

**EXHIBIT A - FINDINGS**

*CEQA Exemption*

- A. The project qualifies for a Categorical Exemption (Class One) pursuant to CEQA Guidelines Section 15303 because the 84 square foot farm stand is existing and will not involve any new construction or expansion of the existing business.

*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 22 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 farm stand 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 farm stand is located in a residential suburban (lower density) neighborhood along an arterial road, and is oriented toward Highway 227 away from nearby residences. As such, the project 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 Highway 227, an arterial road, and Crestmont Drive, a local road constructed to a level able to handle any additional traffic associated with the project.

*Adjustments*

- G. Modification of the setback standards contained in Land Use Ordinance Section 22.30.075 that requires a 400 foot setback from any existing residence outside the ownership of the applicant is justified because the existing farm stand is located along an arterial road. It is located and oriented away from any adjacent residence and will not have any direct or indirect impacts on surrounding neighboring properties. The stand is located at the farthest corner away from existing residences. The owner's residence and landscaping between the farm stand and surrounding residences will act as a buffer between the stand and adjacent properties.