

EXHIBIT A – FINDINGS

Environmental Determination

- A. The project qualifies for a Categorical Exemption (Class 3) pursuant to CEQA Guidelines Section 15303 because it involved the construction of a single family residence with minimal site disturbance on an existing developed lot, and proposes a conversion of a small existing as-built substandard residence into storage/workshop.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan / Local Coastal Plan because the use is an allowed use and as conditioned is consistent with all applicable General Plan / Local Coastal Plan policies. The existing as-built single family residence is an allowed use in the Agriculture land use category and involved minimal site disturbance on prime agricultural soils, and the existing as-built residence is not visible from major public viewing corridors. The project included a limited liquefaction study which concluded that liquefaction of soils at the site is low, therefore no further geologic reports are required to address the geologic suitability for the existing as-built residence.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code. The proposed project is an allowed use in the Agriculture land use category and complies with applicable height, setbacks, and other applicable development standards.
- 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 project 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 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 Clark Valley Road, a local road that is constructed to a level able to handle any additional traffic associated with the project.

Coastal Access

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the subject parcel is located over five miles east of the shoreline and would not inhibit access to the coast.