

**EXHIBIT A – FINDINGS  
DRC2015-00119 CLEMENT**

***Environmental Determination***

- A. The project qualifies for a Class 1 Categorical Exemption pursuant to State CEQA Guidelines Section 15303 because it consists of the minor addition to an existing private structure, within an urbanized area, will not require the removal of native trees or vegetation, and involves negligible or no expansion of the use beyond that existing at the time of the lead agency's determination. No measures beyond those required by the County's ordinances are necessary to address the potential impacts from proposed project.

***Minor Use Permit/Coastal Development Permit***

- A. 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 and Local Coastal Plan policies.
- B. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- C. 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 proposed construction of an addition to an existing single family residence 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.
- D. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the proposed addition to the existing single family residence is similar to, and will not conflict with, the surrounding lands and uses.
- E. 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 an addition to an existing single family residence, compatible with surrounding residential development and is located on Pasadena Drive, a local road constructed to a level able to handle any additional traffic associated with the project.

***Coastal Access***

- F. 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 will not inhibit access to the coastal waters and recreation areas.

***Archaeology***

- 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 upon discovery of resources, until a consultation can take place.