

EXHIBIT A – FINDINGS

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 small structure, located on top of an existing permitted garage, resulting in no site disturbance. No measures beyond those required by the County's ordinances are necessary to address the potential impacts from the proposed project.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the proposed residential accessory structure is allowed in the Agriculture land use category 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 existing as-built guest house 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 existing as-built guest house will not conflict with the surrounding lands and uses. Guesthouses are allowable uses in the Agriculture land use category. Per section 22.30.410.E, guest houses located at a distance greater than 50 feet from the primary residence can be allowed with Minor Use Permit.
- 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 Ranchita Vista Way, a local road constructed to a level able to handle any additional traffic associated with the project.
- G. Modification of the distance a guesthouse can be located from a principle residence from 50 feet to allow a guesthouse to be located approximately 115 feet from the principle residence is justified because the proposed as-built guest house is located on top of an existing permitted garage and therefore will not require any site disturbance, and to situate the proposed guesthouse in other locations would require additional site disturbance, and could possibly diminish the utility of future agricultural uses. Staff concludes that the distance waiver can be recommended because the proposed location would not create any significant impacts.