

CITY OF LA QUINTA, CA
Public Works Department

**-STAFF RECOMMENDATION-
FINDING OF SUBSTANTIAL CONFORMANCE FOR A FINAL MAP OR PARCEL MAP**

Map No: _____

Proposed changes (Indicate ALL that apply):

- Tract Boundary
 - Total Lot Number - Decrease
 - Street Alignment
 - Lot Size
 - Lot Configuration
 - Pad Elevations
 - Other (specify): _____
-

PLANNING DEPARTMENT:

Please identify the recommendation appropriate for this application in justifying the Planning Department's support of a finding for substantial conformance with the approved Tentative Map.

- A Finding of Substantial Conformance should be made for this Map.
- A Finding of Substantial Conformance should **NOT** be made for this Map. (Please specify):

Supportive/ Non Supportive Comments (Please indicate which is applicable): _____

David Sawyer, Planning Manager
Planning Department

Date

PUBLIC WORKS/ENGINEERING DEPARTMENT:

Please identify the recommendation appropriate for this application in justifying a finding for substantial conformance with the approved Tentative Map.

- A Finding of Substantial Conformance should be made for this Map.
- A Finding of Substantial Conformance should **NOT** be made for this Map. (Please specify):

Comments: _____

Edward J. Wimmer, Principal Engineer
Development Services Division

Date

CITY OF LA QUINTA, CA
Public Works Department

CONSISTENCY FINDING
for

Map No: _____

This application for *Finding of Substantial Conformance* regarding the subject final map has been reviewed by city staff in the Planning Department and Public Works Department. The proposed changes are minor and consistent with the intent of the tentative map as originally approved by the Planning Commission, City Council, and City Ordinances.

Finding of Substantial Conformance

- The proposed changes to the final map are non-substantive and will result in a final map that reflects the intent and spirit of the tentative map as approved.
- The proposed changes do not increase the number of buildable lots.
- The proposed changes decrease the number of buildable lots by _____ lots and creates a minor impact to the Development Impact Fee (DIF) program which will be appropriately noted for future consideration when the impact fee program is updated.
- The proposed changes result in no City Ordinance violations.

On the basis of the findings noted hereon, I hereby conclude the proposed changes to the subject map are insignificant when compared to the greater intent of the approved tentative map. The proposed changes are non-substantive and produce no adverse impacts. If not otherwise contested prior to final map approval, this finding represents the concurrence of city staff that the proposed changes are in substantial conformance with the approved tentative map.

Timothy R. Jonasson, P.E.
Public Works Director/City Engineer

_____ Date