

EXHIBIT C – FINDINGS
TENTATIVE TRACT MAP / SUB2019-00017 / TRACT 3130

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 3, 2019 for this project. Mitigation measures are proposed to address Air Quality, and Geology & Soils 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 single family 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 the 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 14 single-family units.
- F. The site is physically suitable for the proposed density of the development proposed because the site can adequately support 14 new single-family units.
- 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 site does not support 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.
- J. There are special circumstances or conditions affecting the subdivision because California Code Government Code Title 7 [65000 - 66499.58] chapter 4.3. creates an opportunity for developers to include more inclusive housing units by increasing the allowed density and other incentives. Because there is a conflict between state and county density requirements, the Current State density bonus allowances take precedent. .

Attachment 3

- K. The granting of the adjustment of setbacks and waiver of common community gathering area 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 proposed project is a subdivision of one existing lot into a 14 separate lots to be developed with single family residences in each lot. The proposed development is consistent with community characteristics and surrounding neighborhood.

- L. That the granting of the adjustment of setbacks and waiver of common community gathering area will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood of the subdivision because the proposed subdivision and development of 14 single family residences are consistent with San Luis Obispo County General Plan and General Plan policies, the project is subject to Ordinances and Building Code requirements designed to address health, safety and welfare concerns, and the proposed project is consistent with the character of the immediate neighborhood.