

**EXHIBIT A – FINDINGS
MINOR USE PERMIT DRC2019-00181 / FREEMAN**

CEQA Exemption

- A. The project qualifies for a Categorical Exemption (Class 3) pursuant to CEQA Guidelines Section 15303 because it is the construction of a guesthouse and attached garage/workshop that will not require the removal of native trees or vegetation, and will not result in any grading.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because a secondary dwelling 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 proposed guest house and attached garage/workshop 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 proposed guest house and attached garage/workshop 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 Nacimiento Lake Drive, a collector road constructed to a level able to handle any additional traffic associated with the project.

Guesthouse Distance Adjustments

- G. Modification of the distance a secondary dwelling can be located from a primary dwelling from 50 feet to allow a guesthouse to be located approximately 120 feet from the primary dwelling is justified because there are specific conditions of the site that make the standard ineffective. The modification to the distance requirement allows for the preservation of native vegetation and oak trees, and eliminates the need for grading.