

**EXHIBIT A: FINDINGS - DRC 2014-00112 – Hackett**

Environmental Determination

- A. The project has been found to be consistent with and within the scope of the Subsequent Final Environmental Impact Report (FSEIR) for Tract 2149 (prepared in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000, et seq.) No new potentially significant impacts have been identified that would require further environmental review. The specific mitigation measures identified in the certified FSEIR that are applicable to this residence were incorporated into the project by design and through the conditions of approval.

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 and 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 residence will be required to satisfy the provisions of the Uniform Building Code, and the Land Use Ordinance pertaining to health and safety.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because it is a single-family residence located in residential area with similar development intensity.
- F. The proposed use or project 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 it is a single family residence located on a private local road capable of carrying the additional traffic generated by the project.