

**EXHIBIT A – FINDINGS  
DRC2015-00057 Ernst**

*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 temporary parking lot and small office building to be utilized as a transit station and rental vehicle area.

*Minor Use Permit*

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because transit stations are 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 transit station 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 transit station/parking lot 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 Farmhouse Lane, a local road constructed to a level able to handle any additional traffic associated with the project

*Adjustments*

- G. Modification of the landscape standards in Land Use Ordinance Section 22.18.060(F) is justified because the project is proposed as a temporary parking lot and is not the ultimate end use development of the property.
- H. Modification of the surfacing standards in Land Use Ordinance Section 22.18.060(A) is justified because the project is proposed as a temporary parking lot, with low expected turnover.