

ATTACHMENT 1

FINDINGS - EXHIBIT A SUB2011-00011/ CO 11-0098 (CHRISTENSEN)

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds, and the Subdivision Review Board agrees, that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) was issued on December 31, 2014 for this project and is hereby adopted. Mitigation measures are included to address Agricultural Resources, Biological Resources, Land Use, and Water/Hydrology and are included as conditions of approval.

Vesting Tentative Map

- B. The proposed map is consistent with applicable county general and specific plans because it complies with applicable area plan standards and is being subdivided in a consistent manner with the Agriculture land use category.
- C. The proposed map is consistent with the county zoning and subdivision ordinances because the parcels meet the minimum parcel size set by the Land Use Ordinance and the design standards of the Real Property Division Ordinance.
- D. The design and improvement of the proposed subdivision are consistent with the applicable county general and specific plans because required improvements will be completed consistent with county ordinance and conditions of approval and the design of the parcels meets applicable policies of the general plan and ordinances.
- E. The site is physically suitable for the type of development proposed because the proposed parcels contain adequate area for development of residential units.
- F. The site is physically suitable for the proposed density of the development proposed because the site can adequately support residential single family dwellings and farm support quarters.
- G. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because mitigation measures for agricultural resources, biological resources, land use and water/hydrology have been included as conditions of approval and will mitigate any potential impacts to a level of less than significance.
- H. The design of the subdivision or the type of improvement will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.
- I. The proposed map complies with Section 66474.6 of the State Subdivision Map Act, as to methods of handling and discharge of waste.

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Road Improvements

- J. In the interest of the public health and safety, and as a necessary pre-requisite to the orderly development of the surrounding area, the construction of any road improvements shall occur prior to recordation of the parcel map or, if bonded for, within one year after recordation of the parcel map and prior to issuance of a permit or other grant of approval for development on a parcel.

Williamson Act

- K. The subject property is currently enrolled in a Williamson Act contract (Resolution 2010-377). Minimum parcel size allowed per the contract is 20 acres. The proposed project is consistent with the Williamson Act and County Rules of Procedure for Implementing the California Land Conservation Act of 1965. The four parcels of 38, 38.1, 40 and 40 acres are parcels that are being created in this subdivision are large enough to sustain their agriculture use and therefore meet the additional finding.

Airport Review

- L. The proposed project for subdivision of an existing 156.18 acres into four parcels, ranging in size from 38 acres to 40 acres for the purpose of sale/and or development in the Agriculture land use category is consistent with the Airport Land Use Plan (ALUP) because the proposed future development and uses on the property are required to satisfy all ALUP requirements regarding land uses and densities within Aviation Safety Area S-2.