exotic Garden Lane, Cambira, in the North Coast Sub Area planning area.

B. EXPANDED PROJECT DESCRIPTION

Initial land uses on the project site were established in 1961 and included two single family residences, a commercial gift shop, a commercial nursery, and demonstration garden. A subsequent permit was approved in 1980 which allowed a restaurant, cocktail lounge, a retail shop, and other accessory uses. More recent uses on site include the restaurant (The Hamlet), a day spa (Moonstone Day Spa), a retail art gallery (The Gallery) and a retail nursery (The Grow). Other activities such as small jazz concerts and weddings have been held on site.

The project site is currently developed with several commercial buildings, two single family residnces, parking areas, and ornamental landscaping. The proposed project would perform interior and exterior structural modifications to existing on-site structures so that the structures meet current Building Code requirements. The project would include a change in use of an existing single family residence and commercial storage structure to commercial retail. Exterior modifications would be consistent with the existing scale, height and architectural features of existing structures. The project site currently contains nine structures. The following describes proposed changes to each structure:

- Building 1 – Add 222 square foot rear deck and 305 square foot front deck to the existing restaurant.
- Building 2 and 3 – Convert existing residence and commercial storage space to commercial retail, and add a 380 square foot deck. Interior/exterior structural modifications as required by Building Code.
- Building 4 – Convert commercial structure to accessory restaurant use. Add 392 square foot deck. Interior/exterior structural modifications as required by Building Code.
- Building 5 – No change. Interior/exterior structural modifications as required by Building Code.
- Building 6 – Changes to exterior elevations. Structural modifications as required by Building Code.
- Building 7 – Add new, two story accessory restrooms.

- Building 8 – No change. Structural modifications as required by Building Code.
- Building 9 – Continued use as a single family residence, with request to be available as a vacation rental.

ASSESSOR PARCEL NUMBER(S): 013-381-002

Latitude: 35 degrees 35' 15" N Longitude: 121 degrees 7' 16" W **SUPERVISORIAL DISTRICT #** 2

B. EXISTING SETTING

PLANNING AREA: North Coast,

LAND USE CATEGORY: Recreation

COMBINING DESIGNATION(S): None

TOPOGRAPHY: Nearly level

VEGETATION: Grasses, Monterey pines

PARCEL SIZE: 3.05 acres

EXISTING USES: Retail commercial , single-family residence(s) , accessory structures

SURROUNDING LAND USE CATEGORIES AND USES:

North: Recreation; San Simeon State Park	*East:* Rural Lands; agricultural uses single-family residence(s)
South: Rural Lands; agricultural uses single-family residence(s)	*West:* Recreation; San Simeon State Beach

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

PLANNING & BUILDING
COUNTY OF SAN LUIS OBISPO

COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST

1. AESTHETICS *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Create an aesthetically incompatible site open to public view?	☐	☐	☒	☐
b) Introduce a use within a scenic view open to public view?	☐	☐	☒	☐
c) Change the visual character of an area?	☐	☐	☒	☐
d) Create glare or night lighting, which may affect surrounding areas?	☐	☐	☒	☐
e) Impact unique geological or physical features?	☐	☐	☒	☐
f) Other: _____	☐	☐	☐	☒

Setting. The project site is located within a rural setting north of Cambria adjacent to Highway 1. Surrounding landscape is characterized by rolling hills covered with a mix of scattered grasslands and a mix of shrubs, pine and oak woodlands. Views to the west consist of a State Recreational Beach and the Pacific Ocean. Hearst San Simeon State Park is located directly north of the project site. Due to the surrounding rural pastoral aspects, the adjacent State Park and adjacency to Highway 1 and Pacific Ocean, the visual qualities of the area are considered high.

The proposed project is located on an approximately 3.05 acre parcel in the Recreation land use category. The subject parcel contains several established buildings on the property: Initial uses established in 1961 include two single family residences, a commercial gift shop, a commercial nursery, and demonstration garden; a subsequent use permit was approved in 1980 allowing a restaurant, cocktail lounge, a retail shop, and other accessory uses.

State Highway 1 is the primary public viewing corridor in the area. The Highway is considered a State Scenic Highway and National Scenic Byway; a scenic two-lane road serving tourists and travelers from San Luis Obispo to the Monterey County line. Scenic corridors are view areas, or "viewsheds" from popular public roads and highways that have unique or outstanding scenic qualities.

Regulatory Setting

Land Use Ordinance Section 23.04.210 et seq. establishes the following standards for Visual Resources:

Setback. Where possible, new development shall be set back a minimum of 100 feet from the edge of right-of-way of the road along which the Scenic Corridor is established in the area plans, or a distance as otherwise specified in the area plan planning area standards.

Signs. Signs that are required to have a land use permit, especially freestanding signs, shall be located so as to not interfere with unique and attractive features of the landscape, including but not limited to unusual landforms, sensitive habitats, and scenic vistas from the road along which the Scenic Corridor is established.

General Visual Standards for Coastal Development. Notwithstanding subsections (a)-(d) above, all

development requiring a coastal development permit must be consistent with the requirements of Coastal Plan Visual and Scenic Resources Policies 1-11 as applicable.

Land Use Ordinance Section 23.04.320 establishes the following standards for Outdoor Lights:

Illumination only. Outdoor lighting is to be used for the purpose of illumination only, and is not to be designed for or used as an advertising display, except as provided by Sections 23.04.300 et. seq.

Light directed onto lot. Light sources are to be designed and adjusted to direct light away from any road or street, and away from any dwelling outside the ownership of the applicant.

Minimization of light intensity. No light or glare shall be transmitted or reflected in such concentration or intensity as to be detrimental or harmful to persons, or to interfere with the use of surrounding properties or streets.

Ground illuminated lights. Any light source used for ground area illumination except incandescent lamps of 150 watts or less and light produced directly by the combustion of natural gas or other fuels, shall be shielded from above in such a manner that the edge of the shield is level with or below the lowest edge of the light source. Where any light source intended for ground illumination is located at a height greater than eight feet, the required shielding is to extend belowt he lowest edge of the light source a distance sufficient to block the light source from the view of any residential use within 1,000 feet of the light fixture.

Elevated feature illumination. Where lights are used for the purpose of illuminating or accenting building walls, signs, flags, architectural features, or landscaping, the light source is to be shielded so as not to be directly visible from off-site.

Height of light fixtures. Free-standing outdoor lighting fixtures are not to exceed the height of the tallest building on the site.

Street lighting. Street lighting shall be designed to minimize light pollution by preventing the light from going beyond the horizontal plane at which the fixture is directed.

Impact. The project would primarily result in exterior and interior modifications to existing structures to meet Building Code requirements. The structural modifications would also include exterior architectural changes to the existing retail buildings. New structures would be attached to existing structures and would include the addition of three new decks and new restrooms. However, the elevations, scale and massing of the exterior modifications, as well as the proposed decks and the restrooms would generally conform to existing visual character of the site and its intended uses.

The project site is visible from Highway 1; however, it is partially screened by existing topography and vegetation. A public trail is located in the State Park north of the property that would provide limited views of the project site, as the viewshed is screened by existing vegetation. A public campsite within the State Park is located approximately ¾-mile northeast of the project site; however, due to topography and existing trees, visibility from these areas is limited. While the project is somewhat visible from these public areas, the project would not introduce new structures or land uses that would significantly alter the existing visual character of the site such that visual impacts would occur. In addition, existing topography and vegetation screen views of the project site. Moreover, the project would enhance and restore existing dilapidated structures on the site through structural modifications and architectural improvements. The project would be consistent with Section 23.04.210 pertaining to visual resources.

The improvements to the site include new exterior lighting within the parking lot area. The project will be required to comply with Section 23.04.020, which would reduce any potential impacts to less than significant level. The proposed project will not impact a unique geological or physical feature.

Mitigation/Conclusion. The project would not significantly impact aesthetic resources, result in significant new light/glare, or impact geologic features; therefore, no additional mitigation is required

aside from the standards required by the Coastal Zone Land Use Ordinance.

2. AGRICULTURAL RESOURCES *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Convert prime agricultural land, per NRCS soil classification, to non-agricultural use?	☐	☐	☒	☐
b) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use?	☐	☐	☒	☐
c) Impair agricultural use of other property or result in conversion to other uses?	☐	☐	☒	☐
d) Conflict with existing zoning for agricultural use, or Williamson Act program?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☒

Setting. The proposed project would be located on a 3.05-acre parcel in the Recreation land use category. The property does not currently support agricultural uses. The project site was not historically used for commercial crops and is not currently under Williamson Act contract.

The proposed project would occur on the following non-prime soil type:

Capistrano sandy loam, rolling. This coarse loamy bottom soil is considered moderately drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: slight. The soil is considered Class III without irrigation and Class II when irrigated.

Impact. The project is located in a predominantly non-agricultural area. No other significant agricultural operations occur on the property or immediate vicinity. No significant impacts to agricultural resources would occur.

Mitigation/Conclusion. The project would not impact agricultural resources; therefore, no mitigation measures are necessary.

3. AIR QUALITY *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?	☐	☐	☒	☐
b) Expose any sensitive receptor to substantial air pollutant concentrations?	☐	☐	☒	☐

3. AIR QUALITY *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) Create or subject individuals to objectionable odors?	☐	☐	☒	☐
d) Be inconsistent with the District's Clean Air Plan?	☐	☐	☒	☐
e) Result in a cumulatively considerable net increase of any criteria pollutant either considered in non-attainment under applicable state or federal ambient air quality standards that are due to increased energy use or traffic generation, or intensified land use change?	☐	☐	☒	☐
GREENHOUSE GASES				
f) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
g) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐
h) Other: _____	☐	☐	☐	☒

Setting. The Air Pollution Control District (APCD) has developed and updated their CEQA Air Quality Handbook (2012) to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

Greenhouse Gas (GHG) Emissions are said to result in an increase in the earth's average surface temperature. This is commonly referred to as global warming. The rise in global temperature is associated with long-term changes in precipitation, temperature, wind patterns, and other elements of the earth's climate system. This is also known as climate change. These changes are now thought to be broadly attributed to GHG emissions, particularly those emissions that result from the human production and use of fossil fuels.

The passage of AB32, the California Global Warming Solutions Act (2006), recognized the need to reduce GHG emissions and set the greenhouse gas emissions reduction goal for the State of California into law. The law required that by 2020, State emissions must be reduced to 1990 levels. This is to be accomplished by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions. Subsequent legislation (e.g., SB97-Greenhouse Gas Emissions bill) directed the California Air Resources Board (CARB) to develop statewide thresholds.

In March 2012, the San Luis Obispo County Air Pollution Control District (APCD) approved thresholds

for GHG emission impacts, and these thresholds have been incorporated the APCD's CEQA Air Quality Handbook. APCD determined that a tiered process for residential / commercial land use projects was the most appropriate and effective approach for assessing the GHG emission impacts. The tiered approach includes three methods, any of which can be used for any given project:

1. Qualitative GHG Reduction Strategies (e.g. Climate Action Plans): A qualitative threshold that is consistent with AB 32 Scoping Plan measures and goals; or,
2. Bright-Line Threshold: Numerical value to determine the significance of a project's annual GHG emissions; or,
3. Efficiency-Based Threshold: Assesses the GHG impacts of a project on an emissions per capita basis.

For most projects the Bright-Line Threshold of 1,150 Metric Tons CO2/year (MT CO2e/yr) will be the most applicable threshold. In addition to the residential/commercial threshold options proposed above, a bright-line numerical value threshold of 10,000 MT CO2e/yr was adopted for stationary source (industrial) projects.

It should be noted that projects that generate less than the above mentioned thresholds will also participate in emission reductions because air emissions, including GHGs, are under the purview of the California Air Resources Board (or other regulatory agencies) and will be "regulated" either by CARB, the Federal Government, or other entities. For example, new vehicles will be subject to increased fuel economy standards and emission reductions, large and small appliances will be subject to more strict emissions standards, and energy delivered to consumers will increasingly come from renewable sources. Other programs that are intended to reduce the overall GHG emissions include Low Carbon Fuel Standards, Renewable Portfolio standards and the Clean Car standards. As a result, even the emissions that result from projects that produce fewer emissions than the threshold will be subject to emission reductions.

Under CEQA, an individual project's GHG emissions will generally not result in direct significant impacts. This is because the climate change issue is global in nature. However, an individual project could be found to contribute to a potentially significant cumulative impact. Projects that have GHG emissions above the noted thresholds may be considered cumulatively considerable and require mitigation.

Impact. The project would not require grading, as the project would primarily involve the renovation of existing structures. Therefore, the project would be below the general thresholds triggering construction-related mitigation. The project is not in close proximity to sensitive receptors (e.g. residences) that might otherwise result in nuisance complaints and be subject to limited dust and/or emission control measures during construction.

From an operational standpoint, based on Table 1-1 of the CEQA Air Quality Handbook (2012), the project will not exceed operational thresholds triggering mitigation. The project would not include any new structures that would result in potential inconsistencies with the Clean Air Plan. No significant air quality impacts are expected to occur.

This project proposes to renovate existing dilapidated structures and facilities to meet current standards of public health and safety as well as minor additions to existing structures and minor changes in use. The project does not include any new components that would generate substantial sources of GHG emissions. Using the GHG threshold information described in the Setting section, the project is expected to generate less than the Bright-Line Threshold of 1,150 metric tons of GHG emissions. Therefore, the project's potential direct and cumulative GHG emissions are found to be less significant and less than a cumulatively considerable contribution to GHG emissions. Section 15064(h)(2) of the CEQA Guidelines provide guidance on how to evaluate cumulative impacts. If it is shown that an incremental contribution to a cumulative impact, such as global climate change, is not 'cumulatively considerable', no mitigation is required. Because this project's emissions fall under the

threshold, no mitigation is required.

Mitigation/Conclusion. No mitigation measures are necessary.

4. BIOLOGICAL RESOURCES *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in a loss of unique or special status species* or their habitats?	☐	☐	☒	☐
b) Reduce the extent, diversity or quality of native or other important vegetation?	☐	☒	☒	☐
c) Impact wetland or riparian habitat?	☐	☐	☒	☐
d) Interfere with the movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?	☐	☐	☒	☐
e) Conflict with any regional plans or policies to protect sensitive species, or regulations of the California Department of Fish & Wildlife or U.S. Fish & Wildlife Service?	☐	☐	☒	☐
f) Other: _____	☐	☐	☐	☐

*** Species – as defined in Section15380 of the CEQA Guidelines, which includes all plant and wildlife species that fall under the category of rare, threatened or endangered, as described in this section.**

A Biological Resources Report prepared by Kevin Merk Associates, LLC (KMA) was completed in July 2012 for the project site. The analysis below is, in part, based on the findings of the report.

Setting. The following are existing elements on or near the proposed project relating to potential biological concerns:

On-site Vegetation: Urban built-up

Name and distance from blue line creek(s): Leffingwell Creek; approximately 0.25 miles to the Southeast

Habitat(s): No habitats were observed onsite.

Site's tree canopy coverage: Approximately <10%.

The property is situated on the coastal marine terrace above the Pacific Ocean between the town of Cambria to the south and San Simeon State Park to the north. Grassland and coastal scrub habitats surround the south, east and north portions of the property with Exotic Garden Drive and Highway 1 forming the western boundary. The property consists of existing buildings, parking lots, driveways, and a botanical garden. Landscaped portions of the property, including the former Exotic Gardens, are comprised primarily of non-native horticultural specimens. Large mature trees and a suite of cacti and succulent plants dot the landscape. Elements of native vegetation are present and include Monterey pines (*Pinus radiata)* and Monterey cypress (*Cupressus macrocarpa*) scattered throughout the property, several naturalized coast live oak trees (*Quercus agrifolia*), and the random coyote

brush (*Baccharis pilularis*) and coffeeberry (*Rhamnus californica*) shrubs that have colonized on the site. No areas of native coastal scrub, bunchgrass grassland, seasonal wetlands or other environmentally sensitive habitat were identified onsite (KMA, 2012).

The site has been developed and cultivated for many years, and therefore, does not support any native habitat types typical of the region. Mature Monterey pine and cypress trees are present onsite, and based on old site photograph review were likely planted. Native plants typical of the Monterey Pine Forest habitat type were not present, and therefore, the site has been characterized as ruderal (or disturbed/developed) rather than supporting native habitat such as Monterey pine forest (KMA, 2012).

Ruderal areas on-site do not constitute a native plant community, and the ruderal habitat is not described by vegetation classification systems used in biological resource assessments. The existing structures and surrounding gardens, while mature and supporting a varied vegetation structure, are dominated by non-native species. Along the perimeter of the site, weedy vegetation including common non-native species such as wild oats (*Avena barbata*), ripgut brome (*Bromus diandrus*), and Italian thistle (*Carduus pycnocephalus*) were present. Because of the highly disturbed nature of this habitat, it is of marginal value to wildlife. Nonetheless, the varied tree and shrub structure onsite as well as the gardens proximity to the natural plant communities offsite provide opportunities for species of wildlife such as the western fence lizard (*Sceloporus occidentalis*), gopher snake (*Pituophi catenifer*), and numerous birds to utilize ruderal areas of the site (KMA, 2012).

Field Surveys. Field observations were collected during a number of site visits over a several month period during the spring and summer of 2012. Site visits occurred on May 9, May 18, May 30, June 3, June 15, and June 18, 2012. The seasonal nature of the field investigation provided insight as to the potential for special status plants and animals to occur onsite.

The study area was surveyed on foot and the entire property covered during the site visits. Special attention was given to weedy plant cover along the margins of the site to search for special status species known from the surrounding grasslands to the south and east. All plant and animal species observed during the site visit were recorded. All plant species observed were identified to a sufficient level to determine rarity, which was to the genus, species, subspecies or variety level. Horticultural specimens in the landscape were identified, including all trees on the property.

Tree Survey. KMA's Certified Arborist and Kevin Merk conducted a tree inventory at the site on May 18, 2012. Trees located on the property with a diameter of approximately four (4) inches or greater were inventoried. The property was traversed on foot to identify and map all tree species; a total of 114 trees were inventoried on the property. Monterey pine and Monterey cypress were the most common.

Special-Status Natural Communities. Coastal portions of northern San Luis Obispo County and the Cambria area have a wealth of important natural resources such as Monterey pine forest, riparian, wetland and grassland habitats. No riparian, wetland or native bunchgrass grassland habitat types were observed on the project site.

Special Status Plants. A total of 24 special status plant species were identified from the general vicinity of the area. The majority of rare plants have highly specialized habitat requirements (i.e., serpentine-derived soils and rock outcrops, coastal dunes, maritime chaparral) or occur at higher elevations in the Santa Lucia Mountains, and therefore, do not occur on the study area. Cambria morning glory and Obispo owl's clover are known to occur in lower elevation grasslands near the site, and were identified during literature review as having potential to occur on the study area. These species were searched for during the field work conducted at a time when they would have been identifiable, and were not identified.

The Monterey pine is a rare species with a CRPR List 1B.1 status when found in natural stands. This species was present onsite, but it is uncertain if these specimens are naturally occurring or were planted as part of the existing gardens. For the assessment, Monterey pines greater than six (6)

inches in diameter are treated as a special status species.

Special Status Animals. A total of 28 special status animals were identified from the general vicinity of the area. Given the site has been an active garden with regular human presence and cycles of disturbance, it is unlikely to support any rare, or special status species, with the exception being several species of bird that may use trees for nesting habitat or periodically forage over or on the property. Sensitive aquatic animal species such as steelhead, tidewater goby, california red-legged frog, western pond turtle, and two-striped garter snake are not expected to occur onsite based on the lack of suitable habitat, such as natural drainage features and associated aquatic habitat. Further, species such as the Monarch butterfly is not expected to utilize the site for autumnal or wintering congregation activities due to the lack of suitable forage and nectar sources and wind protected micro-climates.

Impact. The proposed project would remove one Monterey pine located on top of the existing septic tank. It is approximately 20 inches in diameter and was in moderate health at the time of the field surveys. One dead Monterey pine will also need to be removed since it represents a health and safety concern due to its proximity to existing buildings and patios. The applicant has agreed to relocate the old tree trunk, which has several cavities that could provide nesting habitat for small birds, to the eastern part of the property where it would be anchored into the ground to serve as a bird-nesting site.

The proposed project could adversely affect nesting birds protected under the Migratory Bird Treaty Act and California Fish and Game Code. To avoid impacts to bird species that may utilize the project site, including common species such as the mourning dove, northern mockingbird, and killdeer protected by the Migratory Bird Treaty Act, all trees and shrubs proposed for removal should be inspected for bird nests. Tree removal should take place during the fall and winter months (September through January), which is outside the bird nesting season to avoid impacts to birds.

Mitigation/Conclusion. The field work conducted on site did not locate any other special status plants onsite, and given the disturbed nature of the site, rare plants other than the Monterey pine are not expected to occur within the proposed re-development footprint. The Monterey pine is a rare species when it is present in its natural stands in the Cambria area, however, as stated above it is uncertain if the onsite Monterey pines were planted or occur naturally. Given this uncertainty, they should be treated as special status species and managed accordingly. Based on the lack of suitable habitat, most of the special status species (plants and wildlife) known to occur in the general area are not expected to occur on site (KMA, 2012) and therefore impacts to biological resources are not anticipated. Furthermore, the site does not support any native habitat types or special status natural communities.

For removal of the two Monterey pines, the applicant shall obtain a tree removal permit. The Monterey pine shall be mitigated at a 4:1 ratio. The applicant shall plant eight Monterey pines on-site and shall ensure maintain and monitor the trees for five years to ensure success. If additional trees need to be removed, the applicant shall obtain the required tree permit and replace the trees at the same ratio. The applicant shall relocate the old tree trunk of the unhealthy Monterey pine to the eastern part of the property where it would be anchored into the ground to serve as a bird-nesting site. Nesting bird surveys shall be performed prior to commencement of construction activities. Implementation of the above-mentioned avoidance and minimization measures would reduce potential impacts to a less than significant level.

Refer to Exhibit B – Mitigation Summary Table for more detailed measures.

5. CULTURAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Disturb archaeological resources?	☐	☐	☒	☐
b) Disturb historical resources?	☐	☐	☒	☐
c) Disturb paleontological resources?	☐	☐	☒	☐
d) Other: _____	☐	☐	☐	☒

Setting. The project is located in an area historically occupied by the Obispeno Chumash and Salinan. The project site is previously developed with existing structures currently on the property. No previous cultural surveys were found for the subject property. Two reports were prepared for adjacent sites; however, no resources were encountered.

Impact. The proposed project would result in the remodel/reuse of existing structures, and no ground disturbing activities (i.e. grading) would occur; therefore, impacts to historical and paleontological resources are not expected.

Mitigation/Conclusion. There will be no significant development or site improvements and as such, no significant cultural resource impacts are expected to occur; therefore, no mitigation measures are necessary.

6. GEOLOGY AND SOILS

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?	☐	☐	☒	☐
b) Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone", or other known fault zones?*	☐	☐	☒	☐
c) Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?	☐	☐	☒	☐
d) Include structures located on expansive soils?	☐	☐	☒	☐
e) Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?	☐	☐	☒	☐

6. GEOLOGY AND SOILS *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
f) Preclude the future extraction of valuable mineral resources?	☐	☐	☒	☐
g) Other: _____	☐	☐	☐	☒

* Per Division of Mines and Geology Special Publication #42

Setting. The following relates to the project's geologic aspects or conditions:

Topography: Nearly level

Within County's Geologic Study Area?: No

Landslide Risk Potential: Low

Liquefaction Potential: Low

Nearby potentially active faults?: No Distance? Not applicable

Area known to contain serpentine or ultramafic rock or soils?: No

Shrink/Swell potential of soil: Negligible

Other notable geologic features? None

Impact. The property is currently developed with various structures, two single family residences, parking areas, and ornamental landscaping. Access to the property is via Exotic Gardens Drive, a County maintained road. As proposed, development will consist of structural modifications to existing structures and exterior architectural changes to existing buildings. The project will not require grading and will not result in any significant site disturbance. In addition, there are no geologic hazards or features that would impact the project.

Mitigation/Conclusion. There is no evidence that mitigation measures beyond that already required by ordinance or codes are needed; therefore, no mitigation measures are necessary.

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on, or adjacent to, a site which is included on a list of hazardous material/waste sites compiled pursuant to Gov't Code 65962.5 ("Cortese List"), and result in an adverse public health condition?	☐	☐	☒	☐
e) Impair implementation or physically interfere with an adopted emergency response or evacuation plan?	☐	☐	☒	☐
f) If within the Airport Review designation, or near a private airstrip, result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐
g) Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?	☐	☐	☒	☐
h) Be within a 'very high' fire hazard severity zone?	☐	☐	☒	☐
i) Be within an area classified as a 'state responsibility' area as defined by CalFire?	☐	☐	☒	☐
j) Other: _____	☐	☐	☐	☒

Setting. The project is not located in an area of known hazardous material contamination. The project is not within the Airport Review area. The project is within a "high" severity risk area for fire. The project would require verification from the responsible fire agency (Cambria CSD) that all conditions have been met prior to final approval. Refer to the Public Services section for further discussion on Fire Safety impacts.

Impact. The project does not propose the use of hazardous materials, nor the generation of hazardous wastes. The proposed project is not found on the 'Cortese List' (which is a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5).

The project is within an area designated "high" severity risk for fire. The remodeling of the structures would improve fire protection, as the remodeled structures would be subject to current Fire Code regulations and a fire plan will be required by Cambria CSD to mitigate fire impacts. The project is not expected to conflict with any regional emergency response or evacuation plan.

Mitigation/Conclusion. No significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary.

8. NOISE

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Expose people to noise levels that exceed the County Noise Element thresholds?	☐	☐	☒	☐
b) Generate permanent increases in the ambient noise levels in the project vicinity?	☐	☐	☒	☐
c) Cause a temporary or periodic increase in ambient noise in the project vicinity?	☐	☐	☒	☐
d) Expose people to severe noise or vibration?	☐	☐	☒	☐
e) If located within the Airport Review designation or adjacent to a private airstrip, expose people residing or working in the project area to severe noise levels?	☐	☐	☒	☐
f) Other: _____	☐	☐	☐	☒

Setting/Impact. The project is not within close proximity of existing significant noise sources, and will not conflict with any existing sensitive noise receptors (e.g., residences). The closest residence to the site is approximately 1,200 feet to the east. Based on the Noise Element's projected future noise generation from known stationary and vehicle-generated noise sources, the project is within an acceptable noise contour. The proposed project will include the following uses: restaurant, vacation rental within existing single family home, mixed retail commercial space, greenhouse, and an accessory restaurant overflow and/or standalone eating and drinking use. Temporary outdoor events ancillary to the restaurant use are also expected. All on-site uses would be subject to the County noise ordinance requirements.

Mitigation/Conclusion. No significant noise impacts are anticipated, and no mitigation measures are necessary.

9. POPULATION/HOUSING

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Induce substantial growth in an area either directly (e.g., construct new homes or businesses) or indirectly (e.g., extension of major infrastructure)?	☐	☐	☒	☐
b) Displace existing housing or people, requiring construction of replacement housing elsewhere?	☐	☐	☒	☐

9. POPULATION/HOUSING

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) Create the need for substantial new housing in the area?	☐	☐	☒	☐
d) Other: _____	☐	☐	☐	☒

Setting/Impact. The proposed project is not anticipated to induce growth, create the need for new housing, or use a substantial amount of fuel or energy to construct and maintain. The remodel/reuse of the existing structures would not result in a need for a significant amount of new housing, and will not displace existing housing. No significant population and housing impacts are anticipated.

Mitigation/Conclusion. The project is consistent with the County's Housing Element. No significant population and housing impacts are anticipated, and no mitigation measures are necessary.

10. PUBLIC SERVICES/UTILITIES

Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Fire protection?	☐	☐	☒	☐
b) Police protection (e.g., Sheriff, CHP)?	☐	☐	☒	☐
c) Schools?	☐	☐	☒	☐
d) Roads?	☐	☐	☒	☐
e) Solid Wastes?	☐	☐	☒	☐
f) Other public facilities?	☐	☐	☐	☒
g) Other: _____	☐	☐	☐	☐

Setting. The project area is served by the following public services/facilities:

Police: County Sheriff Location: City of San Simeon approximately 0.12 miles to the South

Fire: Cal Fire (formerly CDF) Hazard Severity: High Response Time: 0-5 minutes

Location: Approximately 1.35 miles to the Southeast

School District: Coast Unified School District.

Impact. No significant project-specific impacts to utilities or public services were identified. The project site is currently served by the public services noted above. The project would not further increase demand for such services, as the project primarily involves the remodeling of existing structures.

Mitigation/Conclusion. No mitigation measures are necessary.

11. RECREATION

Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase the use or demand for parks or other recreation opportunities?	☐	☐	☒	☐
b) Affect the access to trails, parks or other recreation opportunities?	☐	☐	☒	☐
c) Other _____	☐	☐	☐	☒

Setting. The County's Parks and Recreation Element does not show that a potential trail goes through the proposed project. The project is not proposed in a location that will affect any trail, park, recreational resource, coastal access, and/or Natural Area.

Impact. The proposed project will not create a significant need for additional park, Natural Area, and/or recreational resources.

Mitigation/Conclusion. No significant recreation impacts are anticipated, and no mitigation measures are necessary.

12. TRANSPORTATION/CIRCULATION

Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase vehicle trips to local or areawide circulation system?	☐	☒	☐	☐
b) Reduce existing "Level of Service" on public roadway(s)?	☐	☐	☒	☐
c) Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?	☐	☐	☒	☐
d) Provide for adequate emergency access?	☐	☐	☒	☐
e) Conflict with an established measure of effectiveness for the performance of the circulation system considering all modes of transportation (e.g. LOS, mass transit, etc.)?	☐	☐	☒	☐
f) Conflict with an applicable congestion management program?	☐	☐	☒	☐
g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☒	☐

12. TRANSPORTATION/CIRCULATION *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
h) Result in a change in air traffic patterns that may result in substantial safety risks?	☐	☐	☒	☐
i) Other: _____	☐	☐	☐	☒

Setting. The existing road network in the area includes the primary access point, Exotic Garden Drive, which is operating at acceptable levels. Highway 1 is under the jurisdiction of Caltrans. Referrals were sent to County Public Works and Caltrans .

The project is within the North Coast Area A Circulation Fee area. This fee provides the means to collect "fair share" monies from new development to help fund certain regional road improvements that will be needed once the area reaches "buildout". The project will be subject to this fee.

Impact. The project has been reviewed by Public Works and Caltrans. Public Works has no significant concerns with the project. Caltrans has also reviewed the project and had no significant concerns. Caltrans specifically noted that acceleration/deceleration distances are adequate and visibility from Exotic Garden Lane to Highway 1 (northbound and southbound) meets current visibility standards. Caltrans noted that because the project is a reuse/remodel project, no significant traffic impacts are expected to occur as the project would not generate a significant amount of new traffic to warrant any improvements. The project does not conflict with adopted policies, plans and programs on transportation.

Mitigation/Conclusion. No significant traffic impacts were identified, and no mitigation measures above what are already required by ordinance are necessary (i.e. roadway fees).

13. WASTEWATER *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?	☐	☐	☒	☐
b) Change the quality of surface or ground water (e.g., nitrogen-loading, day-lighting)?	☐	☐	☒	☐
c) Adversely affect community wastewater service provider?	☐	☐	☒	☐
d) Other: _____	☐	☐	☐	☒

Setting. Regulations and guidelines on proper wastewater system design and criteria are found within the County's Plumbing Code (hereafter CPC; see Chapter 7 of the Building and Construction Ordinance [Title 19]), the "Water Quality Control Plan, Central Coast Basin" (Regional Water Quality Control Board [RWQCB] hereafter referred to as the "Basin Plan"), and the California Plumbing Code. These regulations include specific requirements for both on-site and community wastewater systems. These regulations are applied to all new wastewater systems.

Impact. The project site has an existing on-site wastewater treatment system that was recently upgraded and permitted by the County (SEP2012-00872) and the Regional Water Quality Control Board. The project would not utilize the CSD wastewater system. The wastewater system is a sophisticated on-site treatment system, which allows the wastewater to be reused for irrigation of a portion of the sites landscaping. No impacts related to wastewater would occur.

Mitigation/Conclusion. No mitigation measures are necessary.

14. WATER & HYDROLOGY *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
QUALITY				
a) Violate any water quality standards?	☐	☐	☒	☐
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?	☐	☐	☒	☐
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	☐	☐	☒	☐
d) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff?	☐	☐	☒	☐
e) Change rates of soil absorption, or amount or direction of surface runoff?	☐	☐	☒	☐
f) Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?	☐	☐	☒	☐
g) Involve activities within the 100-year flood zone?	☐	☐	☒	☐
QUANTITY				
h) Change the quantity or movement of available surface or ground water?	☐	☐	☒	☐
i) Adversely affect community water service provider?	☐	☐	☒	☐
j) Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure,etc.), or inundation by seiche, tsunami or mudflow?	☐	☐	☒	☐

14. WATER & HYDROLOGY *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
k) Other: _____	☐	☐	☐	☐

Setting. Water for the proposed project would be provided by the Cambria Community Services District. The project has an existing allocation of 18.46 EDU's (issued by the CCSD). A will-serve letter was issued for the project on January 15, 2014 by the CSD.

The topography of the project is nearly level. The closest creek from the proposed development is approximately 0.25 miles away. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility.

Projects involving more than one acre of disturbance are subject to preparing a Storm Water Pollution Prevention Plan (SWPPP) to minimize on-site sedimentation and erosion. The project would not disturb more than one acre.

DRAINAGE – The following relates to the project's drainage aspects:

Within the 100-year Flood Hazard designation? No

The closest creek is Leffingwell Creek located approximately 0.25 miles to the southeast.

Soil drainage characteristics: Moderately drained

The subject property is not within a defined groundwater basin.

SEDIMENTATION AND EROSION – Soil type, area of disturbance, and slopes are key aspects to analyzing potential sedimentation and erosion issues. The project's soil types and descriptions are listed in the previous Agriculture section under "Setting". As described in the NRCS Soil Survey, the the project's soil erodibility is as follows:

Soil erodibility: Moderate

A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120, CZLUO Sec. 23.05.036) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts.

Impact – Water Quality/Hydrology

With regards to project impacts on water quality the following conditions apply:

- ✓ The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;

Water Quantity

The project proposes the following measures to reduce consumptive water use:

- ✓ Water treatment system on site for complete water reuse through drip irrigation of property plants;
- ✓ Rain water roof catchment system for supporting building plants and current fountain;
- ✓ Reduction of nine water fixtures not including the full kitchen, full bath and half bath removal from Building 2;

- ✓ Decomposed Granite parking lot to prevent water runoff and improve infiltration;
- ✓ Hardscape runoff and permeable landscape to promote plant growth;
- ✓ Ultra low-flow/no flow toilets and urinals in the commercial and vacation rental spaces;
- ✓ Energy Star/New water conservation kitchen equipment;
- ✓ Showerhead shutoffs in vacation rental; and,
- ✓ Faucet aerators throughout

Upon implementation of the measures to reduce consumptive water use, the EDU requirements will be decreased from 15.67 EDU's to 15.53 EDU's. Based on the proposed amount of water to be used, the project would not exceed it's existing allocation of 18.46 EDUs. And as noted above, the CCSD has issued a 'Will Serve' letter. Thus, adequate water would be available to serve the project.

Mitigation/Conclusion. As specified above for water quality, existing regulations and/or required plans will adequately address surface water quality impacts during construction and permanent use of the project. No additional measures above what are required or proposed are needed to protect water quality. No additional measures are necessary for water supply, as the CCSD has determined adequate supply is available.

15. LAND USE *Will the project:*	**Inconsistent**	**Potentially Inconsistent**	**Consistent**	**Not Applicable**
a) Be potentially inconsistent with land use, policy/regulation (e.g., general plan [County Land Use Element and Ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?	☐	☐	☒	☐
b) Be potentially inconsistent with any habitat or community conservation plan?	☐	☐	☒	☐
c) Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?	☐	☐	☒	☐
d) Be potentially incompatible with surrounding land uses?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☒

Setting/Impact. The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent and compatible with the surrounding uses as summarized on page 2 of this Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Coastal Zone Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies

(e.g., CAL FIRE for Fire Code, APCD for Clean Air Plan, etc.).

The project is within the North Coast Planning Area. The North Coast Area Plan contains standards specific to Exotic Gardens. Standards 29 and 30 of the North Coast Area Plan apply to development within Exotic Gardens:

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-principally 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.)

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

The proposed project and its uses are consistent with Standards 29 and 30 of the North Coast Area Plan. The restaurant will remain within the existing two-story structure with additional structural and architectural modifications; a single-family residence will be converted into an accessory retail use; the day spa will be converted to an accessory restaurant use including small scale eating and drinking place; accessory storage and an aviary will be used as a commercial greenhouse and aviary with no change in use; existing retail space will remain as commercial retail space; restrooms will be added to the second story of the converted single-family residence; additional accessory storage will remain; the second existing single family residence will be used as a vacation rental; and the upper and lower gardens will remain as an accessory outdoor use. None of these uses are inconsistent with the intended use of the project site.

Due to the structural modifications and changes of use within two of the existing structures, a Minor Use Permit is required and has been applied for by the applicant. The project was found to be consistent with all policy and regulatory documents relating to the environment and the appropriate land use (County Coastal Zone Land Use Ordinance.) Refer also to Exhibit A on reference documents used.

Mitigation/Conclusion. No inconsistencies were identified and therefore no additional measures are necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of				

probable future projects)	☐	☐	☒	☐
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Information", or the California Environmental Resources Evaluation System at: http://www.ceres.ca.gov/topic/env_law/ceqa/guidelines for information about the California Environmental Quality Act.

Exhibit A - Initial Study References and Agency Contacts

The County Planning Department has contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

Contacted	Agency	Response
☒	County Public Works Department	**In File****
☒	County Environmental Health Division	**None**
☐	County Agricultural Commissioner's Office	**Not Applicable**
☐	County Airport Manager	**Not Applicable**
☐	Airport Land Use Commission	**Not Applicable**
☐	Air Pollution Control District	**Not Applicable**
☐	County Sheriff's Department	**Not Applicable**
☐	Regional Water Quality Control Board	**Not Applicable**
☒	CA Coastal Commission	**None**
☐	CA Department of Fish and Wildlife	**Not Applicable**
☐	CA Department of Forestry (Cal Fire)	**Not Applicable**
☒	CA Department of Transportation	**Not Applicable**
☒	Cambria Community Services District	**None**
☒	Other County Building Division	**In File****
☐	Other _____	**Not Applicable**

*** "No comment" or "No concerns"-type responses are usually not attached*

The following checked ("☒") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

☒ Project File for the Subject Application

County documents

- ☐ Coastal Plan Policies
- ☒ Framework for Planning (Coastal/Inland)
- ☒ General Plan (Inland/Coastal), includes all maps/elements; more pertinent elements:
  - ☒ Agriculture Element
  - ☒ Conservation & Open Space Element
  - ☐ Economic Element
  - ☒ Housing Element
  - ☒ Noise Element
  - ☐ Parks & Recreation Element/Project List
  - ☒ Safety Element
- ☒ Land Use Ordinance (Inland/Coastal)
- ☐ Building and Construction Ordinance
- ☒ Public Facilities Fee Ordinance
- ☐ Real Property Division Ordinance
- ☒ Affordable Housing Fund
- ☐ Airport Land Use Plan
- ☐ Energy Wise Plan
- ☒ North Coast Area Plan and Update EIR
- ☐ Design Plan
- ☐ Specific Plan
- ☒ Annual Resource Summary Report
- ☐ Circulation Study

Other documents

- ☒ Clean Air Plan/APCD Handbook
- ☒ Regional Transportation Plan
- ☒ Uniform Fire Code
- ☒ Water Quality Control Plan (Central Coast Basin – Region 3)
- ☒ Archaeological Resources Map
- ☒ Area of Critical Concerns Map
- ☒ Special Biological Importance Map
- ☒ CA Natural Species Diversity Database
- ☒ Fire Hazard Severity Map
- ☒ Flood Hazard Maps
- ☒ Natural Resources Conservation Service Soil Survey for SLO County
- ☒ GIS mapping layers (e.g., habitat, streams, contours, etc.)
- ☐ Other

In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

Biological Resources Assessment and Tree Survey, KMA, LLC., July 2012.

Exhibit B - Mitigation Summary Table

Per Public Resources Code Section 21081.6, the following measures also constitute the mitigation monitoring and/or reporting program that will reduce potentially significant impacts to less than significant levels. These measures will become conditions of approval (COAs) should the project be approved. The Lead Agency (County) or other Responsible Agencies, as specified in the following measures, are responsible to verify compliance with these COAs.

Biological Resources

The applicant shall comply with all of the mitigation measure identified in the *Biological Resources Assessment and Tree Survey, KMA, LLC., July 2012.*

The mitigation measures identified therein are listed below.

BIO-1 Prior to occupancy clearance, the applicant shall obtain a tree removal permit and replace the two Monterey pines to be removed on-site at a ratio of 4:1. The applicant shall plant the replacement trees on-site and shall ensure maintain and monitor the trees for five years to ensure success. The applicant shall relocate the old tree trunk of the unhealthy Monterey pine to the eastern part of the property where it would be anchored into the ground to serve as a bird-nesting site.

BIO-2 If possible, to avoid potential impacts to nesting birds, construction and grading activities shall take place outside the bird nesting season, which is March 15th to August 15th. If construction or grading activities occur during the bird nesting season, a survey for nesting birds shall be conducted within two weeks prior to ground disturbing activities by a qualified biologist in and adjacent to the project area. If nesting birds are found to be located within or adjacent to the project area, an appropriate buffer area shall be established by a qualified biologist to ensure protection of the nesting birds. The biologist shall determine the appropriate buffer distance based on the bird species, topography, vegetation, and type of disturbance. At a minimum, the buffer area shall be delineated with brightly colored construction fencing. No construction, grading, or equipment staging activities shall occur within the buffer area, which shall remain in place until the biologist has determined that the young have fledged from the nest.

BIO-3 If possible, to avoid potential impacts to nesting birds, tree removal associated with project activities shall be limited outside the bird nesting season, which is March 15th to August15th. However, if tree removal is required during the bird nesting season, a survey for nesting birds shall be conducted within two weeks prior to ground disturbing activities by a qualified biologist in and adjacent to the project area. If nesting birds are found to be located within or adjacent to the project area, an appropriate buffer area shall be established by a qualified biologist to ensure protection of the nesting birds. The biologist shall determine the appropriate buffer distance based on the bird species, topography, vegetation, and type of disturbance. At a minimum, the buffer area shall be delineated with brightly colored construction fencing. No construction, grading, or equipment staging

activities shall occur within the buffer area, which shall remain in place until the biologist has determined that the young have fledged from the nest.

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SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

DEVELOPER'S STATEMENT FOR
CENTRALLY GROWN MINOR USE PERMIT / DRC2013-00119

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All development activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

Note: The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

The following mitigation measures address impacts that may occur as a result of the development of the project.

Aesthetics

AES-1 **Prior to issuance of construction permit**, the applicant shall demonstrate that the final project design complies with the outdoor lighting requirements set forth in Section 23.04.320 of the Coastal Zone Land Use Ordinance.

Monitoring: Required prior to issuance of a construction permit. Compliance will be verified by the County Department of Planning and Building.

Biological Resources

BIO-1 Prior to occupancy clearance, the applicant shall obtain a tree removal permit and replace the two Monterey pines to be removed on-site at a ratio of 4:1. The applicant shall plant the replacement trees on-site and shall ensure maintain and monitor the trees for five years to ensure success. The applicant shall relocate the old tree trunk of the unhealthy Monterey pine to the eastern part of the property where it would be anchored into the ground to serve as a bird-nesting site.

BIO-2 If possible, to avoid potential impacts to nesting birds, construction and grading activities shall take place outside the bird nesting season, which is March 15th to August 15th. If construction or grading activities occur during the bird nesting season, a survey for nesting birds shall be conducted within two weeks prior to ground disturbing activities by a qualified biologist in and adjacent to the project area. If nesting birds are found to be located within or adjacent to the project area, an appropriate buffer area shall be established by a qualified biologist to ensure protection of the nesting birds. The biologist shall determine the

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appropriate buffer distance based on the bird species, topography, vegetation, and type of disturbance. At a minimum, the buffer area shall be delineated with brightly colored construction fencing. No construction, grading, or equipment staging activities shall occur within the buffer area, which shall remain in place until the biologist has determined that the young have fledged from the nest.

BIO-3 If possible, to avoid potential impacts to nesting birds, tree removal associated with project activities shall be limited outside the bird nesting season, which is March 15th to August15th. However, if tree removal is required during the bird nesting season, a survey for nesting birds shall be conducted within two weeks prior to ground disturbing activities by a qualified biologist in and adjacent to the project area. If nesting birds are found to be located within or adjacent to the project area, an appropriate buffer area shall be established by a qualified biologist to ensure protection of the nesting birds. The biologist shall determine the appropriate buffer distance based on the bird species, topography, vegetation, and type of disturbance. At a minimum, the buffer area shall be delineated with brightly colored construction fencing. No construction, grading, or equipment staging activities shall occur within the buffer area, which shall remain in place until the biologist has determined that the young have fledged from the nest.

Monitoring: Required prior to issuance of a construction permit. Compliance will be verified by the County Department of Planning and Building.

The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.

DocuSigned by:
Dave Robertson
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4/17/2014

Signature of Owner(s) Date

Dave Robertson

Name (Print)