

ATTACHMENT 1

**EXHIBIT A - FINDINGS  
DRC2014-00035 / SMITH**

*CEQA Exemption*

- A. The project qualifies for a Categorical Exemption (Class 3 and 5) pursuant to CEQA Guidelines Section 15303 and 15305 because the project consists of the construction of a new second dwelling unit within a residential zone and a minor alteration in land use limitation by varying from the maximum allowable setback required by the county ordinance for second units to primary units.

*Minor Use Permit*

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because a secondary dwelling 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 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 the secondary dwelling 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 East Ormonde Road, a local road constructed to a level able to handle any additional traffic associated with the project

*Secondary Dwelling Adjustments*

- G. The modification of the distance a secondary dwelling can be located from a primary dwelling from 250 feet to 330 feet is justified because the proposed location is on an existing concrete pad with an access driveway which will minimize site disturbance on existing slopes and the potential to disturb sensitive vegetation that may occur on the property.