

EXHIBIT A – FINDINGS
DRC20140-00039 Steinmann

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 17, 2015 for this project. Mitigation measures are proposed to address Aesthetics, Biological Resources, Geology and Soils, Wastewater, Water and Hydrology are included as conditions of approval.

Minor Use Permit/ Coastal Development Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because:
1. The use is an allowed use in Table O Framework For Planning;
 2. The proposed residence is established on rural, non-prime agricultural land with limited agricultural potential as a primary use;
 3. The proposed development will allow continuing use of the non-conforming sized agricultural parcel with small scale farming.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code because:
1. The project is consistent with the Section 23.04.210 Standards for Critical Viewsheds and SRAs for protection of visual resources;
 2. The structure will not silhouette the ridgetop and the required landscaping plan utilizes fast growing native vegetation (cypress and toyons) to screen the development and water tanks from public views. These screening plants will be maintained in perpetuity;
 3. All lighting will be shielded.
 4. An Engineering Geology Investigation and Addendum (GeoSolutions, October 14, 2014 and May 13, 2015) were prepared and were reviewed and approved by County geologist.
- 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 development is located outside of the geological hazard area on the most competent, buildable area on the site. The final single family residence design utilized engineered post construction (as opposed to retaining walls and floor slab construction) to minimize ground disturbing impacts. These considerations do 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.

ATTACHMENT 1

- 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 off 13th Street, 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 will not inhibit access to the coastal waters and recreation areas.