

FINDINGS - EXHIBIT A
Rosenthal Tentative Parcel Map CO15-0033/SUB2014-00054

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds 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.) has been issued on September 17, 2015 for this project. Mitigation measures are proposed to address Air Quality, Biological Resources, Public Services and Utilities, Recreation, Transportation and Circulation, Water and Land Use and are included as conditions of approval.

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 development of primary dwellings and guesthouses and other uses allowable in the Residential Suburban land use category with the exception of secondary dwellings.
- F. The site is physically suitable for the proposed density of the development proposed because the site can adequately support primary dwellings, guesthouses and other uses allowable in the Residential Suburban land use category with the exception of secondary dwellings.
- 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 is of limited size and scope and is not located in close proximity to significant fish or wildlife habitats.
- 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 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.

Abandonments of Offers to Dedicate Road Rights-of-Way

- K. The elimination of the Tract 681 offers to dedicate road rights-of-way for a portion of Tejon Court and the entirety of Sombra Lane would not eliminate, delay or unreasonably interfere with the opportunity to develop the proposed lots within this proposed parcel map and would not preclude development of the properties in the immediate neighborhood because these properties are at ultimate development for their respective land use categories based on current planning area standards and since Tract 681 was recorded the City of San Luis Obispo has designated this area of the County as the City's surrounding greenbelt area. These future road connections are no longer necessary due to current and foreseeable development patterns within this area of the County.
- L. The elimination of these Tract 681 offers to dedicate road rights-of-way would not eliminate, delay interest in, or conflict with other elements of the County General Plan because relinquishing the ability to expand the road system in this area is no longer in the Public interest and is consistent with the goals, objectives and policies of the other elements of the General Plan.
- M. The abandonment of the Tract 681 offers to dedicate road rights-of-way will not conflict with the applicable sections of the General Plan because the residential properties will continue to have safe access to their properties and the County and City's maintained road system.