

ATTACHMENT D

FINDINGS ZONE FILE #2024-012 QI TENTATIVE PARCEL MAP

Upon due consideration of the facts presented in the staff report and at the public hearing for Zone File #2024-012, the Planning Commission approves the proposed Tentative Parcel Map #5217. In support of this decision, the Planning Commission makes the following findings (*A summary of the evidence to support each FINDING is shown in italics*):

California Environmental Quality Act

1. That the proposed Notice of Exemption prepared for the project is the appropriate environmental documentation in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines.

This Project is exempt based on Section 15061(b)(3) of the California Environmental Quality Act Guidelines, also known as the “common sense” rule. Section 15061(b)(3) consists of activities covered by the “common sense” rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed project consists of a request to divide two existing duplexes into four separate lots with no increase in the number of residences and no expansion or change of the use.

Yolo County General Plan

2. That the proposal is consistent with the Yolo County General Plan as follows:

- a) *The 2030 Yolo Countywide General Plan designates the subject property as Residential Medium (RM), which seeks to provide denser neighborhoods with a mix of single-family and multi-family residential homes. As conditioned, the Tentative Parcel Map is consistent with the policies, goals and objectives of the General Plan that govern the medium density residential areas of the County.*

- b) *The project is consistent with the following General Plan policies:*

- i. *Goal LU-1: Maintain an appropriate range and balance of land uses to maintain the variety of activities necessary for a diverse, healthy and sustainable society.*
The Project takes advantage of the smaller lot size of Medium Density Residential (R-M) zoning to allow the duplex lots to be divided for individual home ownership.
- ii. *Policy LU-5.7: Support the Community Advisory Committees to ensure direct, local input on land use issues and project applications.*
The Esparto Citizens Advisory Committee reviewed and recommended approval of the project.
- iii. *Policy HO-1.1: Plan for communities to include a mix of housing types, densities, affordability levels, and designs including owner and rental housing.*
The Project would provide the opportunity for renters to become homeowners.

Development and Zoning Code

3. That the proposed Tentative Parcel Map is consistent with the applicable zoning standards set forth in Title 8, Chapter 2, Article 5 (Residential Zones) of the Yolo County Zoning and Development Code.

The proposed project is a request for a Tentative Parcel Map to subdivide two 7,500-square foot lots zoned for medium density residential use into four separate lots approximately 3,600 to 3,800 square feet in size to allow independent sale of each home. As conditioned, the Tentative Parcel Map meets the minimum parcel size of 1,200 square feet, provides street access to each lot, and meets the general requirements of the Yolo County Code.

4. That the proposed Tentative Parcel Map is consistent with the applicable standards set forth in Title 8, Chapter 1, Article 3 of the Yolo County Code (Subdivision Map Requirements) including making the following findings pursuant to Sec. 8-1.312. The Advisory Agency or Board of Supervisors shall adopt the following findings in the approval of the tentative map or deny approval of the tentative map if it cannot make the following findings based on information submitted at the public hearing:

- a) That the proposed map is consistent with applicable general and specific plans as specified in Section 65451 of the Government Code.

The subject property for the proposed Tentative Parcel Map is designated as Residential Medium land use in the 2030 Countywide General Plan. The proposed subdivision into four lots between 3,691 and 3,816 square feet is consistent with the property's General Plan designation and the Medium Density Residential zoning.

- b) That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

The site has been determined to be suitable for medium density residential use based on its designation in the 2030 Countywide General Plan. The Tentative Parcel Map is consistent with the requirements of the General Plan.

- c) That the site is physically suitable for the type of development.

The proposed lots are consistent with the minimum lot size required by the 2030 Countywide General Plan and R-M zoning. The new rear lots will have an easement for access to the street and all the existing units currently receive water and sewer services from the Esparto Community Services District.

- d) That the site is physically suitable for the proposed density or development.

The proposed Tentative Parcel Map is within the town of Esparto and complies with the Yolo County Code and Improvement Standards adopted by the County. The division of the existing and permitted duplexes into individual units meets the higher density requirements of R-M zoning.

- e) That the design of the subdivision provides for public improvements in accordance with Article 9 (Public Improvements) and the Yolo County Improvements Standards.

The proposed subdivision consists of dividing existing duplexes that are already served by existing streets, drainage, sidewalks, and public utilities which have previously been installed.

- f) That the design of the subdivision is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The proposed division of two existing duplexes into four units does not require any further construction other than a walkway to the rear units. The project meets the requirements for a 'common sense' exemption under the CEQA Guidelines and would not cause environmental damage or substantially and avoidably injure fish and wildlife or their habitat.

- g) That the design of the subdivision or type of improvements is not likely to cause serious public health problems.

The existing duplexes to be divided by the Project have already been reviewed and permitted by the Yolo County Department of Community Services. The project has been reviewed by appropriate agencies including Planning, Public Works, and the Esparto Community Services District to ensure public safety.

- h) That the design of the subdivision or the type of improvements will not conflict with easements which are of record or are established by judgement of a court of competent jurisdiction and which have been acquired by the public at large for access through or use of, property within the proposed subdivision.

The proposed new residential lots will either maintain access off the existing road or provide an access easement in the case of the rear lots. Likewise, utility easements will be provided for the front lots to allow access and maintenance of water and sewer lines that run from the rear alley. The design of the Tentative Parcel Map or the type of improvements required will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

- i) The design of the subdivision shall provide for, to the extent feasible, future passive or natural heating or cooling opportunities.

The subdivision consists of existing structures that have been permitted by the Building Division and no new home construction is proposed.

- j) The discharge of waste from the proposed subdivision into an existing community sewer system would not result in, or add to, a violation of existing requirements by a California Regional Water Quality Control Board.

The project consists of dividing two existing, permitted duplexes, which are served with water and sewer by the Esparto Community Services District. No new home construction is proposed.

Subdivision Map Act

5. Pursuant to Section 66474 of the Subdivision Map Act, a legislative body of a city or county shall deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it makes any of the following findings:

- a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451 of the Government Code.

The subject property for the proposed Tentative Parcel Map is designated as Residential Medium land use in the 2030 Countywide General Plan. The proposed subdivision into four lots between 3,691 and 3,816 square feet is consistent with the property's General Plan designation and the Medium Density Residential zoning.

- b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

The site has been determined to be suitable for medium density residential use based on its designation in the 2030 Countywide General Plan. The Tentative Parcel Map is consistent with the requirements of the General Plan.

- c) That the site is not physically suitable for the type of development.

The proposed lots are consistent with the minimum lot size required by the 2030 Countywide General Plan and the R-M zoning. The new rear lots will have an easement for access to the street and all the existing units currently receive water and sewer services from the Esparto Community Services District.

- d) That the site is not physically suitable for the proposed density or development.

The proposed Tentative Parcel Map is within the Town of Esparto and complies with the Yolo County Code and Improvement Standards adopted by the County. The division of the existing and permitted duplexes into individual units meets the higher density requirements of R-M zoning.

- e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The proposed division of two existing duplexes into four units does not require any further construction other than a walkway to the rear units. The project meets the requirements for a Categorical Exemption under the CEQA Guidelines and would not cause environmental damage or substantially and avoidably injure fish and wildlife or their habitat.

- f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.

The existing duplexes to be divided by the Project have already been reviewed and permitted by the Yolo County Department of Community Services. The project has been

reviewed by appropriate agencies including Planning, Public Works, and the Esparto Community Services District to ensure public safety.

- g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

The proposed new residential lots will either maintain access off the existing street or provide an access easement in the case of the rear lots. Likewise, utility easements will be provided for the front lots to allow access and maintenance of water and sewer lines that run from the rear alley. The design of the Tentative Parcel Map or the type of improvements required will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.