

Resolution Number 17-009

County of Sonoma
Santa Rosa, California

September 7, 2017
MJS12-0001 Scott Orr

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF SONOMA, STATE OF CALIFORNIA, ADOPTING THE MITIGATED NEGATIVE DECLARATION AND APPROVING THE TENTATIVE MAP AS REQUESTED BY RICHARD CREIGHTON FOR PROPERTY LOCATED AT 220 HATCHERY ROAD, PENNGROVE; APN 047-153-004.

WHEREAS, the applicant and owner, Richard Creighton, filed an application with the Sonoma County Permit and Resource Management Department for Request for a Major Subdivision of a 5 acre parcel into 8 parcels approximately 0.5 acres in size. The subdivision would accommodate the future construction of 7 new single family homes located at 220 Hatchery Road, APN 047-153-004, Zoned: RR (Rural Residential), B6 2 DU (2 dwellings per acre density), AH (Affordable Housing); Supervisorial District 2; and

WHEREAS, a Mitigated Negative Declaration was prepared and posted for the proposed project in accordance with the appropriate law and guidelines; and

WHEREAS, said Tentative Map has been referred to the Project Review Advisory Committee and interested agencies, and reports and recommendations have been received therefrom; and

WHEREAS, on May 19, 2016, The Project Review Advisory Committee met, and with a 6-0-1 vote, recommended Conditions of Approval for the Major Subdivision, and

WHEREAS, in accordance with the provisions of law, the Planning Commission held a public hearing on September 7, 2017, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, said Tentative Map is found to be in substantial conformance with the provisions of the State Subdivision Map Act and Chapter 25 of the Sonoma County Code.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission makes the following findings:

- 1) The Tentative Map for the approximate five-acre site is consistent with the Sonoma County General Plan land use designation Urban Residential and allowable density of 2 dwelling units/acre, the Penngrove Area Plan designation of Urban Residential 2 dwelling units/acre, and conforms to the standards of the Zoning District RR (Rural Residential), with minimum lot sizes of 20,000 square feet.
- 2) The subdivision complies with the State Subdivision Map Act. Specifically, the Tentative Map complies with Section 66474 of the Subdivision Map Act in that the project is consistent with applicable General and Area Plans, the site is physically suitable for the proposed density and development, the subdivision will not cause substantial

environmental damage or injure fish or wildlife or their habitat, the subdivision is not likely to cause serious public health problems, and the design of the subdivision will not conflict with public easements.

- 3) Based upon the information contained in the Initial Study included in the project file, it has been determined that there will be no significant environmental effect resulting from this project, because mitigation measures have been incorporated into the project as Conditions of Approval. The Mitigated Negative Declaration has been completed in compliance with CEQA State and County guidelines, and the information contained therein has been reviewed and considered.

BE IT FURTHER RESOLVED that the Planning Commission adopts the Mitigated Negative Declaration and Mitigation Monitoring Program set forth in the Conditions of Approval. The Planning Commission certifies that the Mitigated Negative Declaration has been completed, reviewed, and considered, together with comments received during the public review process, in compliance with CEQA State and County guidelines, and finds that the Mitigated Negative Declaration reflects the independent judgment of the Planning Commission.

BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, California 95403.

BE IT FURTHER RESOLVED that the Planning Commission approves the requested Tentative Map to subdivide 5 acres into 8 lots.

BE IT FURTHER RESOLVED that the Planning Commission's action shall be final on the 11th (eleventh) day after the date of this Resolution unless an appeal is taken.

THE FOREGOING RESOLUTION was introduced by Commissioner Tamura , who moved its adoption, seconded by Commissioner Shahhosseini, and adopted on roll call by the following vote:

Commissioner Fogg	Aye
Commissioner Tamura	Aye
Commissioner Shahhosseini	Aye
Commissioner Lowry	Aye
Commissioner Lamberson	Aye

Ayes: 5 Noes: 0 Absent: 0 Abstain: 0

WHEREUPON, the Chair declared the above and foregoing Resolution duly adopted; and

SO ORDERED.