

**EXHIBIT A – FINDINGS**  
**Forage Minor Use Permit DRC2013-00063**

*Environmental Determination*

- A. This project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment; therefore, the activity is not subject to CEQA.  
[Reference: State CEQA Guidelines sec. 15061(b)(3), General Rule Exemption]

*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 primary dwelling located over 250 feet from the secondary dwelling 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 primary dwelling located over 250 feet from the secondary residence on a 209 acre parcel is similar to, 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 See Canyon Road, a collector road constructed to a level able to handle any additional traffic associated with the project.

*Secondary Dwelling Distance Modification*

- G. Modification of the distance standard to allow the primary dwelling to be located approximately 1,000 feet from the secondary dwelling is justified because there are specific conditions of the site that make the standard unnecessary. The existing conditions on the property consist of steep slopes with oak trees, orchards, a creek and existing structural development within 250 feet of the existing residence making the construction of a secondary dwelling in this area unworkable and would impact several features on the property. Placing the secondary dwelling within the 250-foot distance requirement would require removal of the orchard or necessitate significant grading and removal of several oak trees and/or existing structures. In addition, the placement of the secondary dwelling is further back from See Canyon Road and will not be visible from public roads.