

**EXHIBIT - A / FINDINGS
CONDITIONAL USE PERMIT (DRC2014-00146)**

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 Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on December 10, 2015. Mitigation measures are proposed to address aesthetics, air quality, biological resources, cultural resources, geology and soils, noise, public services, transportation/circulation and water/hydrology and are included as conditions of approval.

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 proposed independent living building and assisted living facility 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 independent living building and assisted living facility are consistent with the surrounding land uses in the project's vicinity. Then proposed project is consistent with the provision so the Templeton Community Design Plan including building guidelines addressing height, bulk, setbacks, architectural style and site design. With the project conditions in place this project 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 Las Tablas Road a collector road constructed to handle any additional traffic associated with this project. A traffic study was prepared (Orosz Engineering Group) and reviewed by the Department of Public Works. The County has established the acceptable Level of Service (LOS) on roads in urban area as "D" or better. The existing LOS is considered "C" or better. The traffic generated by the proposed project (both the independent living building and the assisted living facility) will not result in a significant impact. The LOS East of Bennet Way will drop to a LOS "D" which is considered acceptable and not a significant impact. The project is also subject to the payment of Templeton Area Circulation Fees.

Adjustments

- G. The proposed independent living building has a maximum height of 44 feet above average natural grade. The height requirement in the Office and Professional land use category is 35 feet. In this instance, a height modification pursuant to the Land Use Ordinance section 22.10.0902a has been proposed. The independent living building Hospital is 44 feet above average natural grade (ANG) measured to the highest point of the roof. Other key height measurements include:
- 44 feet (ANG) to the top of the roof
 - 35 feet (ANG) to the top of the highest habitable space
 - 29 feet from Las Tablas Rd elevation to the top of the roof.

The height modification to allow a 44 foot structure is justified because 44 feet will not exceed the lifesaving equipment capabilities of the Templeton Fire Department. The building will include an internal stair connection all the way to roof level that would allow firefighters access to high roof surfaces in an emergency situation and the height will not result in substantial detrimental effects on the enjoyment and use of adjoining properties.

Residential Use in the Office and Professional Land use Category

- H. The Review Authority finds that the proposed residential use (independent living units) will not significantly reduce the community inventory of office or commercial property available to satisfy the commercial needs of the population envisioned by the Land Use Element or impede the continuing orderly development of community shopping and office areas with office and other commercial uses because there are seven other undeveloped Office and Professional designated sites in the Las Tablas Rd area. These sites provide for adequate community shopping and office uses in the community.