

FINDINGS - EXHIBIT A
SUB2014-00027 (CO14-0099) / LEBLANC

CEQA Exemption

- A. The project qualifies for a Categorical Exemption (Class 15) pursuant to CEQA Guidelines Section 15303 because the property is located in an urbanized area (Nipomo) in an area zoned residential suburban. The division involves fewer than four parcels, does not have an average slope greater than 20 percent, and no variances or exceptions are required. All services and access to the proposed parcels to local standards are available, and the parcel has not been involved in a division of a larger parcel within the previous 2 years.

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 Residential Suburban 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 the future development of a single family residence and its accessory uses.
- F. The site is physically suitable for the proposed density of the development proposed because the site can adequately support a single family residence and its allowable accessory uses within the Residential Suburban land use category.
- 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 the project site is in an urbanized area that is not in close proximity to significant fish or wildlife habitats. The resulting parcels use the land efficiently, will not hinder the use of the subject or adjacent parcels, and will maintain the character and parcel configuration pattern of the surrounding area.
- 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.

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

ATTACHMENT 1

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.

Adjustments

- K. There are special circumstances or conditions affecting the subdivision that allow for the adjustment of the depth to width ratio established in Chapter 3 of the Title 21 of the Real Property Division Ordinance because there are special circumstances and conditions affecting the property that would allow for the adjustment. The proposed division and parcel configuration is the only configuration that would not otherwise require the demolition of existing structures on the site. Alternative configurations would create an illegal and non-conforming use of the property because the workshop, an accessory use, would be without a primary on the newly created parcel. Granting the adjustment would not adversely affect the health or safety of persons in the neighborhood and it would not be materially detrimental to the public welfare or injurious to other property.