



**DEVELOPMENT REVIEW
COMMITTEE
STAFF REPORT
November 12, 2025**

PROJECT SUMMARY

Application Number: 25PLN-0020

Subject: Habitat for Humanity request for re-zone of property to a Combining District, associated Zoning and General Plan Text Amendment, and 16-lot Tentative Subdivision Tract Map.

Applicant: Lorraine Larson, Nevada County Habitat for Humanity (Applicant).
Martin Wood, SCO Planning & Engineering (Representative).

Location/APNs: No assigned address (APN: 035-600-015), is located on the west side of State Highway 49/20, within the Brunswick community within Grass Valley. Roughly 0.22-miles east of Save Mart grocers storefront and approximately 670-feet northeast of the Nevada City Highway and Gates Place Intersection. Located on the west side of Gates Place street.

Current Zoning/General Plan: Corporate Business Park Zone (CBP) / Business Park (BP)

Entitlements: Re-zone to a Combining District, associated Zoning and General Plan Text Amendment, and Tentative Subdivision Tract Map.

Environmental Status: Initial Study, Mitigated Negative Declaration

Prepared by: Vanessa Franken, Associate Planner

RECOMMENDATION:

1. Recommend that the Planning Commission approve application (25PLN-0020) which includes the request for re-zone of the property to add a Combining District, associated with a Zoning Text Amendment, Development Review permit, and 16-lot Tentative Subdivision Map, and includes the following actions:
 - a. Adopt the Initial Study/ Mitigated Negative Declaration, pursuant to Sections pursuant to Sections 15074 and 15097 of the California Environmental

Quality Act Guidelines (CEQA) and Guidelines, as detailed in the Staff Report;

- b. Adopt the Mitigation Monitoring and Reporting Program (MMRP), implementing all Mitigation Measures, in accordance with the California Environmental Quality Act Guidelines (CEQA) and Guidelines (Attachment 9).
- c. Adopt the Findings of Fact for “1 through 15” for approval of the project/Re-zone, General Plan and Zoning Text Amendments, and Tentative Subdivision Map, as presented in the Staff Report; and,
- d. Approve the General Plan text amendment to allow a residential-only development in the BP designation when the project is comprised of 100% affordable housing; and
- e. Approve the zoning text amendment to allow affordable housing projects in the CBP designation to take advantage of a RHNA combining district to allow residential-only development when in conjunction with a 100% affordable housing proposal; and
- f. Approve the Re-zone for a Combining District, associated Zoning Text Amendment, and Tentative Subdivision Tract Map in accordance with the Conditions of Approval, as presented in this Staff Report.
- g. Approve the Tentative Subdivision Map and Development Review in accordance with the Conditions of Approval as presented in the Staff Report.

BACKGROUND:

The project parcel is zoned Corporate Business Park Zone (CBP). The Grass Valley 2020 General Plan identifies the site as Business Park (BP). The intent of the BP designation is intended to accommodate a variety of employment generating land uses in a master planned setting. The CBP zoning designation is intended to provide opportunities for corporate administrative offices and medium size research and development firms. Residential mixed-use developments are permitted in the CBP zone with a Use Permit. No specific plans, special designations, historic overlays, or adopted conservation plans apply to the site.

The subject property is currently vacant and void of buildings, with the exception of remnants of building foundations. The land has been previously disturbed, having hosted a single-family residence and accessory structures. The land currently is comprised of grasses with a mix of native and non-native trees. The site slopes primarily from the north to south, with existing slopes ranging from 10%-20% on site. The project parcel is 2.01-acres in size. Access to the site is off Gates Place a two-lane local roadway maintained by the City, which runs along the eastern border of the property. Gates Place runs north

and ends in a cul-de-sac. There are no properties adjacent to the east. Gates Place roadway has connection to Nevada City Highway. Fowler Shopping Center is located roughly 0.22-miles west of the site.

Surrounding Land Uses:

- North: Directly north of the project parcel is a reserved right-of-way for Skewes Lane, a portion of Skewes Lane is paved to the west (connecting at Nevada City Highway), the reserved segment to Gates Place is currently undeveloped. The reserved road has no affiliation with the project. Directly north of the reserved roadway, is a 4.58-acre parcel developed with a single-family residence and accessory barn/garage.
 - Zoned Corporate Business Park (CBP) with a General Plan designation of Business Park (BP).
- South: 1.50-acre undeveloped parcel with grasses and vegetation.
 - Zoned Corporate Business Park (CBP) with a General Plan designation of Business Park (BP).
- Southwest (276 feet): A Sherwin-Williams Paint Store at the corner of Gates Place and Nevada City Highway, with a commercial building, asphalt parking lot, landscaping, and sidewalks.
 - Zoned Central Business District (C-2) with a General Plan designation of Commercial (C).
- West: Directly adjacent are a florist store front/drive-thru coffee shop, a Lumber Jack's Diner, and a recently vacated motorcycle sales building.
 - Zoned Central Business District (C-2) with a General Plan designation of Commercial (C).

In 2024, Habitat for Humanity submitted a Conceptual Development Review application for review. Agency review provided comments for fire access, water supply, infrastructure improvements, and the required applications for the project proposal, which includes: a request to re-zone the property to add a Combining District, an associated Zoning/General Plan Text Amendment, and 16-lot Tentative Subdivision Tract Map.

PROJECT PROPOSAL

The project encompasses a Re-zone to a Combining District, associated Zoning Text Amendment and General Plan Text Amendment, and a 16-lot Tentative Subdivision Tract Map with three-lettered lots for drainage, and a community garden area. Proposed homes will range from one to two-story level options, with two-to-four-bedroom options, and an attached single car garage. The project intends to be a 100% deed-restricted affordable residential project, and will aid the City in meeting the Regional Housing Needs Allocation. The Re-zone request proposes to combine the existing zoning of Corporate Business Park (CBP) with the proposed Regional Housing Needs Allocation (RHNA) Combining District overlay, for a resultant "CBP – RHNA" combined zone.

Tentative Parcel Map

A proposed Tentative Subdivision Map (Attachment 4) comprised of sixteen single-family residential lots, residential lots range in sizes from 3,081 square-feet to 5,434 square-feet (SF). House models show two-story homes (first floor: 680 SF/ second floor: 644 SF) with an attached single-car garage and porch, 3-bedrooms and 2-bath rooms. Lot A and Lot B are proposed as roadways. Three lots remain undeveloped and will be utilized as drainage areas; Lot C (6,920 SF), Lot D (3,847 SF), and Lot E (3,430 SF). All subdivision run-off will be maintained onsite. Subdivision landscaping in the front yard and along streets is required. The subdivision is proposed as two phases:

Phase 1: Phase 1 will contain Lot 1 – Lot 9, drainage Lot E, Lot A and Lot B. Lot A is proposed as a parcel developed with an asphalt two-lane road (twenty feet in width) that serves Lot 1 - Lot 6, stemming from Gates Place. Lot B, a second ingress/egress point, an asphalt two-lane road (twenty feet in width), also stems from Gates Place and leads into the subdivision to serve all other lots. A portion of the second roadway (Lot B) is proposed to be constructed during Phase 1, the road will serve lot 7 – Lot 9.

Phase 2: Phase 2 contains single-family residential Lot 10 – Lot 16, drainage Lot C and Lot D, and Lot B. The Lot B roadway is proposed to be completed in Phase 2. Lot B will serve Lot 10 – Lot 16. Lot B roadway stems from Gates Place and continues into the subdivision, leading to a hammerhead turn-around at a corner before leading into the end of the cul-de-sac. Drainage Lot C and Lot D are within Phase 2. A sidewalk walk is proposed along the frontage adjacent to Gates Place.

Drainage:

Lot C: This lot is to remain as a natural drainage area. Water will drain down into the internal storm system within the subdivision, as the elevation decreases to the east and south of the development. Lot C is also proposed as a community garden area for the subdivision.

Lot D: Will accept runoff from Lot C and run off from bioretention areas from residential Lot 7 – Lot 9 (2,690 MSL). A “V-ditch” leads into a storm drainpipe into the storm drain system for the subdivision. Run off flow will flow south from Lot D through bioretention ponds from residential Lot 10 (2,670 MSL) – Lot 12 (2,670) and Lot E (2,665 MSL).

Lot E: Will be constructed as a retention pond. Run off from the pond will flow through the storm drainpipe and inlet before leading into an off-site retention pond.

Drainage on Residential Lots: Each residential lot will have a bioretention area located to the rear of the property. Run off from within the subdivision will feed into the subdivision storm drain system and be collected in the off-site retention pond. All subdivision run-off will be maintained onsite.

Access: Access to the site is off Gates Place a two-lane local roadway maintained by the City. The subdivision is located on the west side of Gates Place. An appropriate entrance apron has been conditioned by the City’s Engineering Division. The subdivision will be served by two-lane internal roads. Secondary emergency access, hydrants, and emergency vehicle turn arounds are required and provided in the proposed subdivision

road design. Roads are designed to maintain adequate evacuation access. No internal sidewalks are proposed within the subdivision. Sidewalks along the property frontage are proposed, with the intention to connect to portions of existing sidewalk along Gates Place and Nevada City Highway.

Residential Floor Plan and Elevations: Proposed homes will range from one to two-story level options, with two- to four-bedrooms, and an attached single car garage. A total of three elevations are proposed. Elevation plans include comp shingles on the primary roof with a 5:12 roof pitch, corrugated steel roofing on front porch roof, paneled sidings along faces, and treated windows. Slight variances among design include railing features along front porches, garage door paneling design, and varying roof pitch between primary roof and covered entrance roofing. Elevations may be viewed on Attachment 5.

1. Elevation A: A one-story 680 square-foot home with two bedrooms one bathroom.
2. Elevation B: A two-story 1,200 square-foot home with a front porch, three bedrooms and two bathrooms.
3. Elevation C: A two-story 1,324 square-foot home with a front porch, four bedrooms and two bathrooms.

Landscape, Fencing, and Lighting: A landscape plan is provided. Street trees include the Desert Willow tree (*Chilopsis linearis*) and Western Redbud (*Cercis occidentalis*), which are native to California and low water use trees. Front yard landscaping will be installed with irrigation by the developer prior to issuance of a Certificate of Occupancy for each of the homes. In compliance with California Public Resources Code §4291 and California Fire Code Chapter 49, the project's landscape design incorporates defensible space principles by providing a non-combustible zone adjacent to homes and relies on low-lying shrubs which prevent excessive vertical fire catch potential to buildings and trees. Street trees are also adequately spaced to prevent excessive fire potential surrounding homes and prevent posing as excessive obstacle during emergency response. Fire safe development policies are ongoing and ever changing. A Condition of Approval has been incorporated into the project to allow for staff level plan changes to landscape and fencing, provided that the changes are related to conforming to fire-safe policies. The rear yard landscaping will be the responsibility of the respective homeowner. Landscape may be viewed on Attachment 6. Fencing will be installed around the perimeter of residential properties. Rear and side yard fencing will consist of typical good neighbor/wood fencing. Fencing will be constructed concurrently with home construction. Individual lot owners will be responsible for maintenance of the fence. Street lighting will be installed in accordance with City standards along internal roadways.

Tree Removal: According to development plans, there are trees on site that will be removed; a total of (8) trees above 10" at diameter at breast height (DBH) and (3) trees over 24" DBH to be removed. The (8) trees range in species from Oak, Grey Pine, and Pine. The (3) trees range in species from Madrone, Oak, and Grey Pine. Per the City's General Plan, Trees and Forested Areas, within the Conservation/Open Space element (PDF page 5-7), the City of Grass Valley has several planning/ordinance provisions addressing trees. The provisions include: A Heritage Tree Ordinance for protection of outstanding heritage trees, Environmental Review of development projects, and applicable General Plan provisions. Although no heritage trees are on site, (11) trees are

proposed to be removed (Tree Removal Sheet 2, Site Plan). Per Section 12.36.040.B – Construction Related Tree Removal Permit, a Tree Permit is required for tree removal for any trees approved to be removed through a planning action. Per Section 12.36.085 – Mitigation Required, the City shall require the applicant to mitigate removal for any tree approved for removal. The applicant has the option to replant onsite, replant off-site, or pay into a tree account fund in-lieu of planting. The applicant is providing street trees in excess of number of trees removed, the provided trees satisfy the mitigation measure of replanting onsite. As mentioned above, subdivision street trees include the Desert Willow tree (*Chilopsis linearis*) and Western Redbud (*Cercis occidentalis*), which are native to California and low water use trees. These species are well-suited to the Wildland Urban Interface (WUI) environments due to their low resin content, high moisture leaves, and minimal seasonal litter, which reduces fire risk.

Utilities: Nevada Irrigation District will provide water/wastewater services and fire water through extensions of water mains. Electricity provider will be PG&E. Homes will be served by the City of Grass Valley Fire and Police Departments.

Zoning and General Plan Text Amendment: A Zoning and General Plan Text Amendment are required to re-zone the property. The draft Zoning Text Amendment details the Regional Housing Needs Allocation Combining District overlay (RHNA) purpose, re-zone requirements, required findings if a re-zone should occur, architectural standards, mandated Commission review and approval of plans prior to building permit issuance, to include the protection of historic buildings appearance and the prohibition of historic building destruction should the buildings fall within the new Corporate Business Park - Regional Housing Needs Allocation zone, “CBP-RHNA”. The new text outlines development standards within the new combining zone to be reviewed for design conformance standards of the Two-Family Residential zone (R-2), per Section 17.22.040 – Residential Zone Site Planning and Building Standards; standards entail height, site coverage, landscape, roof pitch and setbacks. All future development of qualifying housing projects that take advantage of the RHNA overlay are required to go through a re-zone process to apply the overlay on Central Business Park zoned land, per Zoning Text Amendment. The draft Zoning Text Amendment may be viewed on (Attachment 7).

A General Plan Text Amendment has been provided. Below is the existing General Plan text for the Business Park (BP) designation. Newly added text is underlined. The proposed General Plan Text Amendment states:

“The Business Park designation replaces the Planned Employment Center (PEC) designation introduced in the 1982 Grass Valley General Plan. Business Park is categorized as one of two mixed use designations (Special Development Area, SDA, is the other). No changes are made in the substance of the designation, but the Business Park title is both more descriptive and relates better to zoning definitions. The intent of the BP designation is to accommodate a variety of employment-generating land uses in a master-planned, campus-type setting, designed to preserve and enhance the natural environment and to be fully integrated into the larger community. Employment types include a full range of

industrial and commercial land uses. BP designation relates directly to Office Professional Zoning (OP), plus two additional Zoning districts added by Ordinance in 1997: Corporate Business Park (CBP) and Industrial/Services (I/S). Both CBP and I/S allow mixed land uses and contain specific performance and design standards. In order to respond to State-mandated housing targets under the Regional Housing Needs Allocation (RHNA) determined by the department of Housing and Community Development (HCD), the Business Park designation may accommodate residential-only projects that are affordable to moderate and below income levels when a project is necessary to meet targets set by the RHNA program.

The new text expansion details what land use may occur in the existing General Plan designation. The new language introduces a conditional housing-only allowance, specifically when housing projects are affordable to moderate or lower-income households and when projects are needed to meet the City's State mandated housing requirements. The General Plan text amendment refines flexibility of housing projects within the Business Park (BP) General Plan designation, while the Zoning Text Amendment retains the employment integrity intention of the BP designation with flexibility for qualifying housing only projects.

Zoning and General Plan Consistency: The following discussion evaluates the project's consistency with the Grass Valley 2020 General Plan. The intent of this section is to demonstrate that the proposed General Plan Text Amendment and associated Re-zone will maintain the overall integrity of the City's adopted land use plan, support applicable goals and policies, and further the City's long-term vision for sustainable and balanced development.

The Grass Valley 2020 General Plan identifies the site as Business Park (BP). The intent of the BP General Plan designation is intended to accommodate a variety of planned development opportunities. Business Park is categorized as one of two mixed use designations; Special Development Area (SDA) is the other. The intent of the BP designation is to accommodate a variety of employment-generating land uses in a master-planned, campus-type setting, designed to preserve and enhance the natural environment and to be fully integrated into the larger community. The project parcel is zoned Corporate Business Park Zone (CBP). The CBP zoning designation is intended to provide opportunities for corporate administrative offices and medium size research and development firms. Residential mixed-use developments are permitted in the CBP zone with a Use Permit. The existing Business Park General Plan designation would remain but with added flexibility for qualifying housing projects. Qualifying housing projects would be projects related to deed restricted affordable housing and State mandated Regional Housing Needs Allocation obligation. The proposed project is consistent with the intent of the BP General Plan designation, as well as the proposed "CBP – RHNA" zoning designation. The project supports and is consistent with multiple goals and objectives of the Grass Valley 2020 General Plan, to include the below.

- Provision of diverse and affordable housing opportunities (8-LUO, 12-LUO, 13-LUO, 9-CDO).
 - Consistency: The project introduces residential opportunities within a Business Park setting, broadening housing options and supporting local workforce housing. The proposal implements a framework allowing residential within proximity to potential employment nearby.
- Preservation of natural topography and open space features (6-COSP, 14-CDO).
 - Consistency: The project layout retains natural slopes and integrates open space corridors and drainage features consistent with existing natural characteristics.
- Adoption of uniform codes and fire-safe community standards (1-SP, 9-SP).
 - Consistency: The project will maintain compliance with fire-safe and uniform City standards.
- Encouragement of mixed uses and pedestrian-oriented development patterns (16-CDP).
 - Consistency: The proposed project supports walkable internal circulation and access connections to surrounding properties.

Additionally, the project implements the General Plan's Adopted 2019-2027 Housing Element objectives related to affordable housing production, infill development, and efficient use of land with existing infrastructure capacity.

- Housing Element Goal A: To designate sufficient land at appropriate densities and establish development standards and permit procedures to accommodate the City's share of Nevada county's Housing Needs for all income groups (Page IV-18).
 - Policy 3: The City shall continue to support flexible land use regulations, through a planned development process, allowances for mixed use and other zoning techniques to encourage a range of housing types and densities within a single development (Page IV-18).
Consistency: The proposed RHNA zoning is a flexible zoning tool that allows for housing projects, specifically when units are for affordable housing and meeting State mandated Regional Housing Needs Allocation (RHNA) obligation. The proposed RHNA zoning overlay gives the City a controlled way to allow affordable housing without permanently changing the land's underlying purpose as an employment producing area. All future development of qualifying housing projects that take advantage of the RHNA overlay on Central Business Park zoned land are required to go through a re-zone process. Allowing the City to add housing where infrastructure exists, meet RHNA housing goals, and keep a balance of jobs and housing in the community.

The proposed Combining District/Zoning Overlay and Zoning/General Plan Text Amendment implement the above 2019-2027 Housing Element goal and policy by introducing a flexible zoning tool that allows affordable-housing opportunities within the Corporate Business Park (CBP) zone. This approach provides additional housing capacity without requiring conversion of employment-designated land, enabling the City

to meet a portion of its RHNA allocation while maintaining balanced land use. Instead of converting Business Park land entirely into residential zoning (which could reduce future employment opportunities), the City keeps the Business Park designation but adds a layer of flexibility through the RHNA overlay. Allowing housing to be developed, if it meets affordability and RHNA needs.

The Zoning Text Amendment establishes clear implementing standards for the RHNA Combining District (Attachment 7) to guide design review, project eligibility, and long-term deed restriction compliance. The General Plan Text Amendment introduces a conditional housing allowance, specifically when housing projects are affordable to moderate or lower-income households and when projects are needed to meet the City's State mandated housing requirements. The General Plan text amendment refines flexibility of housing projects within the Business Park (BP) General Plan designation and retains the employment integrity intention of the BP designation. These provisions ensure consistency between the General Plan and Zoning Code and provide the City with an objective process for evaluating future affordable-housing proposals under this overlay framework. The proposed Combining District Re-zone, associated Zoning and General Plan Text Amendment are consistent with the goals, policies, and implementation strategies of the Grass Valley 2020 General Plan. The project maintains the City's long-term balance of land uses, enhances housing diversity, and ensures compatibility with surrounding development. Further justifying the request for a re-zone of the property.

Re-zone to Add Combining District Overlay: The proposal includes a re-zone of the project parcel to apply a Combining District overlay. The project parcel is currently zoned Corporate Business Park (CBP). In the CBP zone, residential use is allowed provided that residences are a part of a mixed-use project where housing is combined with employment or commercial uses. Single-family homes are not permitted by zoning right. The project proposes to amend the zoning to Corporate Business Park with a "Regional Housing Needs Allocation" Combining District overlay (CBP-RHNA). The RHNA overlay provides flexibility for residential-only development within the CBP zone when the proposed housing is restricted to moderate- or lower-income households and is necessary to meet the City's State-mandated Regional Housing Needs Allocation (RHNA) obligation. The requested rezone removes the mixed-use requirement for qualifying affordable-housing projects while retaining the base CBP development standards and permitted uses.

Over time, the City has observed that properties within the Corporate Business Park (CBP) zones have experienced limited commercial or employment-generating development activity. Market conditions, infrastructure costs, and limited demand for office or light industrial space are variables that may be considered as constraints for buildout. The resulting CBP-RHNA combined zone maintains the employment-oriented purpose of the Business Park designation while allowing housing-only projects when tied to deed-restricted affordable units and State housing requirements. Further supporting the City's Housing Element and General Plan objectives related to housing.

ENVIRONMENTAL DETERMINATION

An Initial Study, Mitigated Negative Declaration (ISMND), was prepared to examine potential areas of impact resultant from this project. The project was routed internally and externally for agency review and comments. Comments have been received and incorporated into the project as Conditions of Approval. Public Notice to Adopt a Negative Declaration and Notice of Public Hearing for the project was prepared and posted pursuant to the CEQA Guidelines and State law. A 30-day review period on the draft Initial Study Mitigated Negative Declaration began on October 17, 2025 through November 16, 2025 (State Clearing House Number: 2025100774).

FINDINGS

1. Major Development Review, Tentative Subdivision Tract Map, Re-zone with Zoning Text Amendment and General Plan Text Amendment application (25PLN-0020) was received by the City on May 22, 2025.
2. The proposed project is consistent with the Grass Valley 2020 General Plan because the project implements policies encouraging housing project flexibility and contributes to the City's ability to meet the State mandated Regional Housing Need Allocation obligation.
3. The Development Review Committee has reviewed the project in compliance with the California Environmental Quality Act (CEQA) and State CEQA Guidelines. An Initial Study / Mitigated Negative Declaration (IS/MND) was prepared and circulated for public review pursuant to CEQA Guidelines §15073. After considering the whole record, including the IS/MND and any comments received, the Committee finds there is no substantial evidence that the project, as mitigated, will have a significant effect on the environment and that the IS/MND reflects the City's independent judgment and analysis. The Committee further finds that a Mitigation Monitoring and Reporting Program (MMRP) has been prepared and will be implemented in accordance with CEQA §15097 to ensure that all adopted mitigation measures are carried out.
4. The City of Grass Valley Development Review Committee reviewed application 25PLN-0020 at their regular meeting on November 12, 2025.

The proposed project meets the required findings of Section 17.72.030.J – Findings and Decision, for the proposed Major Development Review:

5. The proposed project is consistent with the general plan and any applicable specific plan.
6. The proposed project is allowed within the applicable zone and complies with all other applicable provisions of this development code and the Municipal Code and;
7. The design, location, size, and characteristics of the proposed project are in compliance with any project-specific design standards in effect and any standards

and guidelines for development review permits which may be established from time to time by council.

The proposed project meets the required findings of Section 17.94.060 – Findings and Decision, for the proposed Re-zone and Zoning Text Amendment:

8. The proposed amendment is consistent with the general plan and any applicable specific plan; and
9. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the city.
10. The affected site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the requested zone designation and the proposed or anticipated uses and/or development would not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

The proposed project meets the required findings of Section 17.94.060 – Findings and Decision, for the proposed General Plan Amendment:

11. The amendment is internally consistent with all other provisions of the general plan and any applicable specific plan;
12. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the city; and
13. The affected site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the proposed or anticipated uses and/or development would not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

The proposed project meets the required findings of Section 17.81.060 – Tentative Map Approval or Disapproval, for the proposed Tentative Map Approval:

14. The proposed subdivision, together with provisions for its design and improvement, is consistent with the general plan, any applicable specific plan, and that none of the findings for denial can be made.

15. In the case of a tentative map for a subdivision that will require a subsequent parcel map, it is in the interest of the public health and safety, and it is necessary as a prerequisite to the orderly development of the surrounding area, to require the construction of road improvements within a specified time after recordation of the parcel map.

ATTACHMENTS

1. Vicinity Map
2. Aerial Map
3. Universal Application
4. Tentative Subdivision Map
5. Residential Elevations
6. Landscape Plans
7. Proposed Zoning Text Amendment
8. Draft Conditions of Approval
9. Mitigation Monitoring and Reporting Program
10. Initial Study/Mitigated Negative Declaration