

ATTACHMENT 1

FINDINGS - EXHIBIT A

Environmental Determination

- A. The Environmental Coordinator found that the previously adopted Mitigated Negative Declaration is adequate for the purposes of compliance with CEQA for this project.

Conditional 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 envelope adjustment and garage 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 garage is an established use, 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 North Forty Road, a residential road constructed to a level capable of accommodating any additional traffic associated with the project.
- G. The proposed project is consistent with Section 22.30.410. The proposed garage is 1,142 square feet, which exceeds the 1,000 square foot requirement. However, as specified in the ordinance, the project has requested a use permit to construct the garage in excess of 1,000 square feet and therefore the project complies with this section of the ordinance.