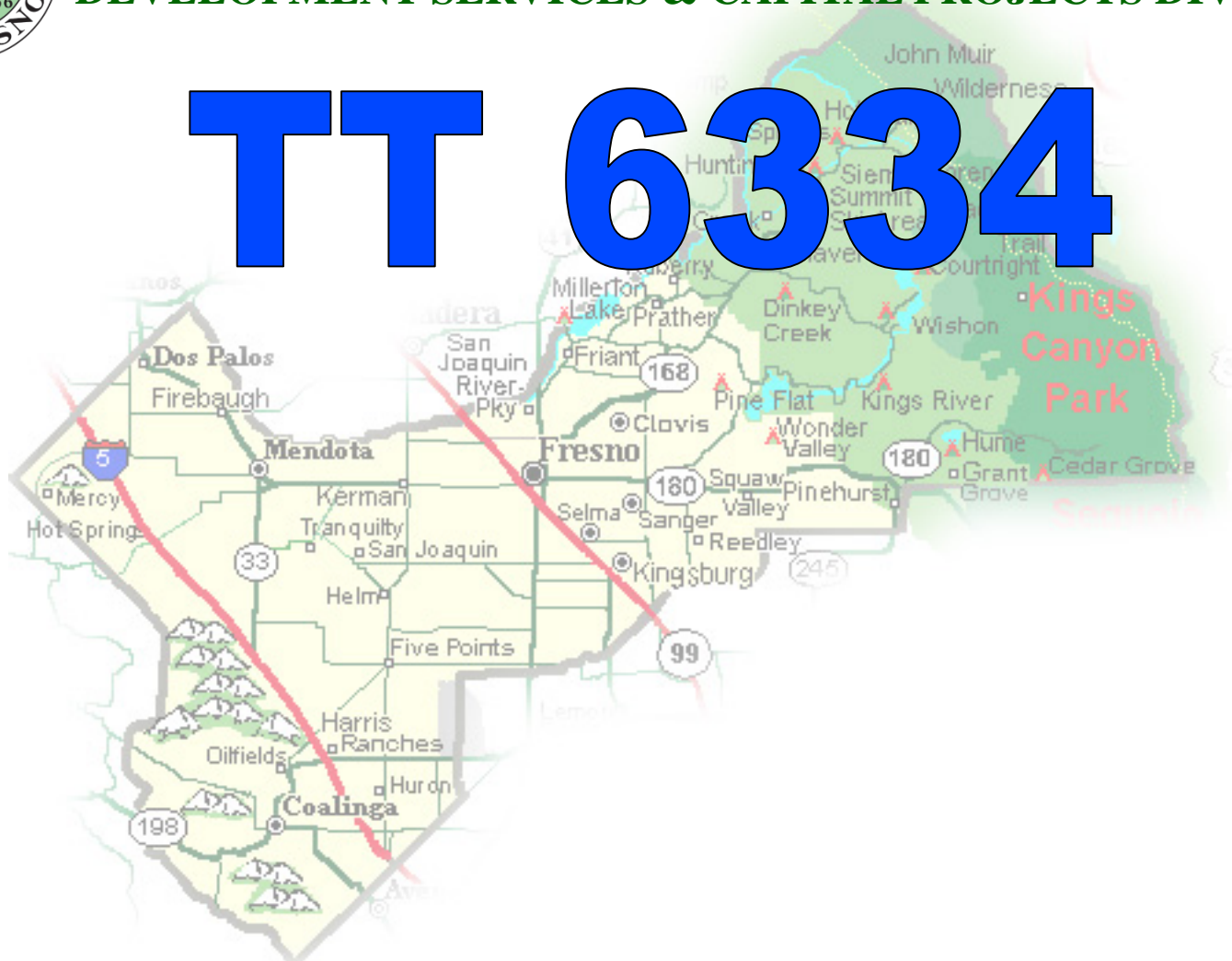


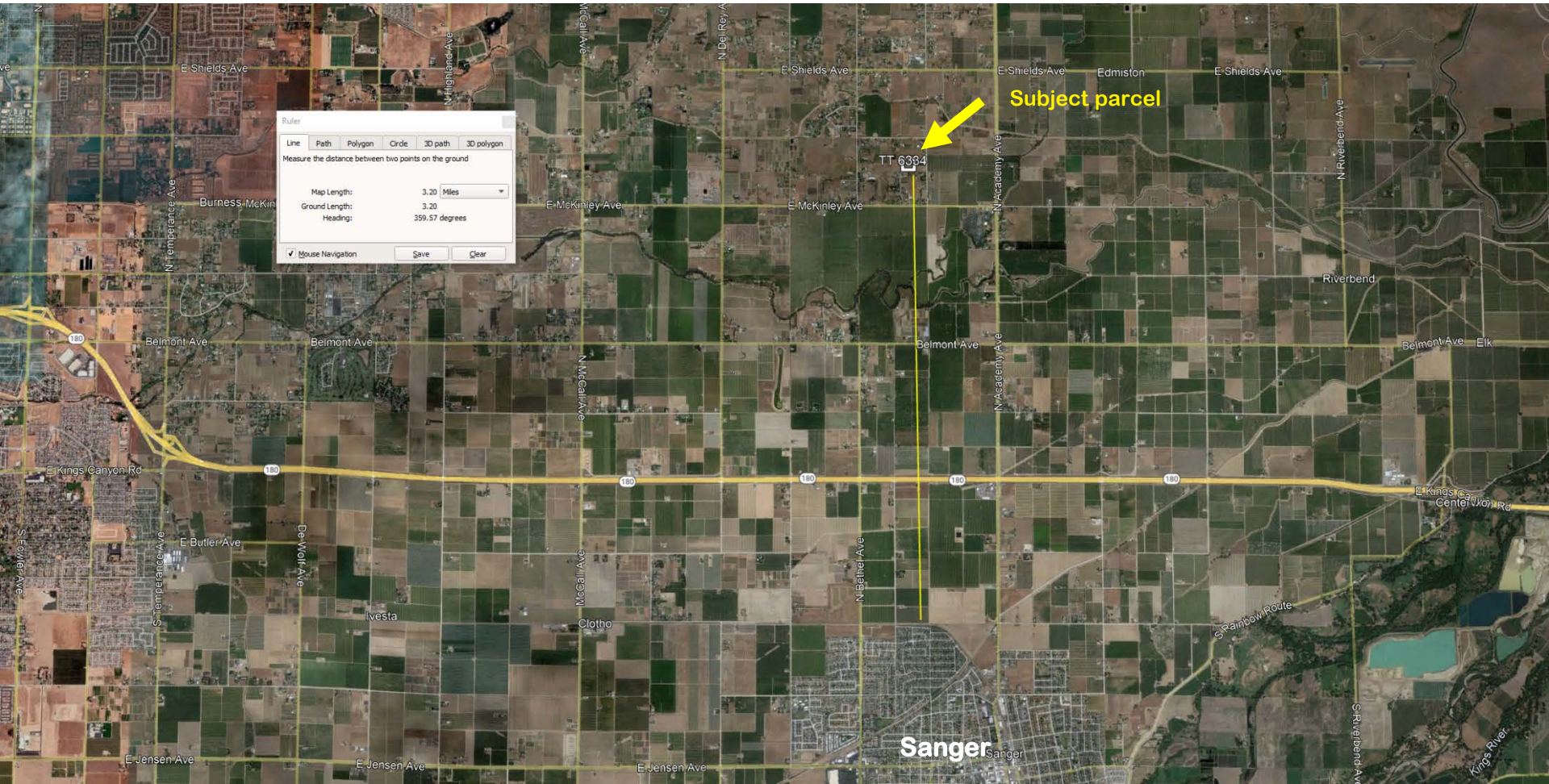


DEPARTMENT of PUBLIC WORKS and PLANNING DEVELOPMENT SERVICES & CAPITAL PROJECTS DIVISION

TT 6334



Project vicinity



E Clinton Ave

E Clinton Ave

E Clinton Ave

N Bethel Ave

N Greenwood Ave

Subject parcel
19.76 acres

N Bethel Ave

N Greenwood Ave

Fairview Ditch

N Michelle Ave

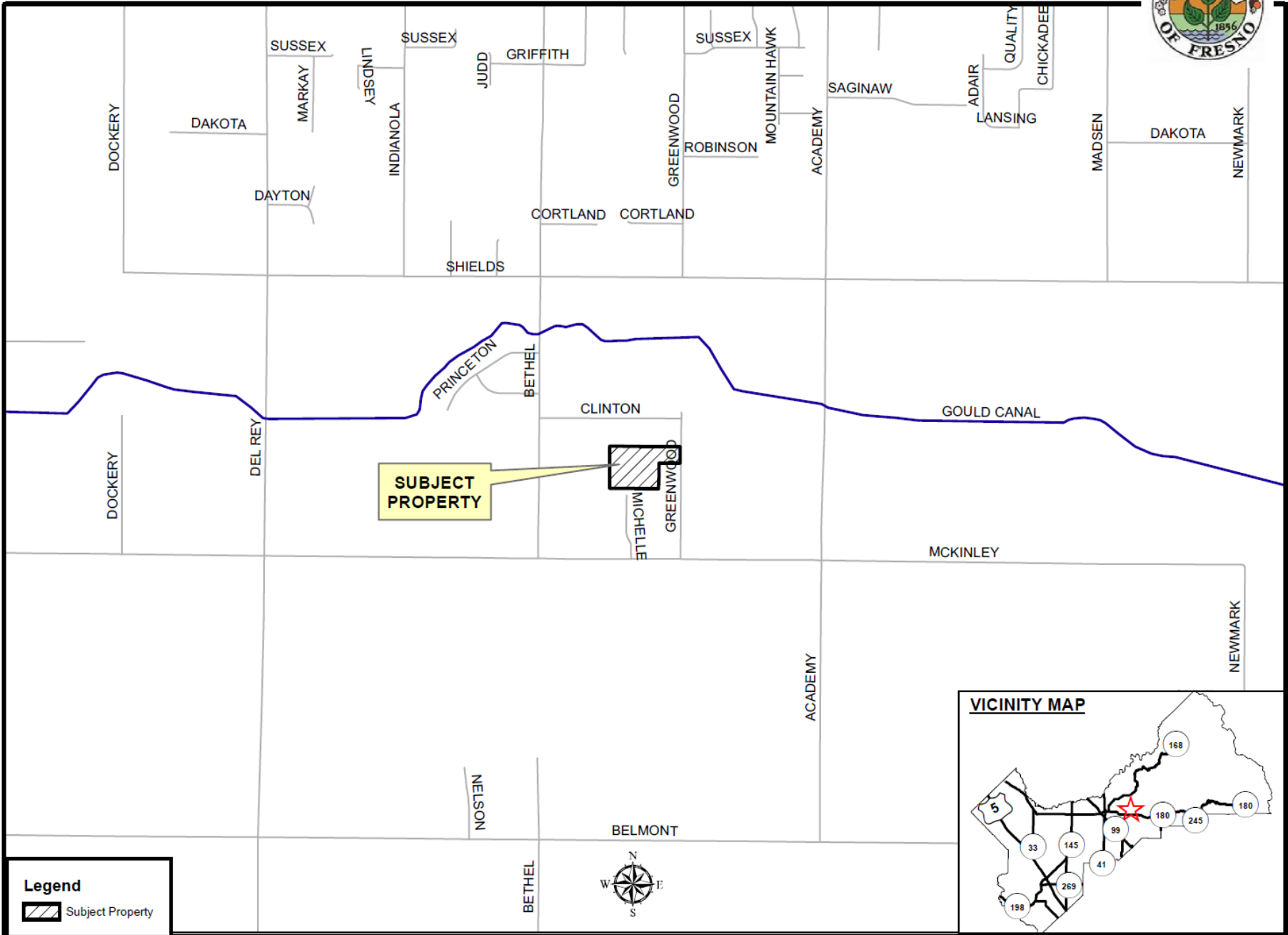
N Greenwood Ave

N Bethel Ave

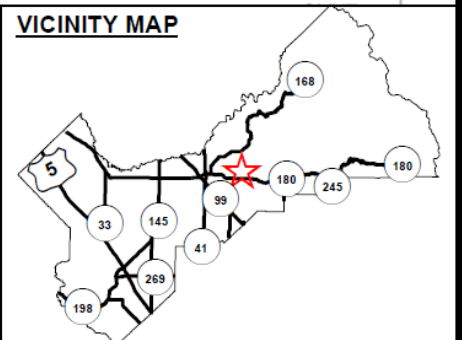
E McKinley Ave

E McKinley Ave


LOCATION MAP

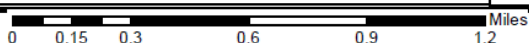


SUBJECT PROPERTY

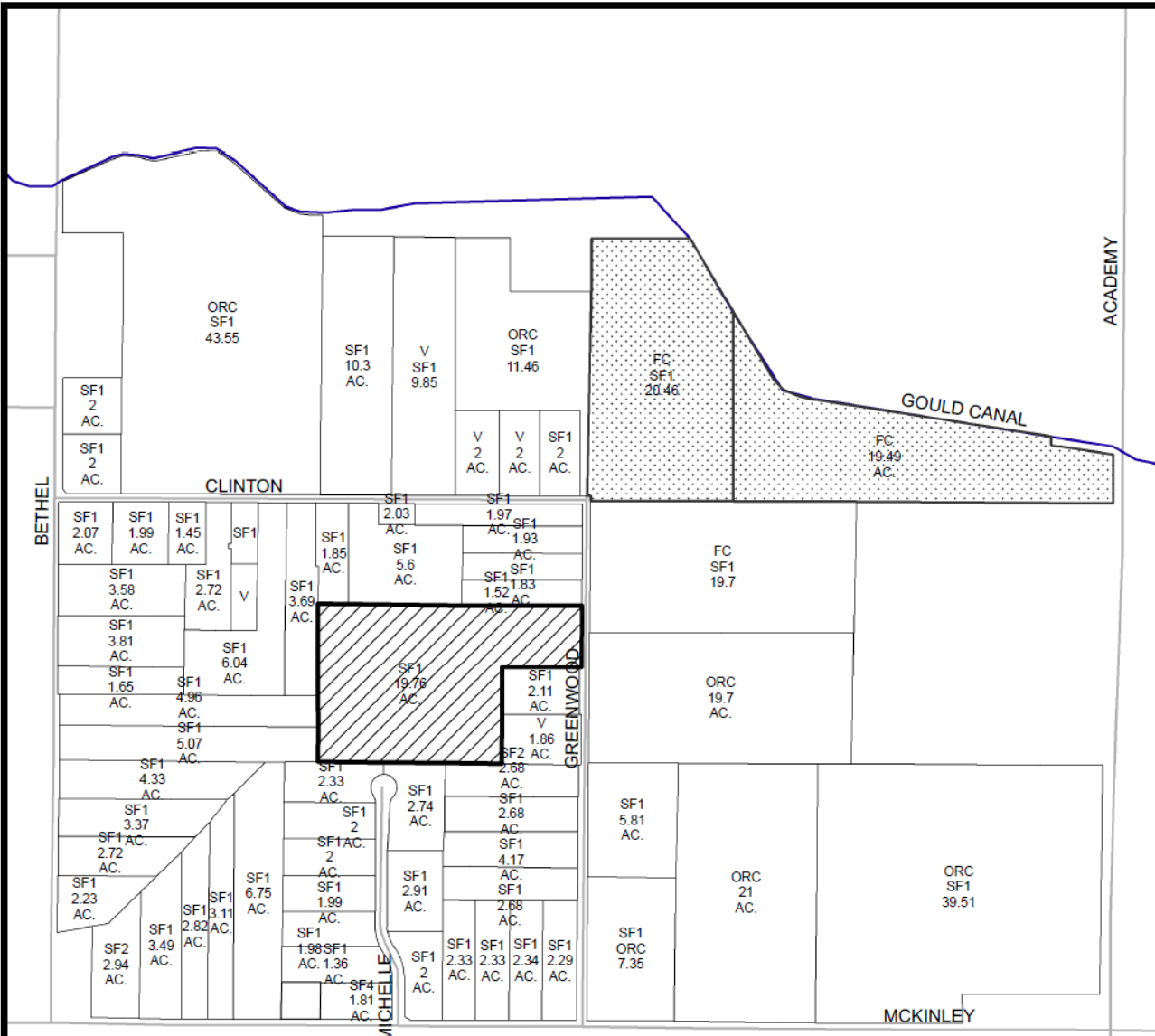


Legend

 Subject Property





EXISTING LAND USE MAP



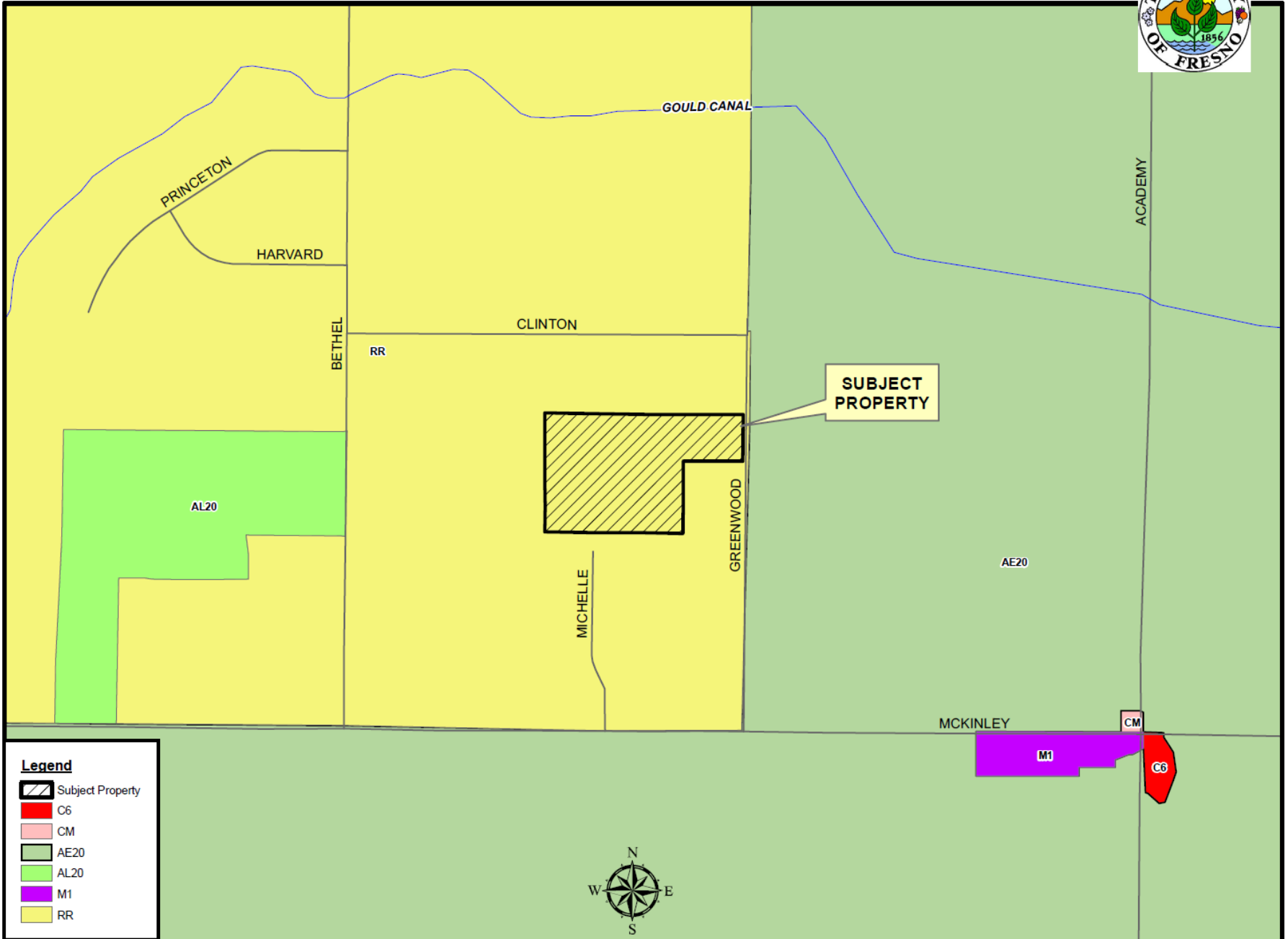
LEGEND	
FC	- FIELD CROP
ORC	- ORCHARD
SF#	- SINGLE FAMILY RESIDENCE
V	- VACANT

LEGEND:

-  Subject Property
-  Ag Contract Land



EXISTING ZONING MAP



Legend

- Subject Property
- C6
- CM
- AE20
- AL20
- M1
- RR

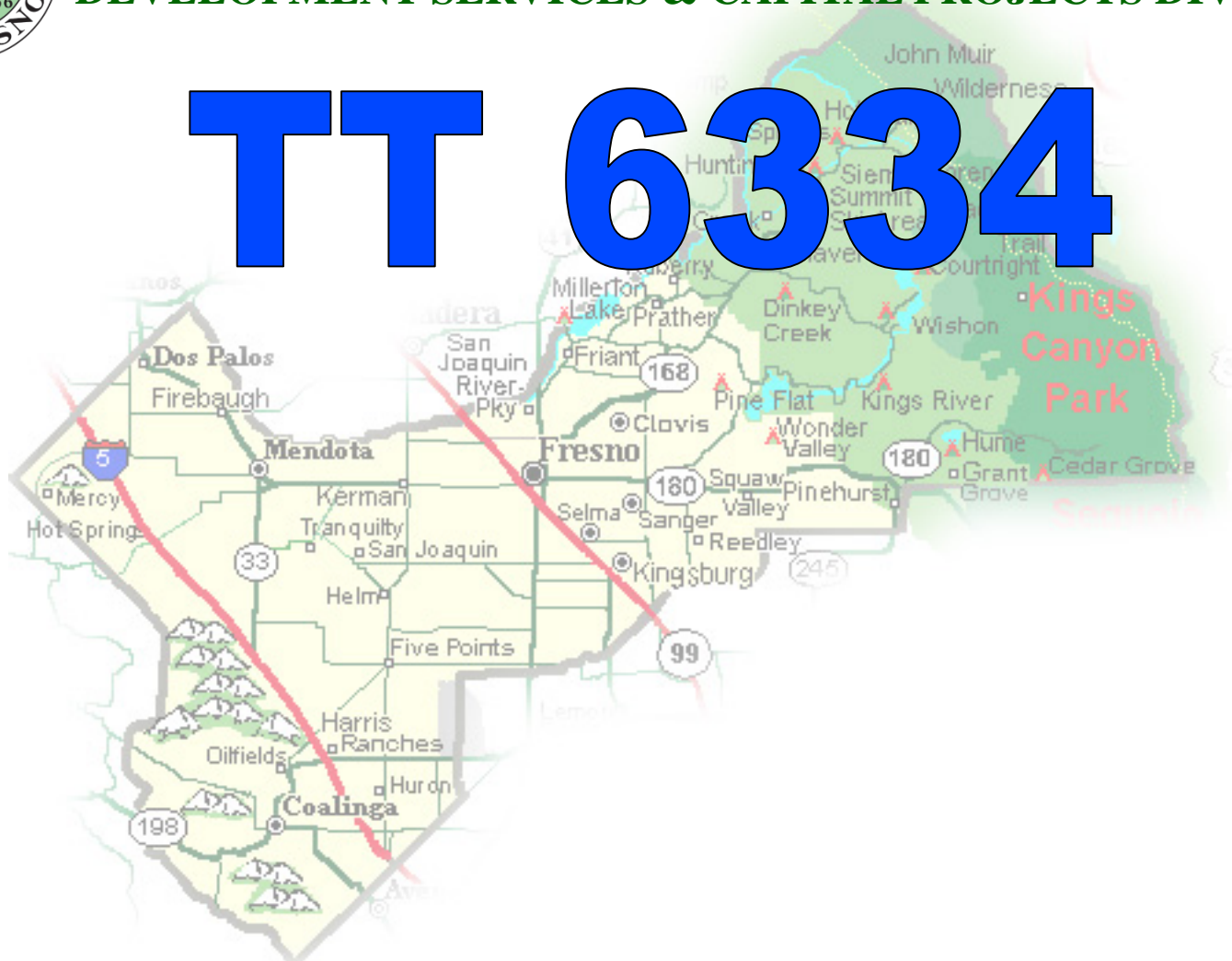


Findings	Description	Findings Met
1	The proposed map, and the design or improvement of the proposed subdivision, are consistent with the General Plan and any applicable Specific Plans	YES
2	The project site is physically suitable for the type and density of development proposed.	YES
3	The design of the proposed subdivision or improvements will not cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.	YES
4	The design of the subdivision or type of improvements are not likely to cause serious public health problems.	YES
5	The design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision.	YES



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17.20.020 - Rejection.

- A. The commission or board may reject a tentative or final map if the proposed use is prohibited by any ordinance, statute, law or other regulation and shall deny a map if it makes any of the following findings:
1. That the proposed map is not consistent with applicable general and specific plans;
 2. That the design or improvement of the proposed subdivision is not consistent with applicable, general and specific plans;
 3. That the site is not physically suitable for the type of development; and
 4. That the site is not physically suitable for the proposed density of development;
 5. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially unavoidably injure fish or wildlife or their habitat;
 6. That the design of the subdivision or the type of improvements are likely to cause serious public health problems;
 7. That the design of the subdivision or the type of improvements will conflict with easements required by the public-at-large for access through the use of property within the proposed subdivision. In this connection, the commission or board may approve a map if it finds that alternate easements for access or for use will be provided and that these will be substantially equivalent to the ones previously acquired by the public.
- B. The commission or board shall also deny a final subdivision map for any land project as defined in Section 11000.5 of the California Business and Professions Code, unless:
1. The board has adopted a specific plan covering the area proposed to be included within the land project;
 2. The local agency finds that the proposed land project together with provisions for its design and improvements is consistent with specific plans for the area.

(Ord. 613-a1, § 1, 1980; Ord. 613, § 6, 1980; Ord. 520-A-14, § 10, 1975; prior code, § 700.113)



Site looking west from Greenwood Ave

A wide-angle photograph of a dirt road with tire tracks, stretching from the foreground into the distance. The road is flanked by large, dark brown, tilled agricultural fields. In the far distance, a line of trees and some buildings are visible under a clear, light blue sky. The overall scene is rural and open.

Site looking west

A wide, flat, brown field with a dirt path leading towards a line of trees and buildings under a clear blue sky. The field is mostly bare soil with some dry grass. The dirt path is in the center, leading towards a line of trees and buildings in the distance. The sky is clear and blue.

Site looking east toward
Greenwood avenue