

**Exhibit A**

**RECOMMENDED FINDINGS OF FACT  
AND DETERMINATIONS FOR APPROVAL OF  
VESTING TENTATIVE TRACT MAP 8519**

**PLN19-0037  
903 MANOR BOULEVARD  
APN 080H-1541-036-00  
ERC SC, LLC (Applicant/Property Owner)**

The City Council hereby approves Vesting Tentative Tract Map 8519 (PLN19-0037), subject to the following findings:

**Vesting Tentative Map Tract No. 8519**

The following findings indicate conformance with the State Subdivision Map Act and the City's Subdivision Ordinance.

- A. The proposed map will be consistent with the General Plan in that it provides for sufficiently dense residential use in an area with pre-existing low, medium-high, and high density residential and commercial uses on adjacent properties and the immediate area. It is also consistent with the City's Subdivision Ordinance.
- B. The design and improvements of the subdivision are consistent with the General Plan in that it includes seven lots and creation of a 39-unit townhome condominium subdivision, which are adequately served by streets, and with sufficient drainage for the residential development.
- C. The site is physically suitable for residential development in that it is relatively flat, and there are no known problems regarding, cultural, historical or scenic aspects. The site is located in a high liquefaction susceptibility zone and development standards and compliance with the California Building Code (CBC) would ensure structures are constructed to accommodate any unstable soils.
- D. The proposed density of development of 39 units per acre will be compatible with adjacent and neighboring existing high density, medium-high density and low-density, single-family, townhome, and apartment developments.
- E. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The existing subject property is a developed and improved property in an urban area. The proposed subdivision and related development will have no significant impact on the environment's flora or fauna.

- F. The design of the subdivision or type of improvements is not likely to cause serious public health problems. A residential subdivision will not involve significant amounts of hazardous materials or products.
- G. The design of the subdivision or type of improvements will not conflict with or affect any existing easement. The City reviewed the Title Report and existing maps for the subject property and found that the subdivision will have no conflicts with any easements.

### **CEQA Environmental Review**

Pursuant to Section 15063 of the California Environmental Quality Act (CEQA) Guidelines, an Initial Study (preliminary environmental analysis) was completed by the City to determine what form of environmental review is required for a Project. The Initial Study contains the project description, description of environmental setting, identification of environmental effects by checklist, explanation of environmental effects, discussion of mitigation for significant environmental effects, and evaluation of the Project's (PLN19-0037) consistency with existing and applicable land use controls. On the basis of this initial evaluation: The City as lead agency finds that, although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because conditions and revisions in the project have been made or agreed to by the applicant. A Mitigated Negative Declaration was prepared.

Written comments on the Initial Study - Mitigated Negative Declaration were submitted during the 20-day public review period beginning May 15, 2020 and ending on June 4, 2020. Due to the closure of City Hall and the Permit Center during the public comment period, a print copy of the Initial Study - Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program was offered to anyone requesting one by mail and is available for download from the City's website. Twenty-two comments were received and a Response to Comments was prepared. Revisions to the Mitigated Negative Declaration were not required.