

## **FINDINGS**

In order to deny the Tentative Map the following findings must be made:

1. That the proposed map is not consistent with the general plan, or with any applicable specific plan. **[Finding Not Met]**

The design of the subdivision is consistent with the General Plan and the Peery Park Specific Plan. The creation of individual footprint lots for financing and ownership purposes is encouraged by the Peery Park Specific Plan.

2. That the design or improvement of the proposed subdivision is not consistent with the general plan or with any applicable specific plan. **[Finding Not Met]**

The subdivision does not involve any additional improvements on the site, nor does it grant any development rights. The property is being developed under a previously-approved permit (#2016-7607).

3. That the site is not physically suitable for the proposed type of development. **[Finding Not Met]**

The subdivision does not involve any additional proposed development.

4. That the site is not physically suitable for the proposed density of the development. **[Finding Not Met]**

The subdivision does not involve any additional proposed development.

5. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. **[Finding Not Met]**

The subdivision does not involve any additional improvements on the site, nor does it grant any development rights. No additional environmental impacts will result from the proposed subdivision.

6. That the design of the subdivision of type of improvements is likely to cause serious public health problems. **[Finding Not Met]**

The subdivision does not involve any additional improvements on the site, nor does it grant any development rights. The footprint lots proposed as part of the subdivision is intended to assist in financing and property management. No public health impacts will

result from the proposed subdivision.

7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. **[Finding Not Met]**

There are public utility easements located on the subject site, but they are located outside the building footprint areas and are not affected by the proposed subdivision.

8. That the map fails to meet or perform one or more requirements or conditions imposed by the "Subdivision Map Act" or by this title. **[Finding Not Met]**

The proposed subdivision is consistent with the Subdivision Map Act and the Sunnyvale Municipal Code. The subdivision creates legal lots bounded by the footprint of the approved office buildings and parking structure on the site. The creation of footprint lots for financing and ownership purposes is encouraged by the Peery Park Specific Plan.