



## Appendix 1

### Findings VTTM 19116

1	<b>GENERAL PLAN</b>	<b>VTTM19116</b>
	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.	
2	<b>DESIGN &amp; IMPROVEMENT</b>	<b>VTTM19116</b>
	That the design and improvement of the proposed subdivision are consistent with the Orange County General Plan	
3	<b>CALIFORNIA ENVIRONMENTAL QUALITY ACT</b>	<b>VTTM19116</b>
	That the proposed project has been determined to meet all required conditions of Section 21159.25 and therefore the project has been found statutorily exempt from CEQA. Use of a Statutory Exemption is consistent with Section 10.2 of the Orange County 2020 Local CEQA Procedures Manual.	
4	<b>DEVELOPMENT TYPE</b>	<b>VTTM19116</b>
	That the proposed site is physically suitable for the proposed type of development.	
5	<b>DEVELOPMENT DENSITY</b>	<b>VTTM19116</b>
	That the proposed site is physically suitable for the proposed density of development.	
6	<b>NCCP NOT SIGNIFICANT</b>	<b>VTTM19116</b>
	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.	
7	<b>PUBLIC HEALTH</b>	<b>VTTM19116</b>
	That the design of the subdivision and the type of improvements proposed are not likely to cause serious public health problems.	
8	<b>PUBLIC EASEMENTS</b>	<b>VTTM19116</b>
	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.	
9	<b>DESIGN COMPLIANCE</b>	<b>VTTM19116</b>
	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 Government Code Section 65589.5 and the Planning Commission approval of Planning Application PA20-0133.	
10	<b>COMPATIBILITY</b>	<b>VTTM19116</b>
	That the use, activity or improvement(s) proposed, subject to the Conditions of Approval, is consistent with the provisions of the Zoning Code regulations applicable to the property under Government Code Section 65589.5.	

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11 **PUBLIC FACILITIES** **VTTM19116**

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

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12 **SUBDIVISION AND ZONING CODE COMPLIANCE** **VTTM19116**

That under Government Code Section 65589.5 1, the proposed subdivision complies with the requirements set forth in the Orange County Subdivision Code and the Orange County Zoning Code.

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13 **WASTEWATER SYSTEM** **VTTM19116**

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.