

**EXHIBIT A – FINDINGS  
DRC2015-00020 / XMG HOLDINGS**

*Environmental Determination*

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration has been issued on January 20, 2016 for this project. Mitigation measures are proposed to address cultural resources, geology and soils, noise, public services/utilities, transportation/circulation, and water/hydrology.

*Minor Use Permit*

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the proposed single family residence and vacation rental are allowed uses and as conditioned are consistent with all of the General Plan policies.
- C. As conditioned, the proposed single family residence and vacation rental satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the residence and vacation rental 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 proposed residence and vacation rental is consistent with surrounding development and 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 residence and vacation rental will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the proposed single family residence is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed residence and vacation rental 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 Avila Beach Drive and 1st Street, local roads 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.

*Archeological Sensitive Area*

- H. 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 mitigate any impacts to archaeological resources.
- I. The site design and development cannot be feasibly changed to avoid intrusion into or disturbance of archaeological resources. Construction will use appropriate methods, as conditioned, to protect the integrity of the site.