

**EXHIBIT A – FINDINGS**  
**DRC2013-00079 Price Hinds Plaza LLC**  
*(Oceano Community Farmers Market)*

*CEQA Exemption*

- A. The project qualifies for a Categorical Exemption (Class 4) pursuant to CEQA Guidelines Section 15304 because the proposed project is a farmers' market occurring weekly on Saturday afternoons, which is a minor temporary use of land having negligible or no permanent effects on the environment.

*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 community farmers' market and temporary events do not generate activity that presents a potential threat to the surrounding property and buildings. The community farmer's market and temporary events is subject to applicable requirements by the County Department of Environmental Health and County Department of Public Works 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 farmers' market and temporary events will be held at a commercial retail site, 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 Paso Robles Street, a local road constructed to a level able to handle any additional traffic for a duration of 2 to 4 hours per week, along with 4 one-day events per year associated with the project.