

TENTATIVE PARCEL MAP NO. 38174

PR-2022-001293 (PARCEL MAP AND GRADING EXCEPTION)

Community & Economic Development Department

City Council
February 27, 2024

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BACKGROUND

CEDD Director Approval

- On October 6, 2023 the Community & Economic Development Department (CEDDD) Director approved the proposed project.
- Parcel Maps and Grading Exceptions are subject to approval by the CEDDD Director.

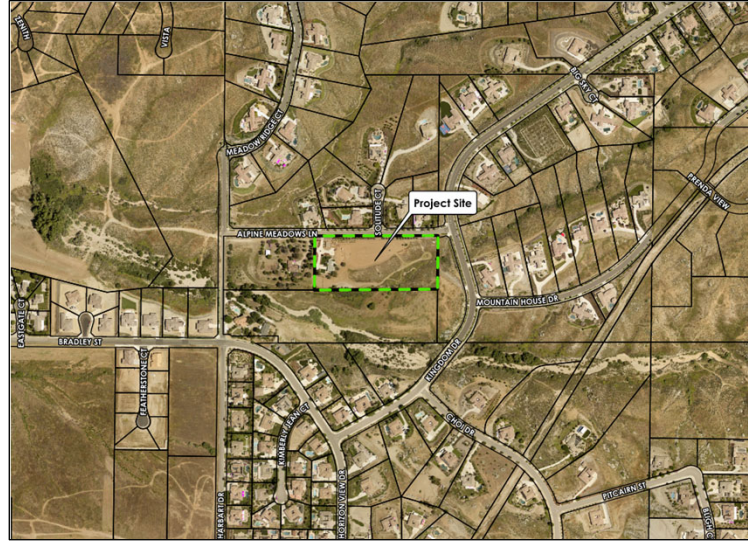
Referral Received

- After the CEDDD Director approval, the project was referred to City Council
- Actions by the CEDDD Director can be referred to City Council.



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LOCATION MAP



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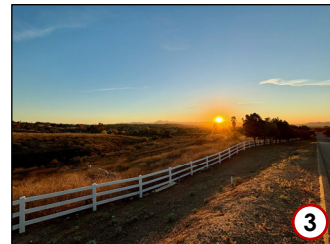
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EXISTING SITE PHOTOS



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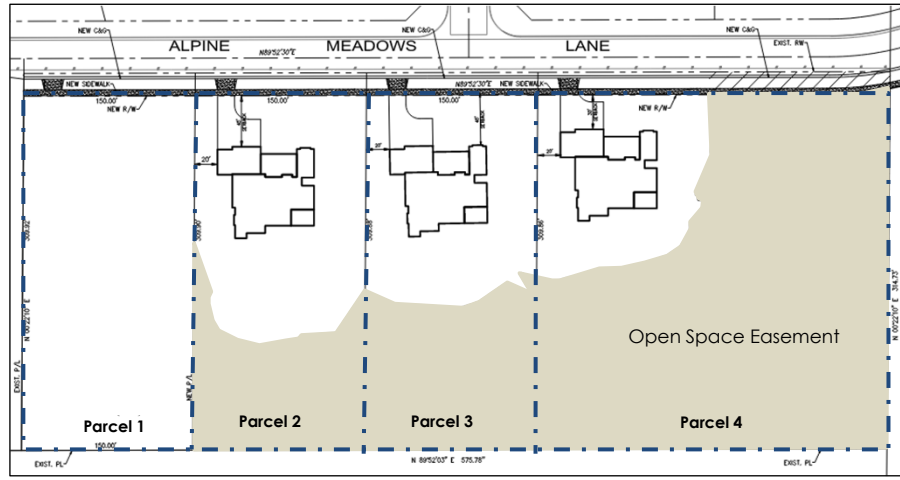
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TENTATIVE PARCEL MAP

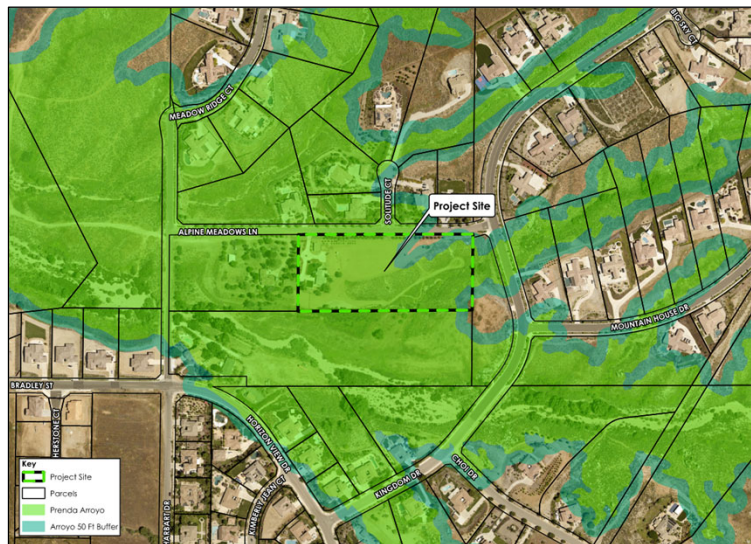
- Proposed Project**
- 4 Lot Parcel Map
 - Minimum 1-acre parcels
 - Parcel 1 is already developed
 - Parcels 2, 3, and 4 to be developed with single family residences
 - Open Space Easement



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ARROYO MAP



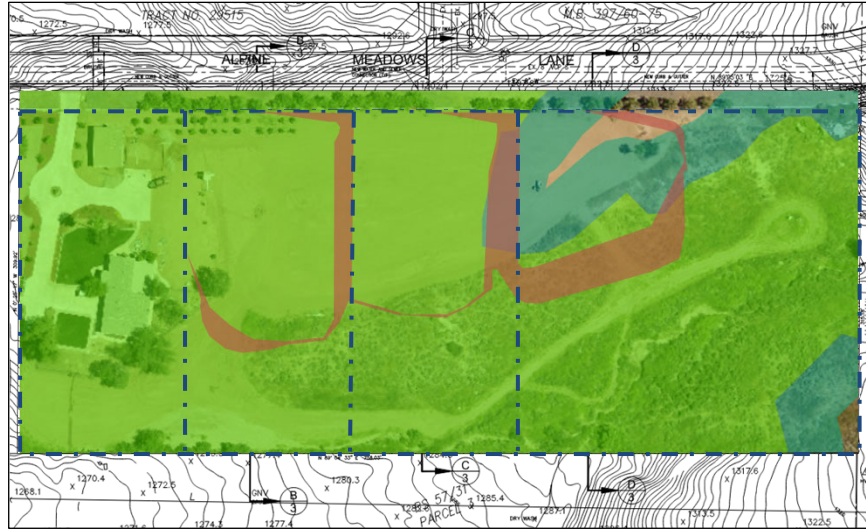
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GRADING EXCEPTION






Grading Exception

- To grade within the Prenda Arroyo (light green) and the 50-foot Arroyo Setback (dark green).



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COMPLIANCE

 General Plan	<ul style="list-style-type: none"> The project is consistent with the Very Low Density Residential Land Use Designation Policy LU-4.2. Policy LU-5.4. 	 Zoning	<ul style="list-style-type: none"> Complies with the minimum lot area of one-half acre Minimum lot depth 150 feet Minimum lot width 125 feet 	 Grading	<ul style="list-style-type: none"> Designed to fit with the contours of the hillside Ungraded open spaces No slopes over 20-feet-high No driveways over 15% finished Grade 	 CEQA	<ul style="list-style-type: none"> A Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program was prepared for the project 	 Fire	<ul style="list-style-type: none"> The project complies with the Fire Protection Plan Approved by the Fire Department
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STRATEGIC PLAN ALIGNMENT

Strategic Priority No. 5– High Performing Government

Goal No. 5.3 – Enhance communication and collaboration with community members to improved transparency, build public trust and encourage shared decision-making.

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RECOMMENDATIONS

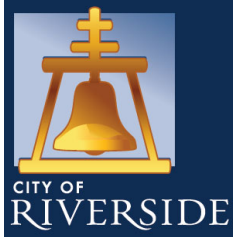
That the City Council:

1. **UPHOLD THE DECISION OF THE COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT DIRECTOR** and determine that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record and adopt a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP), pursuant to Sections 15074 and 21081.6 of the California Environmental Quality Act (CEQA) Guidelines; and
2. **APPROVE** Planning Case PR-2022-001293 (Parcel Map and Grading Exception) based on the findings outlined in the staff report and subject to the conditions of approval.

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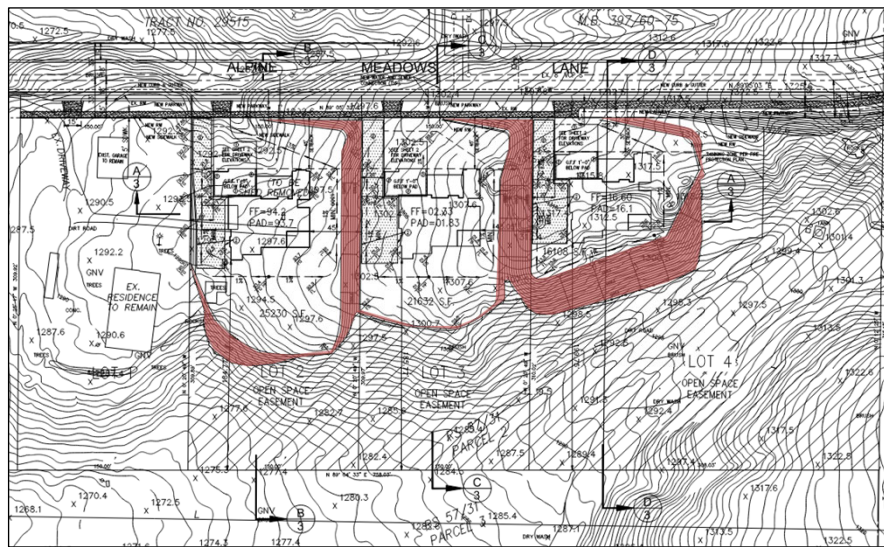
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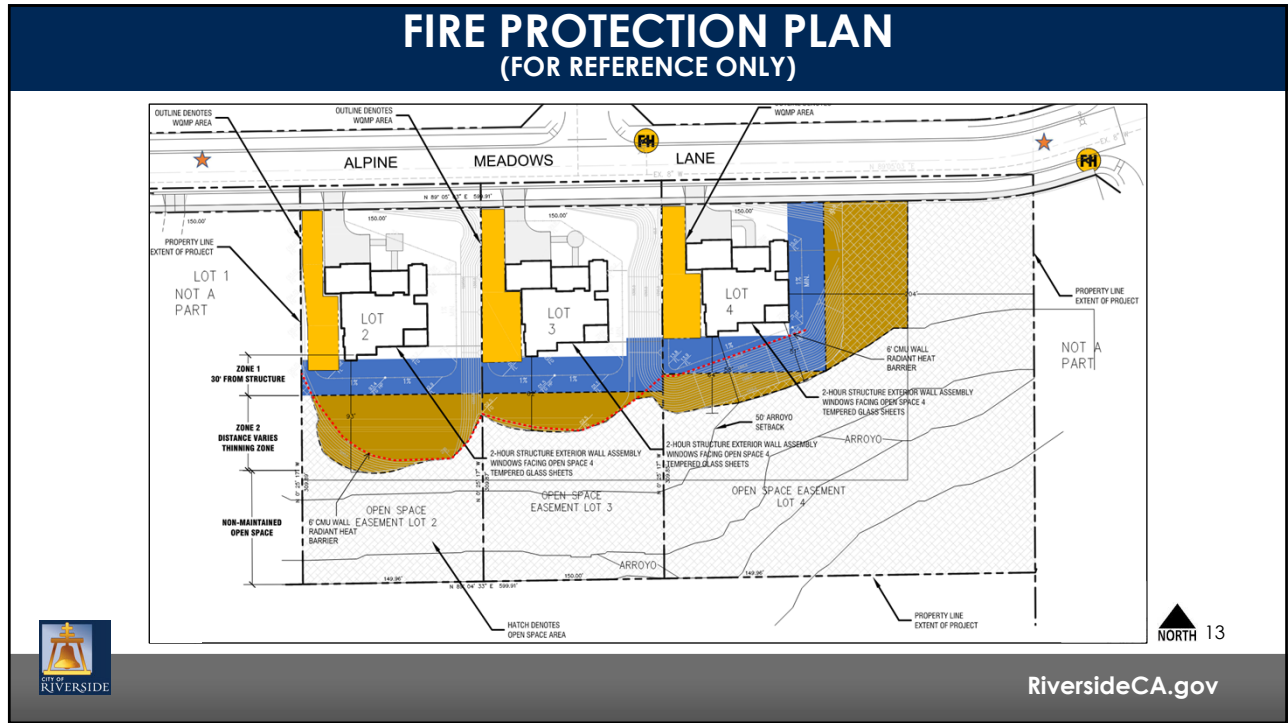
PRELIMINARY GRADING PLAN (FOR REFERENCE ONLY)



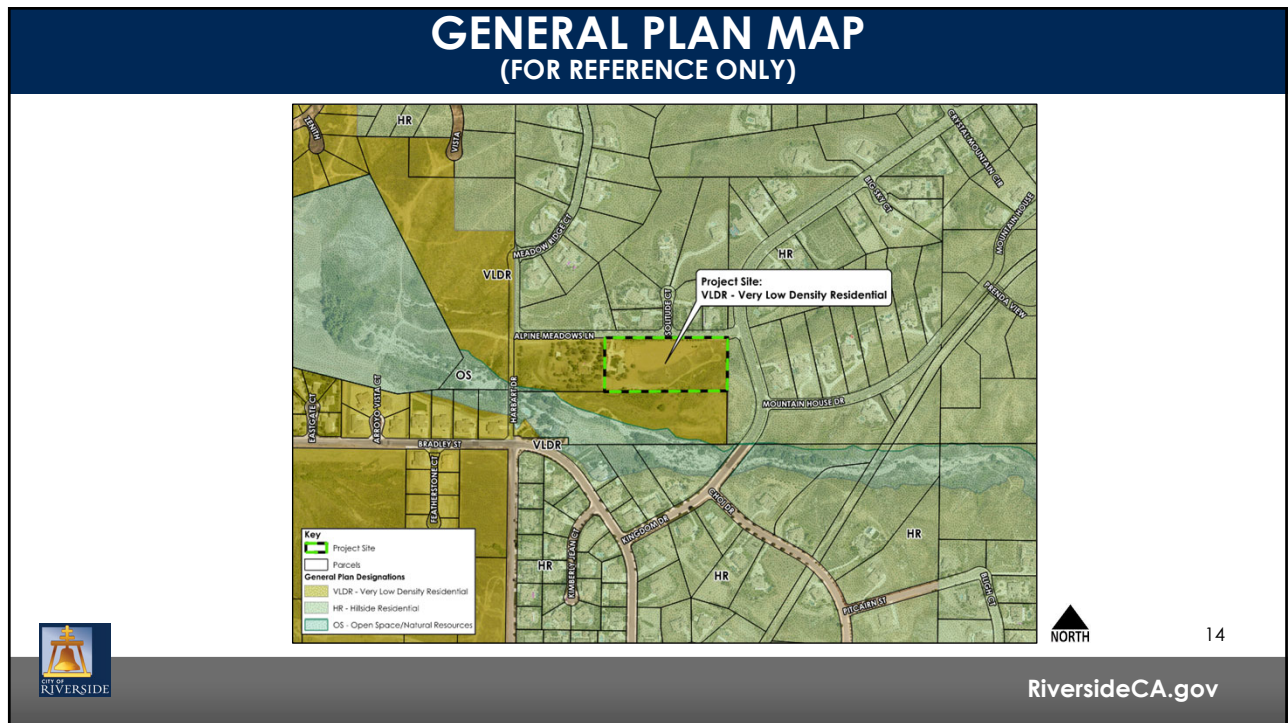
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