

EXHIBIT A - Findings

1. The project meets a need previously identified or recognized by the Board of Supervisors because it helps implement the Port San Luis Master Plan and the Local Coastal Plan by providing low cost visitor accommodations, increased coastal access, and increased recreational opportunities that have been recognized by the County through the San Luis Bay Area Plan specifically for the Harbor Terrace project site.
2. The project provides a facility not presently available in the community because it will serve individuals who are not adequately served in the county at this time.
3. The project has generated substantial, obvious, community support.
4. The project would reduce other County costs because it is not funded directly by the County and it will serve individuals that live in the community. In addition, it will attract tourists from outside the County who will spend money within the Community of Avila Beach and within San Luis Obispo County.
5. Waiver of the fees is equitable and in the public interest per Footnote 4.e of the San Luis Obispo County Department of Planning and Building Fee Schedule because the project is being developed and maintained at no expense to the County, will be available to the public at large and improve coastal access and recreational opportunities.