

**FINDINGS - EXHIBIT A
WHITE WATER PROPERTIES DRC2015-00118**

Environmental Determination

- A. The project qualifies for a Categorical Exemption (Class 1) pursuant to CEQA Guidelines Section 15303 because the project consists of minor alterations to existing structures. The project consists of interior remodeling and an addition that does not increase the existing floor area by more than 20 percent.

Development Plan

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the motel 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 23 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 motel 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 motels are 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 Moonstone Beach Drive, a local road constructed to a level able to handle any additional traffic associated with the project.

Archeological Sensitive Area

- G. 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 cease construction in the event that archaeological resources or human remains are uncovered.