

Attachment 1
DRC2014-00130 MONARCH DUNES, LLC
FINDINGS

Environmental Determination

- A. The proposed project is consistent with the previously certified 1998 Woodlands Specific Plan Final Environmental Impact Report (FEIR) and the previously certified 2001 Woodlands Specific Plan Final Supplemental Environmental Impact Report (FSEIR) because no substantial changes are proposed in the project which will require major revision of the previously certified FEIR or FSEIR, no substantial changes occur with respect to the circumstance under which the project is undertaken which will require major revision of the previously certified FEIR or FSEIR, and no new information of substantial importance has been identified which was not known at the time that the previous FEIR and FSEIR were certified. Per State CEQA Guidelines (Sec. 15164(a), Sec. 15162) an Addendum to the previously certified 1998 Woodlands Specific Plan Final Environmental Impact Report (FEIR) and previously certified 2001 Woodlands Specific Plan Final Supplemental Environmental Impact Report (FSEIR) was prepared.

Conditional Use Permit

- B. As conditioned, the proposed project or use is consistent with the San Luis Obispo County General Plan and the Woodlands Specific Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies satisfy all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because drainage will be retained on site, construction activities and access to construction activities are restricted, wastewater will be recycled for irrigation, supplemental water will be brought into the Nipomo Mesa Management Area, low-water plant material will be used, turf will be restricted, dust must be controlled, pesticides and herbicides must be handled in compliance with state and federal regulations, and all building and construction codes shall be met.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the perimeter buffer will be kept and enhanced, the project will not be gated from the community, trails and parks will be made accessible, drainage will be kept on site, and the residential and recreation development is similar to other projects in the vicinity.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the EIR identified Highway One and Willow Road as arterials, Via Concha, Mesa Road, and Camino Caballo as collectors, and Albert Road, Dawn Road and Eucalyptus Road as local roads all capable, as to be improved, of handling all traffic generated by this project.