

**EXHIBIT A – FINDINGS  
DRC2013-00034**

***CEQA Exemption***

- A. The project qualifies for a Categorical Exemption (Class 3) pursuant to CEQA Guidelines Section 15303 because the proposed fencing is a new construction of small accessory structures on an existing residential parcel.

***Minor Use Permit***

- B. The proposed project or use is consistent with the San Luis Obispo County General 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 construction of solid fencing enclosure on an existing residential parcel 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.
- 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 proposed fencing 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 Adobe Road, 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 proposed project is not located between the first public road and the ocean.

***Adjustments***

- H. Modification of the street side setback and fencing standards required by Coastal Zone Land Use Ordinance Section 23.04.190(c) to allow a solid fence 10' from the property side boundary is justified because the proposed fencing complies with the height limitation and is determined necessary because the existing residence does not currently have an enclosed private open space that is conducive for residential use. The proposed fencing will not block visibility of the residence front entrance and, as conditioned, it will not impair safe sight distance for vehicle traffic.