

ATTACHMENT 1

EXHIBIT A - FINDINGS DRC2013-00088

CEQA Exemption

- A. The project qualifies for a Categorical Exemption (Class 1) pursuant to CEQA Guidelines Section 15301 because the proposed development is an addition to an existing structure that will not result in an increase of more than 50% of the floor area of the structure before the addition, or 2,500 square feet, whichever is less.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use 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 22 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 deck and replacement and repair of the existing stairs 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 deck and replacement and repair of the existing stairs 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 Canterbury Lane, 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 site design, because a "project limit area" has been defined on the site plan and construction will not occur outside this area; no trees or native vegetation will be removed as a result of construction.

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- I. Natural features and topography have been considered in the design and siting of all proposed physical improvements, because the project has defined a “project limit area” which is designed to avoid and minimize impacts to sensitive resources.
- 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 no trees will be removed as a result of construction of the proposed project.
- 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 best management practices will be applied to the project to limit potential drainage impacts including but not limited to erosion control measures.
- L. There will be no significant negative impact to the identified sensitive habitat as a result of the project or use because the site was previously developed and construction will be limited to the minimum area necessary where no native vegetation or sensitive tree species will be removed.
- M. Development has been sited to minimize disruption and will not significantly disrupt the habitat because it involves the repair and replacement and addition to an existing single family residence with minimal site disturbance.

Archaeologically 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 has defined a “project limit area” and site disturbance will not occur outside the defined area. Should resources be encountered construction will stop and the applicant will contact the County Planning and Building Department and Native American Representative. It is not anticipated resources will be encountered as the area is previously disturbed and landscaped with decorative/ornamental native plants.
- M. The site design and development cannot be feasible changed. Due to previous development on the site, it is unlikely that archeological resources are present and no changes are necessary to avoid intrusion into or disturbance of archeological resources. Construction will use appropriate methods to protect the integrity of the site.