



Amendment to Tract Map 31859 and Planned Residential Development

Community & Economic
Development Department

City Council
September 26, 2017

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AERIAL PHOTO/LOCATION



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GENERAL PLAN



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EXISTING ZONING



4

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SITE PHOTOS

1



2



3



4



5



6



7



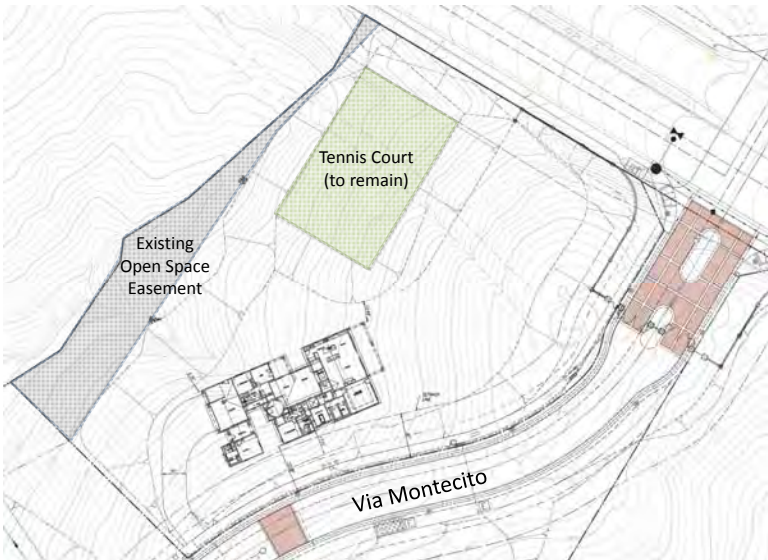





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CONCEPTUAL SITE PLAN

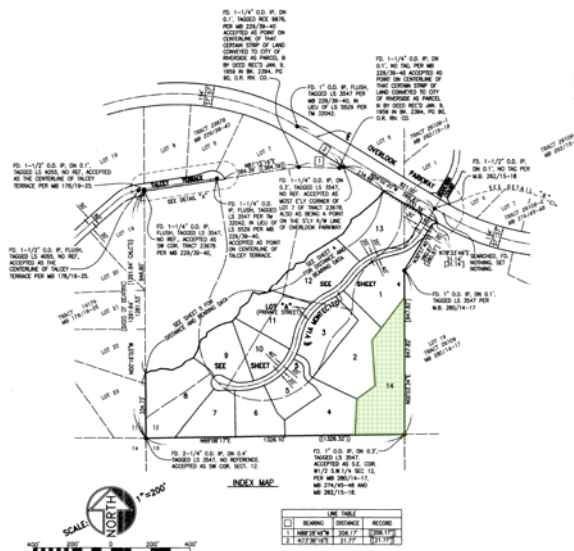




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TRACT MAP 31859



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RECOMMENDATIONS

That the City Council:

1. **DETERMINE** that this proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) review pursuant to Sections 15303 (New Construction or Conversion of Small Structures) and 15061(b)(3), as it can be seen with certainty there is no possibility the proposed amendment will have a significant effect on the environment; and
2. **APPROVE** Planning Cases P17-0216 (Amendment to Tract Map 31859 – P03-1336) and P17-0539 (Amendment to Planned Residential Development P03-1337) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.



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AERIAL PHOTO/LOCATION

FOR REFERENCE



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