

TENTATIVE MAP APPROVAL FINDINGS (WMC §13-04.09(d))

- 1. The proposed map is consistent with the general plan or any applicable specific plan, the zoning code, this chapter, the Subdivision Map Act, and other applicable provisions of this code.**

Supportive Evidence

The proposed 13-unit subdivision complies with the general plan land use classification map because it falls within the density range identified for the Residential Medium Density land use classification, and with the concessions and waivers granted under State Density Bonus Law, the subdivision is consistent with the zoning map and zoning code for the Multiple Residential-Medium Density (RM-2) zoning district, the Subdivision Map Act, and all other provisions of this code.

- 2. The design or improvement of the proposed subdivision is consistent with the general plan and any applicable specific plan.**

Supportive Evidence

The proposed use is consistent with the following General Plan goals, policies, and implementation measures: Goal 4.2, Goal 4.7, Policy 4.G, Policy 4.A.2, and Implementation Measure 4.G.2.

- 3. The site is physically suitable for the proposed type of development.**

Supportive Evidence

The site is vacant and relatively flat and is therefore physically suitable for the proposed type of development.

- 4. The site is physically suitable for the proposed density of development.**

Supportive Evidence

With the concessions and waivers granted under State Density Bonus Law, the site is physically suitable for the proposed density of development.

- 5. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

Supportive Evidence

There are no sensitive environmental areas on or near the proposed project site, so the design of the proposed subdivision is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

- 6. The design of the subdivision or the type of improvements is not likely to cause serious public health problems.**

Supportive Evidence

The proposed subdivision, with the concessions and waivers granted under State Density Bonus Law, complies with the development standards of the RM-2 zoning district, is surrounded by existing single-family residential neighborhoods, and qualifies for a categorical exemption from CEQA review as in-fill development. It is therefore not likely to cause serious public health problems.

- 7. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.**

Supportive Evidence

The proposed subdivision does not conflict with any existing easements for access through or use of property within the proposed subdivision.

- 8. The waste discharge from the proposed subdivision into a community sewer system will not result in or add to violations of existing requirements prescribed by the Regional Water Quality Control Board.**

Supportive Evidence

The sewer system in the adjacent public right of way has adequate capacity to accommodate the additional load from the proposed subdivision and there are no existing RWQCB violations in the area. Therefore, the waste discharge from the proposed subdivision into the community sewer system will not result in or add to violations of existing requirements prescribed by the Regional Water Quality Control Board.

- 9. If the land is subject to any of the development restrictions included in Section 66474.4(a) of the Subdivision Map Act (including, but not limited to, Williamson Act contracts, open-space easements, and conservation easements), then the findings required by Section 66474.4 must be made to approve or conditionally approve the tentative map.**

Supportive Evidence

The land is not subject to any of the development restrictions included in Section 66474.4(a) of the Subdivision Map Act.

10. If the tentative map is subject to the water supply requirements included in Section 66473.7 of the Subdivision Map Act, then the findings required by Section 66473.7 must be made to approve or conditionally approve the tentative map.

Supportive Evidence

The tentative map is not subject to the water supply requirements included in Section 66473.7 of the Subdivision Map Act.