

Exhibit A

FINDINGS OF FACT Tentative Tract Map 8422

PLN17-0034

311 MacArthur Boulevard

APN's 76-311-30-1, 76-311-1-3, 76-311-3, 76-311-4, 76-311-5

David Langon (Applicant), 311 MacArthur Boulevard LLC (Property Owner)

The City Council hereby approves Tentative Tract Map 8422 (PLN17-0034), subject to the following findings:

TENTATIVE MAP TRACT NO. 8422

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 and medium-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 proposed lot merger are consistent with the General Plan in that it includes an orderly merger of five parcels to create a 20-unit subdivision, which are adequately served by streets, and with drainage for townhouse condominium 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 moderate liquefaction susceptibility zone and development standards and compliance with the California Building Code (CBC) would ensure structures are constructed to accommodate unstable soils.
- D. The proposed density of development of 20 units per acre will be compatible with adjacent existing medium-high density and low-density single-family and duplex development.
- 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 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.

TENTATIVE MAP TRACT NO. 8422

A Consistency Memorandum has been prepared in accordance with CEQA Guidelines, California Code of Regulations Section 15183, with the finding that the Proposed Project is consistent with a Community Plan or Zoning, that there are no project-specific significant effects which are peculiar to the project or its site, and therefore no additional environmental review is required. The existing building proposed for demolition with the project was evaluated and cleared in conjunction with the CEQA Consistency Memorandum.