

**EXHIBIT A – FINDINGS  
DANNY SULLIVAN DRC2015-00081**

*CEQA Exemption*

- A. The project qualifies for a Categorical Exemption (Class 3) pursuant to CEQA Guidelines Section 15303 because the project consists of two residences on three legal lots. The Cultural Resources survey submitted for the project had negative findings. One oak tree will be removed as part of the project, and will be replaced on site at a 4:1 ratio.

*Minor Use Permit*

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because single-family residences are an allowed use on legal lots of record 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 residences do 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 residences 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 San Miguel Street, 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.

*Archeological Sensitive Area*

- H. The site design and development incorporate adequate measures to ensure that archeological resources will be acceptably and adequately protected because Applicant submitted a Cultural Resource Survey (Applied EarthWorks, Inc.) for this project. Research found that several prehistoric and historic sites are present in the general area. A field survey revealed no visible archaeological deposits on the proposed project site. The project is conditioned to cease construction in the event archaeological/cultural resources are discovered during ground-disturbing activities.