

ATTACHMENT 3

**FINDINGS - EXHIBIT C  
FINDINGS FOR PARCEL MAP  
CO13-0092 / PORTWOOD**

*CEQA Exemption*

- A. The project qualifies for a General Rule Exemption (ED13-091) because the project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment; therefore, the proposed mixed-use development is not subject to CEQA.

*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 Commercial Retail 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 a two-story mixed-use building.
- F. The site is physically suitable for the proposed density of the development proposed because the site can adequately support a two-story mixed-use building with commercial retail proposed on the ground floor and single family residence proposed on the second floor.
- 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 not within the vicinity of any sensitive species or their habitat. The site is located in an urbanized area within the Central Business District of Avila Beach. It is the last vacant lot on the block, surrounded by other commercial and residential uses.
- 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.

*Coastal Access*

- J. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the though the project is adjacent to the

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coast the proposed development will not inhibit access to the coastal waters and recreational areas in the immediate vicinity.