

**Resolution Number PC 2016-0005**

County of Mendocino  
Ukiah, California  
April 21, 2016

Minor Subdivision MS\_2015-0002

Resolution of the Planning Commission, County of Mendocino, State of California, Adopting a Mitigated Negative Declaration and Granting approval of Subdivision MS\_2015-0002 For the Subdivision of a 23.9± Acre Parcel Into Two (2) Parcels of 10± Acres and 13.97± Acres.

WHEREAS, the applicant, Donald Sundstrom and Emani Seefeldt, filed an application for a Minor Subdivision with the Mendocino County Department of Planning and Building Services to subdivide a 23.9± acre parcel into two (2) parcels of 10± acres and 13.97± acres, located approximately 2± miles north-east of Gualala, lying on the east side of Old Stage Road (CR 502), just north of its intersection with Pacific Woods Road (private), at 38701 Old Stage Road, Gualala; APN 145-011-01; General Plan RR5; Zoning RR:5:AH Supervisorial District 5; (the "Project"); and

WHEREAS, a Mitigated Negative Declaration was prepared for the Project and noticed and made available for agency and public review on March 18, 2016 in accordance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines; and

WHEREAS, in accordance with applicable provisions of law, the Planning Commission held a public hearing on, April 21, 2016, at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the Mitigated Negative Declaration and the Project. All interested persons were given an opportunity to hear and be heard regarding the Mitigated Negative Declaration and the Project; and

WHEREAS, the Planning Commission has had an opportunity to review this Resolution and finds that it accurately sets for the intentions of the Board of Supervisors regarding the Mitigated Negative Declaration and the Project.

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

**General Plan Findings:** The subject property is classified Rural Residential (RR) under the General Plan. The project is consistent with the General Plan per Policy DE-14.

**Zoning Findings:** The subject property is zoned Rural Residential (RR-10). The project is consistent with County Zoning per Section 20.048

**Special Plan Findings:** The subject property is consistent with Ocean Ridge Airport Land Use Plan per the Airport Compatibility Criteria and Policy 4.1

**Division of Land Regulations:** The Planning Commission finds the project to be consistent with Chapter 17 of the Mendocino County Code (Division of Land Regulations), further finding, that the criteria of 17.49 has been met for the Waiver of a Parcel Map.

BE IT FURTHER RESOLVED that the Planning Commission hereby adopts the Mitigated Negative Declaration and the 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 the comments received during the public review process, in compliance with CEQA and State and County CEQA Guidelines, and finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Planning Commission.

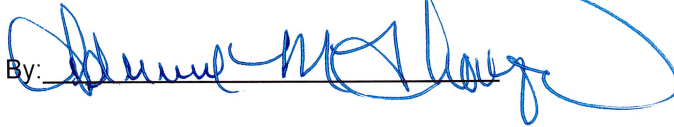
BE IT FURTHER RESOLVED that the Planning Commission hereby grants the requested Minor Subdivision MS\_2015-0002, subject to the Conditions of Approval in Exhibit "A", attached hereto.

BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary as the custodian of the document and other material which constitutes the record of proceedings upon which the Planning Commission decision herein is based. These documents may be found at the office of the County of Mendocino Planning and Building Services, 860 North Bush Street, Ukiah, CA 95482.

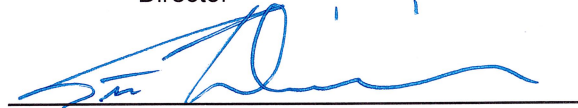
BE IT FURTHER RESOLVED that the Planning Commission action shall be final on the 11<sup>th</sup> day after the date of the Resolution unless an appeal is taken.

*I hereby certify that according to the Provisions of Government Code Section 25103 delivery of this document has been made.*

ATTEST: ADRIENNE M. THOMPSON  
Secretary to the Planning Commission

By: 

BY: STEVEN D. DUNNICLIFF  
Director



MOLLY WARNER, Chair  
Mendocino County Planning Commission

