

EXHIBIT A

**RECOMMENDED FINDINGS OF FACT AND DETERMINATIONS
PLN21-0005
2824 Halcyon Drive, APN 77C-1240-5
Chris Zaballos, D.R. Horton (Applicant)
Douglas Storm, Douglas Storm Trust UDT (Property Owner)**

The City Council hereby approves a Vesting Tentative Map (PLN21-0005), subject to the following findings:

Vesting Tentative Map Tract No. 8592

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

1. The proposed map will be consistent with the General Plan in that it provides for a lower density residential use in an area with existing low density residential uses on adjacent properties and the immediate area. The project site has a General Plan land use designation of Low-Medium Density Residential. Under the Low-Medium Density Residential land use, attached and detached single family houses are permitted on small lots. Small lots are defined as lots smaller than 5,000 square feet. Gross average densities generally range from 7 to 11 units per acre including streets and easements, with a maximum allowable net density of 12.4 units per net acre. It is also consistent with the City's Subdivision Ordinance.
2. The design and improvements of the subdivision are consistent with the General Plan in that it includes the creation from one parcel to an 18 parcel single-family residential subdivision, which is adequately served by streets, and with sufficient drainage for the residential development.
3. 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.
4. The proposed density of development of 7.5 unit per acre will be compatible with adjacent and neighboring existing low density, single-family developments.
5. 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.
6. 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.

7. 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.