



**ATTACHMENT 1**  
**FINDINGS PA23-0052**

---

1 **GENERAL PLAN** **PA23-0052**  
That the use or project proposed is consistent with the objectives, policies, and general land uses and programs specified in the General Plan adopted pursuant to the State Planning and Zoning Law.

---

2 **ZONING** **PA23-0052**  
That the Use Permit is consistent with the objectives, policies and general land uses and programs specified in the Specific Plan for the Project area, which was adopted pursuant to the State Planning and Zoning Law

---

3 **COMPATIBILITY** **PA23-0052**  
That the location, size, design and operating characteristics of the proposed use will not create unusual conditions or situations that may be incompatible with other permitted uses in the vicinity

---

4 **GENERAL WELFARE** **PA23-0052**  
That the application will not result in conditions or circumstances contrary to the public health and safety and the general welfare.

---

5 **PUBLIC FACILITIES** **PA23-0052**  
That the approval of the permit application complies with Codified Ordinance Section 7- 9-711 regarding public facilities.

---

6 **CEQA** **PA23-0052**  
The proposed project is exempt (Class 2 - Replacement and Reconstruction) from the provisions of CEQA, pursuant to CEQA Guidelines Section 15302 because the exemption allows for the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

---

7 **OVER-HEIGHT WALL** **PA23-0052**  
That the over-height wall is approved, in that:

1. The height and location of the fence or wall as proposed will not result in or create a traffic hazard; and
2. The location, size, design and other characteristics of the fence or wall will not create conditions or situations that may be objectionable, detrimental, or incompatible with other permitted uses in the vicinity.

---

---

8

**ALTERNATIVE TO OFF-STREET PARKING  
REGULATIONS**

**PA23-0052**

That the alternative to off-street parking regulations is approved, in that:

1. The use will adequately be served by the proposed parking demand requirement as determined in the parking study; and
  2. A parking study, prepared by an independent traffic engineering professional, approved by the County, supports the proposed reduction.
-