GENERAL PLAN PA23-00081 That the use or project proposed is consistent with the objectives, policies, and general

Attachment 1 **Findings** PA23-00081

land uses and programs specified in the General Plan adopted pursuant to the State Planning and Zoning Law.

That the use, activity or improvement(s) proposed, subject to the specified conditions, is consistent with the provisions of the Zoning Code, or specific plan regulations applicable to the property.

PA23-00081 That the location, size, design and operating characteristics of the proposed use will not create unusual conditions or situations that may be incompatible with other permitted uses in the vicinity.

4 That the application will not result in conditions or circumstances contrary to the public health and safety and the general welfare.

PUBLIC FACILITIES PA23-00081 5 That the approval of the permit application is in compliance with Codified Ordinance

Section 7-9-711 regarding public facilities (fire station, library, sheriff, etc.).

That the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) under the Class 1, Class 2, and Class 3 exemptions pursuant to Section 15301 through 15303 of the CEQA Guidelines, as discussed in detail within the project Staff Report. The project will not result in a cumulative impact, significant environmental effect or damage scenic or historic resources. Standard conditions of approval applied by the County for all construction projects of this nature will address any short-term construction related impacts.

That pursuant to Section 711.4 of the California Fish and Game Code, this project is exempt from the required fees as it has been determined that no adverse impacts to wildlife resources will result from the project.

That the proposed project will not have a significant unmitigated impact upon Coastal Sage Scrub habitat and therefore, will not preclude the ability to prepare an effective subregional Natural Communities Conservation Planning (NCCP) Program.

COMPATIBILITY

ZONING

GENERAL WELFARE

CATEGORICALLY EXEMPT

NCCP NOT SIGNIFICANT

FISH & GAME - EXEMPT

PA23-00081

PA23-00081

PA23-00081

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9 COASTAL DEVELOPMENT PERMIT 1 PA23-00081

That the development project proposed by the application conforms to the certified Local Coastal Program.

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COASTAL DEVELOPMENT PERMIT 2

That the project conforms to the public access and public recreation policies of the California Coastal Act.

11 COASTAL DEVELOPMENT PERMIT 3 PA23-00081

That the approval of this application will result in no modification to the requirements of the certified land use plan.

COASTAL DEVELOPMENT PERMIT 4 PA23-00081

That the approval of the application will result in a project which is in full compliance with the requirements of the certified land use plan.

COASTAL DEVELOPMENT PERMIT APPEAL AREA

PA23-00081

PA23-00081

That the project is not within the appealable area of the Emerald Bay Local Coastal Program.

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OVER-HEIGHT WALL FINDINGS

PA23-00081

That the over-height wall is approved, in that:

- 1. Construction of the proposed front courtyard retaining wall will be in the same location and of similar height as the existing wall, and would not result in creating a traffic hazard.
- 2. The proposed front courtyard retaining wall location, size, and design is consistent with similar improvements throughout Emerald Bay. The wall will be finished with similar materials and color of the existing house, which is typical for homes in the community. The wall will be constructed in a manner that complements the existing residence, and will not be objectionable, detrimental, or incompatible with other permitted uses within the community.