

EXHIBIT A – FINDINGS
Minor Use Permit DRC2014-00097 (Van Petten)

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on November 25, 2015 for this project. Mitigation measures are proposed to address Aesthetics, Air Quality, Biological Resources, and Cultural Resources and are included as conditions of approval.

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 single family residence 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 proposed single family residence 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 Mesa View Drive (Highway 1), an arterial road constructed to a level able to handle any additional traffic associated with the project.

Adjustments

- G. Modification of side setback standard required by Land Use Ordinance Section 22.10.140 to allow a side setback of 22 feet instead of 30 feet is justified because the characteristics of the use or its immediate vicinity do not necessitate the 30 foot setback. CalFire and planning staff have reviewed the proposed adjustment and support the reduced setback for this project.