

EXHIBIT A – FINDINGS
Nipomo Group Minor Use Permit DRC2014-00024

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 May 5, 2016 for this project. Mitigation measures are proposed to address Air Quality, Cultural Resources, Noise, Public Services and Utilities, and Transportation 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 sales lot and vehicle storage yard 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 sales lot and vehicle storage yard is similar to, and will not conflict with, the surrounding lands and uses as proposed and conditioned.
- 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 Juniper and Mary Streets, both collector roads constructed to a level able to handle any additional traffic associated with the project.

Curb, Gutter and Sidewalk Waiver

- G. Development of the required street frontage improvements along Camino Caballo would be premature because the project site does not have frontage along Camino Caballo and there is not a nexus for requiring improvements along this frontage. The project site fronts Juniper Street where access to the project site will occur. Curb, gutter and sidewalk improvements will be installed along this frontage per ordinance standards and the project has been conditioned accordingly.