

PLANNING COMMISSION – January 22, 2025
REQUIRED FINDINGS & CONSIDERATIONS FOR:

220 Belgatos Road
Subdivision Application M-24-011

Requesting Approval for Subdivision of One Lot into Two Lots on Property Zoned R-1:10. APN: 527-25-005. Categorically Exempt Pursuant to CEQA Guidelines Section 15315: Minor Land Divisions.

Property Owner: Union School District

Applicant: Robson Homes, LLC.

Project Planner: Jocelyn Shoopman

FINDINGS

Required findings for CEQA:

- That there is no possibility that this project will have a significant impact on the environment; therefore, the project is not subject to the California Environmental Quality Act, Section 15315: Minor Land Divisions.

Required findings to deny a Subdivision application:

- As required by Section 66474 of the State Subdivision Map Act the map shall be denied if any of the following findings are made: **None of the findings could be made to deny the application.**

Instead, the Planning Commission makes the following affirmative findings:

- a. That the proposed map is consistent with all elements of the General Plan.
- b. That the design of the proposed subdivision is consistent with all elements of the General Plan.
- c. That the site is physically suitable for the type of development.
- d. That the site is physically suitable for the proposed density of development.
- e. That the design of the subdivision is not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.
- f. That the design of the subdivision is not likely to cause serious public health problems.
- g. That the design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

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