

**EXHIBIT A
DEVELOPMENT PLAN/COASTAL DEVELOPMENT PERMIT
FINDINGS
SUB2015-00026**

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, found, and the Planning Commission agrees, 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 (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) was issued on May 19, 2016, and is hereby adopted for this project. Mitigation measures are proposed to address Air Quality, and Cultural Resources and are included as conditions of approval.

Development Plan/Coastal Development Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan and Local Coastal 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 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 new residences do not generate activities that present potential threats 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 eight residential units are allowed uses 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 1st Street and San Antonia, 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.

Minimum Parcel Size

- H. The reduction in minimum parcel size for parcels 1 through 7 is appropriate because:
1. The common ownership external parcel is in compliance with the provisions of 23.04.084; and

Attachment 1

2. The density of residential units is in compliance with Section 23.04.084 where the project is located in the Residential Multi-Family category.

Archaeology

- I. The site design and development incorporate adequate measures to ensure that archeological resources will be acceptably and adequately protected because earth disturbing activities shall be monitored by an archaeologist and native American and should resources be encountered construction will stop and the applicant will contact the County Planning and Building Department and Native American Representative.