

**PLANNING COMMISSION – July 10, 2019**  
**REQUIRED FINDINGS AND CONSIDERATIONS:**

**16100 Greenridge Terrace**  
**Subdivision Application M-19-004**

**Requesting approval for a subdivision of one lot into eight lots on property zoned HR-2½:PD. APN 527-12-002**

**PROPERTY OWNER: Emerald Lake Investments LLC**

**APPLICANT: Hanna & Brunetti**

**FINDINGS:**

**CEQA:**

- A Final Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program were adopted by the Town Council (Ordinance 2281) for the proposed development and no significant unmitigated impacts are associated with the application.

**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 and improvement 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 and the proposed improvements are 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 and type of improvements is not likely to cause serious public health problems.
- g. That the design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

**Required consistency with performance standards of the Planned Development:**

- The project is in substantial conformance with the performance standards and Official Development Plans contained within Ordinance 2281.

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