

**EXHIBIT A – FINDINGS  
Nicholson DRC2015-00062**

*CEQA Exemption*

- A. The project qualifies for a Categorical Exemption (Class 3) pursuant to CEQA Guidelines Section 15303 because it involves the construction of a single-family residence for farm support quarters, on an existing lot, within an Agriculture zoned area on a site used for agriculture (cattle grazing). No measures beyond those required by the County's ordinances are necessary to address the potential impacts from the proposed project.

*Minor Use Permit/Coastal Development Permit*

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because farm support quarters 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 23 of the County Code. The proposed project is consistent with Section 23.040.050(a), Siting of Structures in the Agriculture Land Use Category, because locating the proposed farm support dwelling on other than prime soils would require grading on steep slopes or would place the dwelling in the Flood Hazard, and because the proposed dwelling would directly support, and not adversely impact, the adjacent agricultural operations.
- 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 construction of a 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 a single-family residence/farm support quarters, 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 Little Morro Creek Road, a local road 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 project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

*Williamson Act*

- H. The proposed farm support quarters is a compatible use on Williamson Act land conservation contracted property when in direct support of agricultural uses (cattle raising). The farm support quarters authorized by this minor use permit (the second within this land conservation contract) is in direct support of and necessary for effective management of the land owner's other range land properties located on Cottontail Creek Road. The overall residential density complies with the Rules of Procedure and Land Use Ordinance as a combined cattle raising operation. The acreage of the two ranches exceeds the 320 acre rangeland requirement for each farm support quarters in the Land Use Ordinance.