

FINDINGS - EXHIBIT A
MINOR USE PERMIT / DRC2019-00085 / ZIPPERER

Environmental Determination

- A. The project qualifies for a Categorical Exemption (Class 1) pursuant to CEQA Guidelines Section 15301 and 15304 because the project involves the conversion of an existing barn and outdoor use areas for public assembly during temporary events. The access driveway approaches will require improvements within the public right-of-way in accordance with County Public Improvement Standards that will result in minor site disturbance to upgrade the existing driveway accesses to current standards. The event program would include 20 temporary events (including non-profits) with 3 events up to 200 guests, and 17 events up to 150 guests. The property point of access is located along Almond Drive, a county maintained road. A Traffic Study completed on April 19, 2019 found that the proposed event program would not produce peak hour trips exceeding the criteria. For this application Public Works is not recommending project frontage road widening improvements because events as described will not produce peak hour trips exceeding the criteria. The applicant is required to comply with the California Fire Code, California Building Code, the Public Resources Code, and any other applicable fire laws. Cal Fire/County Fire Department did not identify any fire or life safety concerns. The applicant is requesting outdoor amplified music lawn beside the primary residence. An Acoustical Analysis was completed for the project (Karl Mike, KM Acoustic Studies, April 5, 2019). Measured noise levels at the nearest property lines were not found to exceed the County's corresponding daytime or evening standards. No mitigation measures beyond those required by County ordinances are necessary to address the environmental impacts associated with the proposed project. Therefore, it can be seen with certainty that there is no possibility that the proposed project may have a significant effect on the environment.

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- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because it 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 project use of the site for temporary events 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 project 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 Almond Drive, county maintained road, publicly maintained road constructed to a level able to handle any additional traffic associated with the project