

**EXHIBIT A – REVISED FINDINGS (JUNE 6, 2016)  
FOR IMPROVEMENTS ADJUSTMENT/EXCEPTION REQUEST  
MESECHER PARCEL MAP (SUB2013-00065/CO13-0105)**

*Environmental Determination*

- A. The project qualifies for a Categorical Exemption (Class 15) pursuant to State CEQA Guidelines Section 15315 because the division of the property is within an urbanized area zoned for residential use into four or fewer parcels, is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

*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 manner consistent with the Residential Single Family land use category, and because both proposed parcels are already developed with one single family residence each.
- 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 since both proposed parcels are already developed with a single family residence.
- E. The site is physically suitable for the type of development proposed because the proposed parcels contain adequate area for development of single family residences and residential accessory uses allowed in the Residential Single Family land use category and because both proposed parcels are already developed with a single family residence.
- 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 accessory uses allowed in the Residential Single Family 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 and because both proposed parcels are already developed with a single family residence.
- 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.

*Archeological Sensitive Area*

- J. The site design and development incorporate adequate measures to ensure that archeological resources will be acceptably and adequately protected. There are existing residences on the newly created parcels and there is no development proposed with this parcel map. Future development will be conditioned to cease construction and notify the County and Environmental Coordinator in the event of archeological resources is unearthed or discovered during the construction phase.

*Coastal Zone*

- K. Sufficient water and sewage disposal capacities are available to accommodate the existing development (each of two existing residences). Parcel 1 and Parcel 2 are both currently served by community water and the parcel map is conditioned to connect to the community sewer prior to recordation.

*Adjustment to Road Improvement Requirements*

- L. That there are special circumstances or conditions affecting the property being subdivided because the property is currently developed with two single family residences and the approved tentative map is limited to one parcel for each residence, and because the resulting parcel size of Parcel 1 exceeds the minimum parcel size requirements such that the potential for further division in the future is high.
- M. That the granting of the adjustment will not be detrimental to the traffic circulation system, the public utility and storm drainage systems, or vehicular or pedestrian safety because no additional traffic generation will occur since the two proposed parcels have already been developed and each existing residence has access to a public road. Any future development that generates traffic would be required to improve the existing road along their property frontage and back to the nearest public road.
- N. That the granting of the adjustment will not result in any unreasonable costs in the maintenance of the improvement by the entity charged with such maintenance responsibility because no new traffic will be generated by the two parcel subdivision.
- O. That the granting of the adjustment will not be detrimental to, nor degrade, any portion of the improvement work involved in the subdivision because no interior road improvements will be required within the subdivision and no road improvements along the sections of Ramona Drive and Mountain View Drive fronting the property that are not improved to current standards will be required until further development or further subdivision occurs.

*Adjustment to the Utilities Undergrounding Requirement*

- P. There are special circumstances or conditions affecting the subdivision because the overhead power lines along both Ramona Avenue and Mountain View Avenue already exist and extend along both roadways serving the existing residential neighborhoods in this area. The existing overhead power lines along Mountain View Avenue are located across the street adjacent to another landowner's property so are exempt from this ordinance. Along the Ramona Avenue frontage, the undergrounding otherwise required would only capture a small segment of the utility infrastructure and the potential for future adjacent subdivisions to provide further undergrounding is unlikely since most of the existing parcels along Ramona Drive and Mountain View Drive are at or close to minimum parcel size. Thus, the goal of having undergrounding of utilities in this neighborhood would not be realized with this individual subdivision.

- Q. The granting of the adjustment will not have a material adverse effect upon the health or safety of persons residing or working in the neighborhood of the subdivision because the utilities will remain in their current state. All utilities will remain overhead until such time as an area-wide program is implemented.
  
- R. The granting of the adjustment will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood of the subdivision because no change to the existing overhead utilities would occur with the granting of this adjustment and the recordation of the map.