

ATTACHMENT 5  
**San Rafael Municipal Code**  
**Title 15 (Subdivisions) Consistency Analysis**  
**Northgate Town Square**

<b>CHAPTER 15.01 (GENERAL PROVISIONS)</b>	
<b>SECTION 15.01.050 (CONFORMANCE WITH CITY PLANS, ORDINANCES AND ENVIRONMENTAL GUIDELINES)</b>	
Conformance with the San Rafael general plan and applicable specific plan or neighborhood plan, the city zoning ordinance (SRMC Title 14), historic resources (SRMC Title 2, Chapter 2.18), archaeological resource protection (SRMC Title 2, Chapter 2.19) and any other pertinent city ordinances or municipal code sections (including but not limited to fire code and building code). Conformance shall be based on those plans and ordinances that are adopted and in effect at time applications are deemed complete for processing, unless, prior to the determination of completeness, the city has initiated by adoption of resolution, ordinance or by motion, an amendment to such plan or ordinance, and has published notice thereof as required by the Subdivision Map Act Section 66474.2.	<i>Consistent.</i> As detailed in the findings analysis required under Section 15.02.080, the Northgate Town Square subdivision conforms to with the San Rafael General Plan 2040 and the North San Rafael Promenade Specific Plan. The project as proposed and conditioned also conforms with all applicable regulations of the SRMC including the Zoning Ordinance (see Attachment 4 Zoning Ordinance Consistency Analysis).
Conformance with all guidelines set forth in the most currently adopted city of San Rafael environmental assessment procedures manual and the guidelines of the California Environmental Quality Act (CEQA).	<i>Consistent.</i> The Northgate Mall Redevelopment Project Environmental Impact Report (EIR) was prepared in compliance with the City of San Rafael Environmental Assessment Procedures Manual and the State CEQA Guidelines.
<b>SECTION 15.01.100 (NOTIFICATION TO LOCAL SCHOOL DISTRICT)</b>	
The city shall notify all local school districts of all minor and major subdivision applications. Within five (5) days of the date in which the department of community development has deemed the map application as complete for processing, the school district(s) shall be notified, in writing, that the application has been received. The written notification shall inform the school district(s) that it has fifteen (15) days from the receipt of notice to respond, in writing, to the map application and the proposal.	<i>Consistent.</i> Prior to deeming the application complete, all local school districts were notified of the project in conjunction with notices published in connection with the environmental review of the project, providing several opportunities of greater than 15 days to provide comments on the project. As such the subdivision is consistent with the intent of this regulation.
<b>CHAPTER 15.02 (MAJOR SUBDIVISIONS FIVE OR MORE LOTS)</b>	
<b>SECTION 15.02.080 (FINDINGS REQUIRED)</b>	
The proposed map is consistent with the San Rafael general plan and any applicable, adopted specific plan or neighborhood plan;	<i>Consistent.</i> The subdivision will facilitate development of a mixed-use pedestrian oriented development on a site designated Community

ATTACHMENT 5  
**San Rafael Municipal Code**  
**Title 15 (Subdivisions) Consistency Analysis**  
**Northgate Town Square**

	<p>Commercial Mixed Use in the General Plan. As described in the Land Use Element of the General Plan, mixed use projects that combine housing and commercial uses, such as the Northgate Town Square Project, are encouraged on sites designated Community Commercial Mixed Use.</p> <p>The subdivision is consistent with the intent of the North San Rafael Promenade Conceptual Plan as it will result in improved bicycle and pedestrian linkages between the Terra Linda Recreation Center and Lagoon Park at the Marin County Civic Center, and includes provisions for amenities such as improved public parks and new plazas.</p>
<p>The design or improvement of the proposed subdivision is consistent with the San Rafael general plan and any pertinent, adopted specific plan or neighborhood plan;</p>	<p><i>Consistent.</i> The subdivision improvements are within the allowable density range (dwelling units per net acre) and non-residential intensity (floor area ratio) limits as specified on Page 3-11 of the General Plan Land Use Element for the Community Commercial Mixed Use designation. Specifically, the permitted residential density range is 21.8 to 43.6 units per net acre and the maximum floor area ratio is 0.3. At buildout, the project contains 1,422 units and 219,380 square feet of commercial space across 44.76 acres, resulting in a residential density of 31.8 units per net acre, and a floor area ratio of 0.11, each of which are within the respective ranges specified in the General Plan.</p> <p>The subdivision improvements are consistent with various General Plan policies and programs contained in the Land Use; Neighborhoods; Community Design and Preservation; Conservation and Climate Change; Parks, Recreation, and Open Space; Safety and Resilience; Mobility; Community Services and Infrastructure; Housing; and Diversity Equity and Inclusion Elements of the General Plan as fully detailed in Attachment 6 (General Plan Consistency Analysis).</p> <p>The subdivision is consistent with the North San Rafael Promenade Conceptual Plan as improvements include modification of the site's circulation to install pedestrian pathways, bicycle lanes, and multi-modal paths, including a multi-modal path along the northern site boundary which will develop a portion of the North San Rafael Promenade, facilitating improved connections to local and regional greenways, bikeways, and the Marin Civic Center SMART Station. In addition, the subdivision improvements include privately owned, publicly accessible open space, such as a 56,975 square foot Town Square which provides a variety of amenities to the public.</p>

ATTACHMENT 5  
**San Rafael Municipal Code**  
**Title 15 (Subdivisions) Consistency Analysis**  
**Northgate Town Square**

<p>The property subject to subdivision is physically suitable for the type or density of development that is proposed;</p>	<p><i>Consistent.</i> Under current and proposed zoning regulations, residential density (expressed as the required minimum lot area per dwelling unit) is 1,000 square feet for every 1 unit. On the 1,949,746 square foot site, development of approximately 1,950 residential units would be allowed under current and proposed zoning regulations. At buildout, the site will have 1,422 residential units, which is less than the residential density that could reasonably be accommodated. Therefore, the site is physically suitable to accommodate the type of residential uses, including the density of residential development proposed.</p> <p>Under current and proposed zoning regulations, the permitted intensity of commercial development (expressed as floor area ratio) is 0.3. Under both existing and proposed regulations, the 1,949,746 square foot site could accommodate approximately 586,230 square feet of commercial use. Phase 1 of the project includes 501,941 square feet of commercial space, and at buildout, 219,380 square feet. Under both Phase 1 and project buildout (Phase 2), the commercial square footage is less than what would otherwise be permitted. Therefore, the site is physically suitable to accommodate the type of commercial uses, including the intensity of commercial development proposed.</p> <p>The proposed mixed-use project is proximate to existing public transportation infrastructure, including bus stops adjacent to the site and the Sonoma Marin Area Rail Transit (SMART) Marin Civic Center station, located approximately 0.3 mile from the site. The project also involves installation of new transportation infrastructure including bicycle and pedestrian pathways within and adjacent to the site. The proximity to existing public transportation and the installation of new bicycle and pedestrian pathways will allow residential, commercial, and recreational users of the site to utilize alternative travel modes to access the site and surrounding goods and services. As such, the site is physically suitable for the type and density of development proposed as it sites a denser, mixed-use project near public and alternative transportation modes, thereby reducing the reliance on single-occupancy vehicles.</p>
<p>The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;</p>	<p><i>Consistent.</i> The site is in an urban area and is currently developed as the Northgate Mall. As stated in Section 6.3.2 (Biological Resources) of the Northgate Mall Redevelopment EIR, the site lacks native plant communities such as wetlands, salt marsh, woodlands, and grassland. In</p>

ATTACHMENT 5  
**San Rafael Municipal Code**  
**Title 15 (Subdivisions) Consistency Analysis**  
**Northgate Town Square**

	<p>the absence of suitable habitat for any special status plant species, the design and improvements of the subdivision are not likely to cause substantial environmental damage nor injure special-status plants or their habitat.</p> <p>The design of the subdivision and proposed improvements will result in removal of mature trees and vacant buildings that could provide habitat for special-status species including the white-tailed kite, pallid bat, and other roosting bats. As conditioned, the project will implement regulatory compliance measures (see Conditions of Approval 17-20) requiring preparation of nesting bird surveys, roosting bat habitat assessments and surveys, roosting bat building exclusion plans, and roosting bat tree protections. As conditioned, the subdivision and proposed improvements are not likely to cause substantial environmental damage nor injure wildlife or their habitat.</p> <p>The Planning Commission recommended that the City Council certify the EIR on the basis that it meets the substantive and procedural requirements of the California Environmental Quality Act (CEQA), including that the Mitigation Monitoring and Reporting Program (MMRP) appropriately identifies mitigation measures to reduce, to the extent feasible, all project-related environmental impacts to levels below significance, with the exception of significant and unavoidable greenhouse gas emission (GHG) impacts.</p> <p>Although the project will result in a significant and unavoidable impact related to greenhouse gas emissions, the Commission finds, and recommends to the City Council, adoption of a Statement of Overriding Considerations which explains the specific reasons why the social, economic, legal, technical, or other beneficial aspects of the proposed project outweigh the unavoidable adverse environmental impacts.</p>
<p>The design of the subdivision or the type of proposed improvements is not likely to cause serious health problems; and</p>	<p><i>Consistent.</i> The subdivision and associated mixed-use development project appropriately site Residential 1 and Residential 2, which are lower density and intensity residential townhome buildings, across from existing single-family residential uses south of the site; Residential 3, which is a higher intensity apartment building is appropriately designed to decrease in scale and height at the nearest point to an existing assisted living facility; and Residential 4, 5, and 6, which are the highest density and intensity</p>

ATTACHMENT 5  
**San Rafael Municipal Code**  
**Title 15 (Subdivisions) Consistency Analysis**  
**Northgate Town Square**

	<p>residential apartment buildings are sited nearer to existing and proposed onsite commercial uses, which are located in proximity to other surrounding commercial uses north of the site. As such, the mixed-use project provides an appropriate transition between residential and commercial uses and is not likely to cause serious health problems due to the design and type of proposed improvements.</p> <p>As proposed and conditioned, the project will comply with all Building and Fire codes to ensure the health and safety of future onsite residents as well as nearby residential uses.</p> <p>The City's Public Works Department and Las Gallinas Valley Sanitation District have reviewed the drainage and proposed sewer connections for the project site and determined that the project design is consistent with City standards, subject to conditions of approval.</p> <p>Through implementation of mitigation measures in compliance with the Mitigation Monitoring and Reporting Program (MMRP), environmental impacts of the project, including those related to public health and safety, will be reduced to less than significant.</p> <p>As conditioned, the proposed subdivision will not result in impacts to water quality as an Erosion Control Plan and Stormwater Pollution and Prevention Plan must be implemented prior to any grading or construction work commences on the site.</p>
<p>The design of the subdivision or the type of proposed improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the city may approve the map if it is determined that alternative easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired or secured for public use.</p>	<p><i>Consistent.</i> The project includes quitclaim of some existing easements, retention of existing easements, and establishment of new easements that will, among other purposes, provide public access to and through the site.</p>
<p><b>CHAPTER 15.06 (SUBDIVISION DESIGN STANDARDS AND MISCELLANEOUS REQUIREMENTS)</b></p>	
<p><b>SECTION 15.06.020 (UTILITIES AND SERVICES)</b></p>	
<p>No subdivision of land into two (2) or more lots or parcels for the purpose of development shall be approved by the city unless it is determined that the following utilities and services can be provided:</p>	<p><i>Consistent.</i> As detailed in Section 14.14 Utilities and Service Systems of the Northgate Mall Redevelopment Project EIR, the project is consistent with the requirements of section 15.06.020 in that:</p>

ATTACHMENT 5  
**San Rafael Municipal Code**  
**Title 15 (Subdivisions) Consistency Analysis**  
**Northgate Town Square**

<ul style="list-style-type: none"> <li>(a) Water Service. Domestic water service for all new lots or parcels shall be provided by the Marin municipal water district (MMWD).</li> <li>(b) Wastewater and Sewage Disposal. Wastewater and sewage disposal for all new lots or parcels shall be provided by either the San Rafael sanitation district or the Las Gallinas Valley sanitary district, depending upon the property location. The creation of an individual on-site septic system intended to serve a new lot or parcel shall be prohibited.</li> <li>(c) Gas and Electric Service. Gas and electric service for all new lots or parcels shall be provided by the Pacific Gas &amp; Electric Company (PG&amp;E).</li> <li>(d) Communication Services. Telephone and cable television service shall be available to all new lots or parcels.</li> </ul>	<ul style="list-style-type: none"> <li>(a) the project will increase water demand but remains within the anticipated supply range for San Rafael and can be adequately served by MMWD.</li> <li>(b) The increase in wastewater disposal is within the existing capacity of Las Gallinas Valley Sanitary District (LGVSD). Additionally, consistent with Mitigation Measure UTL-1, the Terra Linda Trunk Sewer will be upsized in coordination with LGVSD to ensure adequate capacity of the infrastructure.</li> <li>(c) Gas and electric service are provided to the project site through a combination of joint trenches that include both services and individual lines, all of which are located underground. Service to the site is provided through Marin Clean Energy (MCE) who utilize infrastructure owned and operated by the Pacific Gas and Electric Company (PG&amp;E).</li> <li>(d) Communication services including telephone, cable, and internet service are available at the project site either through connections within existing joint trenches, overhead lines, or individual overhead or underground lines.</li> </ul>
--	--

**SECTION 15.06.030 (LOTS)**

<p>The following standards and requirements shall apply to all new lots or parcels created in a subdivision:</p> <ul style="list-style-type: none"> <li>(a) Minimum Lot Size. The minimum lot size shall be based on compliance with the zoning provisions of Title 14 (Zoning) and the densities allowed under the San Rafael general plan or applicable specific plan or neighborhood plan.</li> <li>(b) Lot Dimensions and Depth. The dimensions and depth of a new lot shall be based on compliance with the zoning provisions of Title 14 (Zoning).</li> <li>(c) Lot Numbering. All lots or parcels created for the purpose of development shall be assigned a lot number (e.g., numerical) on the final map or parcel map. All lots or parcels that are created for common use and ownership by an association of owners/homeowner's association or are intended for use other</li> </ul>	<p><i>Consistent.</i> The Northgate Town Square Subdivision is consistent with Section 15.06.030 in that:</p> <ul style="list-style-type: none"> <li>(a) The minimum lot size specified in the Northgate Planned Development District is 6,000 square feet. All lots are greater than the 6,000 square foot minimum and the project complies with the densities allowed under the San Rafael General Plan.</li> <li>(b) The minimum lot width is 60 feet. As shown on Sheet C-1.10 of the Vesting Tentative Subdivision Map, all lots have a minimum 60-foot lot depth.</li> <li>(c) All lots are numbered accordingly.</li> <li>(d) The subdivision does not include any panhandle or flag lots.</li> </ul>
---	--

ATTACHMENT 5  
**San Rafael Municipal Code**  
**Title 15 (Subdivisions) Consistency Analysis**  
**Northgate Town Square**

<p>than for development purposes shall be designated with a letter (e.g., "A") rather than a lot number.</p> <p>a) Panhandle/Flag Lots. Panhandle or flag lots are lots that are served by a strip of land that is used primarily for gaining access to a major portion of the lot or parcel. The creation of new panhandle or flag lots shall be permitted only when the conditions listed are met.</p>	
<b>SECTION 15.06.040 (LOT ACCESS)</b>	
<p>Approval of access over private right-of-way or private street. New lots or parcels proposed with access over a private right-of-way or private street, shall require the approval of the planning commission. An application for access over a private right-of-way or private street shall include a development plan showing alignment, width, grade and material specifications of any proposed private right-of-way, the topography and means of access to each lot and the drainage of the subdivision. In considering the proposed access over a private right-of-way or street, the planning commission shall not approve the access unless it finds that such access will not be detrimental to the health, safety and welfare of the existing residents or future residents and that the design of the improvements is adequate to provide access for emergency service vehicles. Approval of such access shall be conditioned to require that appropriate measures be implemented which guarantee permanent maintenance of the private driveway.</p>	<p><i>Consistent.</i> The subdivision includes retention of existing privately owned, publicly accessible rights-of-way as well as development of new private streets. As proposed, access will not be detrimental to the health, safety and welfare of future residents as streets are designed to comply with applicable regulations and standards of the City of San Rafael. Additionally, access will not be detrimental to the health, safety and welfare of existing residential uses in the immediate area as all intersection of public and private streets comply with City of San Rafael regulations, and as conditioned, plans submitted for building permits are required to label all areas falling within 15 feet of the curb return of all intersections and driveways (Vision Triangle) and all improvements in these areas must be kept under 3 feet in height, except trees which may be trimmed to a minimum height of 7 feet.</p> <p>Emergency access to the site, as proposed and conditioned is adequate as the design of roadways and circulation areas comply with applicable fire code regulations.</p> <p>Lastly, site access is conditioned to require permanent maintenance of the private driveway.</p>
<b>SECTION 15.06.080 (SIDEWALKS AND WALKWAYS)</b>	
<p>Requirement and width. Sidewalks and walkways shall be required along both sides of new public or private streets and incorporated into the right-of-way width requirements specified in Section 15.06.050 of this chapter. Sidewalks along streets intended for residential use shall be a minimum of four feet (4') in width, while sidewalks along streets intended for commercial or industrial use shall be a minimum of six feet (6') in width. All</p>	<p><i>Consistent.</i> The subdivision includes pedestrian walkways and shared multi-modal paths along private streets and driveways throughout the site. Areas intended only for pedestrians are 5-feet wide and shared use paths are wider to accommodate multiple modes of travel range in width from 8- to 14-feet. All sidewalks and walkways are designed to comply with ADA requirements.</p>

ATTACHMENT 5  
**San Rafael Municipal Code**  
**Title 15 (Subdivisions) Consistency Analysis**  
**Northgate Town Square**

<p>sidewalks and walkways shall be designed to comply with the requirements of the Americans with Disability Act (ADA).</p>	
<b>SECTION 15.06.090 (STREET LIGHTING)</b>	
<p>Street lighting shall be required on all new public or private streets proposed to serve a new subdivision. The type and design of the street light standard shall comply with the approved list of street light standards on file with the public works department. The spacing between and placement of street light standards shall be determined by a photometric study, prepared by a lighting consultant and approved prior to the recordation of a final map or parcel map.</p>	<p><i>Consistent.</i> As shown on Sheets LT-1 through LT-4 of the Northgate Town Square Redevelopment Plans, the subdivision includes street lighting along all new private streets. The project is required to comply with standard conditions of approval related to light and glare, lighting intensity, and will be subject to a 90-day post installation inspection.</p>
<b>SECTION 15.06.100 (STREET TREES)</b>	
<p>Street trees shall be required on all new public or private streets proposed to serve a new subdivision. Unless selected from a city-approved street tree list, the species, spacing and placement of street trees shall be approved by the department of community development and the public works department. All street trees shall be installed at a minimum size of twenty-four inch (24") box with a two inch (2") caliper trunk and shall include root barriers and/or at-grade screens, in accordance with the city specifications. Depending upon tree species, street trees shall be planted at thirty foot (30') centers.</p>	<p><i>Consistent.</i> As proposed, the subdivision includes retention of existing trees and installation of new trees. As conditioned, all street trees are required to be installed at a minimum size of twenty-four inch (24") box with a two inch (2") caliper trunk and must also include root barriers and/or at-grade screens.</p>
<b>SECTION 15.06.110 (GRADING AND DRAINAGE)</b>	
<p>All subdivisions shall be designed and improved to provide proper grading, drainage and erosion and sediment control. All subdivisions shall comply with the provisions of the Uniform Building Code for design of grading and the conveyance of drainage and stormwater runoff and shall comply with best management practices (BMPs).</p>	<p><i>Consistent.</i> As proposed and conditioned, the subdivision includes provisions related to grading, drainage, erosion control, and implementation of best management practices.</p>
<b>SECTION 15.06.120 (FIRE PROTECTION MEASURES)</b>	
<p>Fire protection measures may be required for the subdivision of land, as determined by the fire chief. Such measures shall be required as a condition of tentative map approval and constructed or installed concurrent</p>	<p><i>Consistent.</i> As proposed and conditioned, the subdivision includes fire protection measures.</p> <p>(a) As shown on Sheet FIRE-2 of the Northgate Town Square Redevelopment Plans, the subdivision includes fire hydrants</p>

ATTACHMENT 5  
**San Rafael Municipal Code**  
**Title 15 (Subdivisions) Consistency Analysis**  
**Northgate Town Square**

<p>with the installation of required subdivision improvements. Fire protection measures shall include but not be limited to the following:</p> <ul style="list-style-type: none"> <li>(a) Fire Hydrants. Fire hydrants, together with adequate water mains to serve the hydrants, shall be located along all new public or private streets, as recommended by the fire chief. Fire hydrants shall be located so that the maximum spacing between hydrants does not exceed four hundred feet (400'). The type and size of fire hydrant shall be determined by the fire chief at the time of tentative map approval.</li> <li>(b) Fire Breaks and Vegetation Clearance Zones. Fire breaks and vegetation clearance zones may be required for subdivisions located adjacent to undeveloped land or open space or in hillside areas.</li> <li>(c) Compliance with Fire Code. The fire chief may require additional fire protection measures to conform to the Fire Code, as adopted by the city in Chapter 4.08.</li> </ul>	<p>throughout the site. Additionally, several conditions address requirements related to fire hydrants on the site including a requirement to prepare a Fire Apparatus Access Plan, showing the locations of fire hydrants; specifications for residential and commercial fire hydrants.</p> <ul style="list-style-type: none"> <li>(b) The subdivision is located within an urban and built up area, and as such fire breaks and vegetation clearance zones are not required.</li> <li>(c) As conditioned, all subdivision improvements are required to comply with the adopted fire code.</li> </ul>
<b>SECTION 15.06.130 (UNDERGROUND OF UTILITIES)</b>	
<p>All utility distribution facilities, including but not limited to electric (carrying normal voltage of less than thirty-five thousand (35,000) volts), gas, communication and cable television lines, installed and for the purpose of supplying service to a subdivision creating lots for development, shall be placed underground (certain exceptions apply as detailed in Section 15.06.130)</p>	<p><i>Consistent.</i> As detailed in Section 14.14 Utilities and Service Systems of the Northgate Mall Redevelopment Project EIR, all energy and telecommunication lines currently serving the site are underground. The subdivision will utilize existing transmission lines and does not include installation of any above-ground electric, gas, communication, or television lines. Furthermore, as conditioned, installation of any utility distribution facilities would be required to be placed underground.</p>
<b>SECTION 15.06.160 (CONDITIONS, COVENANTS, AND RESTRICTIONS)</b>	
<p>The subdivider shall prepare conditions, covenants and restrictions (CC &amp; Rs) when the subdivision proposes private improvements such as private streets or utilities, or when lots or parcels that are proposed for common ownership among the lot owners within the subdivision, or when an association of property owners or homeowners is to be formed to oversee the subdivision.</p>	<p><i>Consistent.</i> As conditioned, prior to recordation of the Final Subdivision Map, Conditions, Covenants, and Restrictions (CC&amp;Rs) are required to be submitted for review to the City of San Rafael and are subject to approval by the Community and Economic Development Department and the City Attorney's Office.</p>
<b>CHAPTER 15.09 (PARK DEDICATION AND IN-LIEU FEES)</b>	

ATTACHMENT 5  
**San Rafael Municipal Code**  
**Title 15 (Subdivisions) Consistency Analysis**  
**Northgate Town Square**

<b>SECTION 15.09.015 (REQUIREMENTS)</b>	
<p>(a) At the time of approval of the tentative map for a residential subdivision, the approving body shall determine the land required under this chapter for dedication, or the amount of in-lieu fees pursuant to Section 15.09.030.</p> <p>(b) The park land dedication or in-lieu fee that is required to meet the provisions of this chapter shall be imposed as a condition of approval on the tentative map.</p> <p>(c) At the time of final map or parcel map approval for recordation, the subdivider shall dedicate land, pay a fee in lieu thereof, or a combination of both, at the option of the city, for neighborhood and community park or recreational purposes at the time and according to the standards and formula contained in this chapter.</p>	<p><i>Consistent.</i> As conditioned, the project is required to pay a Parkland Dedication Fee consistent with SRMC Chapter 15.09.</p>
<b>CHAPTER 15.10 (EASEMENTS AND RESTRICTIONS)</b>	
<b>SECTION 15.10.020 (EASEMENTS)</b>	
<p>Requirement for Easement. An easement shall be required when a portion of land area subject to division or adjustment under this title, is proposed to be reserved for a specific use, improvement or access by a party or entity other than the underlying lot owner.</p>	<p><i>Consistent.</i> The subdivision includes public utility, sanitary sewer, water line, and access and utility easements throughout the site.</p>
<p>Required size. Easement sizes and widths shall vary based on their purpose and necessity, with the minimum standards established as follows:</p> <p>(a) An easement established for the purpose of providing public or private utility, sanitary sewer and drainage improvements shall be not less than ten feet (10') in width.</p> <p>(b) Easements for overhead wire lines may be required at the rear of all lots, except where alleys are available, and in contiguous locations to permit anchorage, line continuity, ingress and egress and shall not be less than ten feet (10') in width.</p>	<p><i>Consistent.</i> The subdivision easements comply with the size and width requirements. All public utility easements providing sanitary sewer and drainage improvements are a minimum of, or greater than 10-feet; no easements for overhead wires are proposed; all public access easements providing pedestrian access are a minimum of, or greater than 5-feet; and all easements providing vehicle access are a minimum or, or greater than 15-feet.</p>

ATTACHMENT 5  
**San Rafael Municipal Code**  
**Title 15 (Subdivisions) Consistency Analysis**  
**Northgate Town Square**

<p>(c) Easements established for the purpose of providing public or private pedestrian access shall not be less than five feet (5') in width.</p> <p>(d) Easements established for the purpose of providing public or private vehicular access shall not be less than fifteen feet (15') in width.</p>	
<b>SECTION 15.11.020 (INFORMATION ON AND FORM FOR IMPROVEMENT PLANS)</b>	
<p>improvement plans shall be prepared for all on-site or off-site subdivision improvements that are proposed or required as a condition of subdivision map approval. Improvement plans shall be prepared by a registered civil engineer and submitted for city engineer review as part of the final map or parcel map review process.</p>	<p><i>Consistent.</i> As conditioned, submittal of a Subdivision Improvement Plan is required concurrent with submittal of a Final Subdivision Map.</p>