

THE WITHIN INSTRUMENT IS A  
CORRECT COPY OF THE ORIGINAL  
ON FILE IN THIS OFFICE.

#9

Resolution Number: 96-0394

ATTEST: APR 02 1996

County of Sonoma  
Santa Rosa, California

EEVE T. LEWIS,  
County Clerk & ex-officio Clerk of the Board of  
Supervisors of the State of California, in & for  
the County of Sonoma  
BY E. Lewis DEPUTY

April 2, 1996  
MJS 05-432 Angus Latta

RESOLUTION OF THE BOARD OF SUPERVISORS, COUNTY OF SONOMA, STATE OF CALIFORNIA, DENYING THE APPEAL OF CERTAIN CONDITIONS AND ADOPTING THE NEGATIVE DECLARATION AND APPROVING THE TENTATIVE MAP SUBJECT TO MODIFIED CONDITIONS.

WHEREAS, the applicant, Merton Smith, et al, filed a tentative map with the Sonoma County Permit and Resource Management Department for the Two Rock Estates Subdivision located at 1656 Middle Two Rock Road, Petaluma, APN 021-060-021, Zoned: AR (Agriculture and Residential), 86/3 acre density; Supervisorial District No. 2; and

WHEREAS, a 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 and Advisory Committee and interested agencies, and reports and recommendations have been received therefrom; and

WHEREAS, in accordance with the provisions of law, the Planning Commission held a public hearing on January 4, 1996, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the applicant, Merton Smith appealed the Planning Commission's decision to the Board of Supervisors; and

WHEREAS, the Board of Supervisors conducted a duly noticed public hearing on March 19, 1996, 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; and

WHEREAS, all of the findings pursuant to Sections 66473.5 and 66474 of the Subdivision Map Act are found to be complied with; and

WHEREAS, the Board of Supervisors finds and determines that the project, as described, will have no substantial adverse effect on the environment based upon information contained in the Initial Study; and

WHEREAS, said Board of Supervisors makes the following findings:

1. The proposed tentative map is consistent with the General Plan and the West Petaluma Area Plan.
2. The site is physically suitable for the proposed development.
3. The conditions of the tentative map sufficiently address the potential adverse impacts. Conditions include a 24 foot height limit on Lot 5 and a requirement that residential construction shall be restricted to building envelopes to minimize potential visual impacts.

4. The tentative map complies with all the findings pursuant to Sections 66473.5 and 66474 of the Map Act.
5. As a result of the Initial Study, this project involves no potential for adverse effect, either individually or cumulatively on wildlife resources.

NOW THEREFORE BE IT RESOLVED that the Board of Supervisors adopts the Negative Declaration as being completed in compliance with CEQA State and County guidelines and certifies that it has reviewed and considered the information contained therein.

BE IT FURTHER RESOLVED that the Board of Supervisors denies the appeal and approves the requested tentative map to subdivide 29.8+/- acres into nine (9) lots as conditioned.

SUPERVISORS VOTE:

Cale: Harberson: Kelley: Carpenter: Smith:

Ayes: 5 Noes: Absent: Abstain:

SO ORDERED.