

Exhibit A

**FINDINGS OF FACT
Tentative Tract Map 8542**

**PLN17-0069
874 Lewelling Boulevard
APN 80G-1114-3-2**

GKW Architects (Applicant), Bucheng Li and Zhu Yurong (Property Owner)

The City Council hereby approves Tentative Tract Map 8542 (PLN17-0069), subject to the following findings:

TENTATIVE MAP TRACT NO. 8542

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 medium-high density residential use in an area with pre-existing medium-high density developments 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 subdivision are consistent with the General Plan in that it includes an orderly division of the single parcel with six condominium units, 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. Soil stability will be reviewed thoroughly prior to issuance of building permits.
- D. The proposed density of development of one dwelling unit per 3,472 square feet (12.5 units/acre) will be compatible with adjacent existing medium-high density townhome and multi-family 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 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 California Environmental Quality Act (CEQA) Guidelines, Article 19, Sections 15303(b), the project to construct six residential units is categorically exempt from CEQA. Section 15303(b). New construction in urbanized areas for not more than six units is categorically exempt from CEQA. The residential project is located on a site of less than five acres, has no value for endangered or rare or threatened species, would not result in any significant effects relating to traffic, noise, air or water quality, the existing home to be demolished has been determined to have no value as a historic or cultural resource, and all required utilities and public services can adequately serve the site.