

**EXHIBIT A – FINDINGS
DRC2019-00021 CAREY**

California Environmental Quality Act Exemption

- A. The project qualifies for a Categorical Exemption (Class 3) pursuant to California Environmental Quality Act Guidelines Section 15303 because the project consists of construction and location of two single-family residences each located on existing adjacent lots in a residential land use category.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan and Local Coastal Plan because the proposed single-family dwellings are an allowable use in the Residential Multi-Family land use category and, as conditioned, the project will be consistent with all applicable General Plan and Local Coastal 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 single-family dwellings 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 single-family dwellings are similar to other developed sites in the vicinity 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 Security Court, 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.

Airport

- H. The proposed project was referred to the Airport Land Use Commission for review. The Airport Land Use Commission found this project consistent with the Airport Land Use Plan because the proposed development and use of the property will be required to satisfy all Airport Land Use Plan requirements regarding general land use, noise, safety, airspace protection, and overflight.

Coastal Access

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