



Recommended Findings VTTM 18119

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| 1 | GENERAL PLAN | VTTM18119 |
| That the use or project proposed is consistent with the objectives, policies, and general land uses and programs specified in the General Plan adopted pursuant to the State Planning and Zoning Law. | | |
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| 2 | DESIGN & IMPROVEMENT | VTTM18119 |
| That the design and improvement of the proposed subdivision are consistent with the Orange County General Plan | | |
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| 3 | FEIR 635 | VTTM18119 |
| That Final Environmental Impact Report (EIR) No. 635 is adequate and satisfies the requirements of the California Environmental Quality Act (CEQA), and that the Planning Commission has certified Final EIR No. 635 and its Mitigation Monitoring and Reporting Program (MMRP). | | |
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| 4 | DEVELOPMENT TYPE | VTTM18119 |
| That the proposed site is physically suitable for the proposed type of development. | | |
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| 5 | DEVELOPMENT DENSITY | VTTM18119 |
| That the proposed site is physically suitable for the proposed density of development. | | |
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| 6 | NCCP NOT SIGNIFICANT | VTTM18119 |
| That the proposed project will not have a significant unmitigated impact upon Coastal Sage Scrub habitat and therefore, will not preclude the ability to prepare an effective subregional Natural Communities Conservation Planning (NCCP) Program. | | |
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| 7 | PUBLIC HEALTH | VTTM18119 |
| That the design of the subdivision and the type of improvements proposed are not likely to cause serious public health problems. | | |
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| 8 | PUBLIC EASEMENTS | VTTM18119 |
| That the design of the subdivision and the type of improvements proposed will not conflict with easements of record or established by court judgment acquired by the public-at-large for access through or use of property within the proposed subdivision. | | |
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| 9 | DESIGN COMPLIANCE | VTTM18119 |
| That the design and improvement of the proposed subdivision is suitable for the uses proposed, and the subdivision can be developed in compliance with applicable zoning regulations pursuant to Section 7-9-254 of the Subdivision Code subject to the approval of Planning Application PA180034. This approval must be in effect prior to the recordation of the map or issuance of any permits reliant upon the map. | | |
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| 10 | COMPATIBILITY | VTTM18119 |
| That with the approval of Planning Application PA180034, the use, activity or improvement(s) proposed, subject to the specified conditions and adopted Mitigation Measures and Conditions of Approval, is | | |

consistent with the provisions of the Zoning Code regulations applicable to the property.

11 **PUBLIC FACILITIES** **VTTM18119**

That the approval of the map is in compliance with Codified Ordinance Section 7-9-711 regarding public facilities (fire station, library, sheriff, etc.).

12 **SUBDIVISION AND ZONING CODE COMPLIANCE** **VTTM18119**

That with the approval of Planning Application PA180034, the proposed subdivision complies with the requirements set forth in the Orange County Subdivision Code and the Orange County Zoning Code.

13 **WASTEWATER SYSTEM** **VTTM18119**

That the discharge of wastewater from the proposed subdivision will not result in violations of existing requirements prescribed by the California Regional Water Quality Control Board, San Diego Region because the project will provide for an on-site sewage absorption system and additional mitigation measures have been applied that will address other water run-off issues.

14 **DEVIATIONS FROM STANDARD PLANS** **VTTM18119**

That the Subdivision Committee individually considered each requested deviation from an adopted County Standard Plan and finds that each is justified based upon specific special circumstances applicable to the project site.