

Findings

1. The proposed project is a division of one lot to two lots. The total property area is 3 acres and the existing zone is RE 40-1 which allows the property to be divided into 3 lots.
2. The design is consistent with applicable general and specific plans. The general plan is minimum residential. There are no specific plans.
3. There are no current plans for construction on Parcel A and Parcel B.
4. The proposed parcels will be more than one acre, and since the site is downslope, it is feasible, in the event that there is construction, to have the possible building on the downslope.
5. In the event that there is construction, it will not interfere with the existing easements on the site. Recommended construction would be on the West Side of both parcels, near the existing street of Summitridge Drive, which does not interfere with the existing easements.
6. There is no minimum density requirement per ZIMAS.
7. The proposed parcel map and subdivision will not have any environmental issues.
8. The proposed parcel map plus subdivision will not have any effect on the public health.