



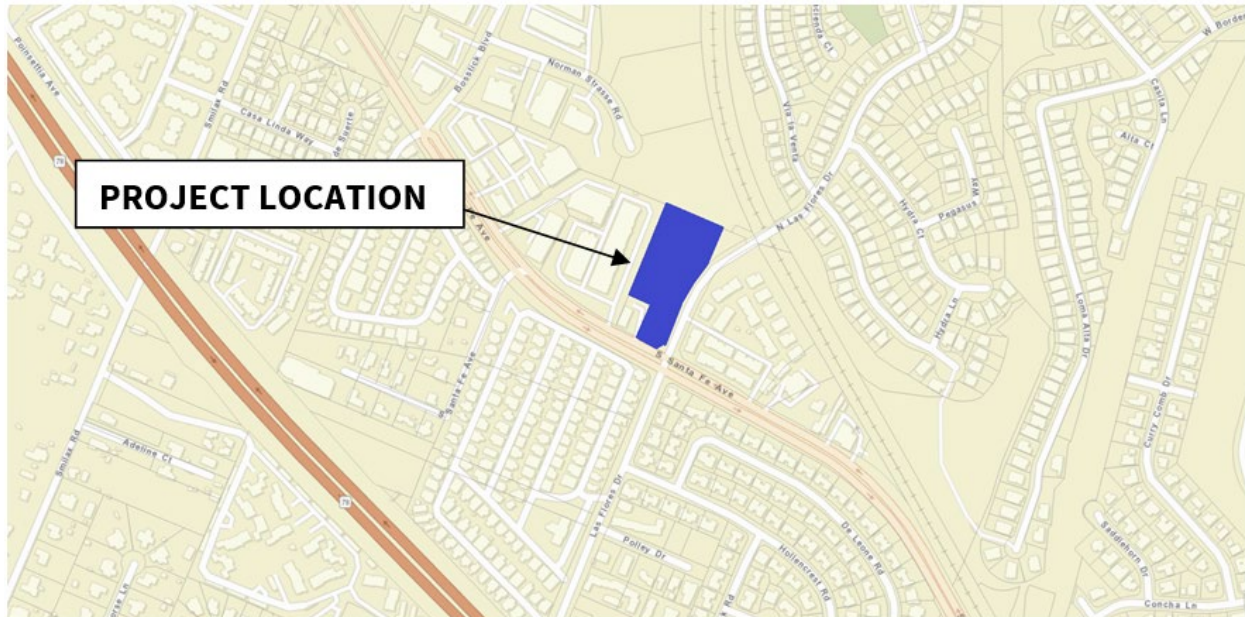
ATTACHMENT A - C

VICINITY MAP

REQUESTED ENTITLEMENTS

SITE AND PROJECT CHARACTERISTICS

VICINITY MAP



Project No.: Addendum to ND22-008, GPA25-0001, R25-0001, MFSDP25-0001, & TSM25-0001

Location: Northeast corner of S. Santa Fe Avenue and N. Las Flores Drive

APNs: A 0.37-acre portion of 217-161-17-00, and the entirety of 217-161-18-00 and 217-161-19-00

REQUESTED ENTITLEMENTS

1. Addendum to the Mitigated Negative Declaration (ND22-008).
2. General Plan Amendment (GPA25-0001)
A General Plan Amendment for a land use change of 2.23-net acres from “Medium Density Residential 2” and 0.37-net acres from “Commercial” to “Medium High Density Residential”.
3. Rezone (R25-0001)
A rezone of 2.23-net acres from Multifamily Residential 3 (R-3-10) and 0.37-net acres from Commercial (C) to Multifamily Residential (R-3-6).
4. Multi-Family Site Development Plan (MFSDP25-0001)
A Multi-Family Site Development Plan to allow the construction of the proposed 46-unit residential condominium development.
5. Tentative Subdivision Map (TSM25-0001)
A Tentative Subdivision Map for creation of a condominium map for 46 residential condominium units.

SITE AND PROJECT CHARACTERISTICS

Property	Existing Land use	Zoning	General Plan Designation
Subject	Vacant	R-3-10 & C	Medium Density Residential 2 & Commercial
North	Industrial Building	L-I	Light Industrial
South	Mobile Home Park	R-MHP	Low Density Residential
East	Multi-Family Residential	R-3-10	Medium Density Residential 2
West	Industrial and Commercial Buildings	L-I & C	Light Industrial & Commercial

ITEM	YES	NO
Flood Hazard Zone		X
Sewers	X	
Septic		X
Water	X	
Gen. Plan Conformance	X*	
Land Use Compatibility	X*	
*W/ Approval of a General Plan Amendment (GPA) and Rezone (R)		