

Attachment 1

EXHIBIT A – FINDINGS **Minor Use Permit DRC2014-00070 (Ethnobotanica)**

CEQA Exemption

- A. The project qualifies for a Categorical Exemption (Class Three) pursuant to CEQA Guidelines Section 15303 because the project will be located within an existing structure and only involves a change in use. In addition, the project is located in an urbanized area not in close proximity to significant fish and/or wildlife habitat.

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 proposed medical marijuana dispensary, as proposed and conditioned, does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to and in compliance with Ordinance and Building Code requirements designed to address health, safety and welfare concerns, including limited hours of operation. Implementation of the project's security plan would minimize demands on law enforcement resources. The security plan includes indoor/outdoor video surveillance and alarm system by Sentinel Security and an onsite guard by Bomar Security for 10 hours per day, 7 days per week. Security will assist in opening and closing of the facility, including escorting employees to their vehicles after closing. Security will also be responsible for verifying that each person entering the facility is a medical marijuana patient, caregiver, employee, or other allowed person.
- 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 medical marijuana dispensary will be located in the Commercial Service land use category in an area that contains primarily commercial uses. The medical marijuana dispensary will be also be located in an existing metal commercial building which 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 Hutton Road, an arterial road constructed to a level able to handle any additional traffic associated with the project.