

ATTACHMENT 1

EXHIBIT A - FINDINGS DRC2013-00032 / HILL

Environmental Determination

- A. The Environmental Coordinator, finds per State CEQA Guidelines (Sec. 15164(a), Sec. 15162), that the Lead Agency may prepare an addendum to an adopted negative declaration where all of the following apply: 1) only minor technical changes or additions are necessary; 2) no substantial changes have been made or occurred that would require major revisions to the Negative Declaration due to either new significant effects or substantial increases in the severity of previously identified significant effects; 3) substantial changes have not occurred with respect to the circumstances under which the project is undertaken; 4) new information of substantial importance which was not known or could not have been known at the time of the adopted Negative Declaration. The Environmental Coordinator finds that all of the above conditions apply and an addendum to the adopted Mitigated Negative Declaration (April 5, 2013) is appropriate because no new information of substantial importance has been identified which was not known at the time that the previous Mitigated Negative Declaration was adopted.

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 solar facility 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 project has been designed to minimize visibility from surrounding areas, provide a natural separation between this use and existing and future agricultural uses, 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 Jack Creek Road, a local road which with the recommended improvements will be at a level able to handle the short-term construction traffic, and minimal operations and maintenance traffic generated by the project.