

## PLANNING STAFF REPORT

## ADDENDA

WONEYDEW LAND UNIT #1

1. The Planning Department staff finds that the proposed subdivision, together with the provisions for its design and improvement is consistent with the General and Specific Plans pursuant to Sections 66473.5 and 66474 of the State Subdivision Map Act.
  - a. That the proposed map is consistent with applicable general and specific plans.
  - b. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.
  - c. That the site is physically suitable for the type of development.
  - d. That the site is physically suitable for the proposed density or development.
  - e. That the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
  - f. That the design of the subdivision or the type of improvements is not likely to cause serious public health problems.
  - g. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
2. Further division of these parcels shall not be approved based on the facts that:
  - a. Public services are not available, and;
  - b. The site location is not sufficiently close to an urban area to justify further development.

RECOMMENDATION: Approval, subject to the following conditions:

1. In order to implement finding #2 above, the subdivision shall be zoned to minimum parcel sizes as indicated on the map using a B-6 combining zone. It is recommended that an exclusive agriculture zone (A-E) be the primary zone.
2. The conditions of approval shall be included in the Public Report to be prepared by the State Department of Real Estate. Inclusion in the Public Report is to be at the discretion of the Department of Real Estate.