

FINDINGS - EXHIBIT C
CONDITIONAL USE PERMIT SUB2012-00044 (DEGROOT)

CEQA Exemption

- A. The project qualifies for a Categorical Exemption (Class One) pursuant to CEQA Guidelines Section 15303 because the project is located within an existing building and will not involve any new construction beyond placing interior walls for future owners/tenants and bringing the building up to current building code standards.

Conditional Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because an industrial condominium project within an existing industrial building 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 22 of the County Code because the parcel will remain one acre with the recordation of the final map. The individual condominium units will be recorded separately under a condominium plan.
- 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 six industrial condominium units 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 project will be contained within an existing industrial building that was constructed and finalized in 2005. While there is residentially zoned property to the north, east and west of the project site, uses have been limited to lighter industrial operations, and as proposed and conditioned, 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 Precision Place, a local road constructed to a level able to handle any additional traffic associated with the project.