

MARIN COUNTY PLANNING COMMISSION

RESOLUTION NO. _____

A RESOLUTION APPROVING THE
THE DIPSEA RANCH (WEISSMAN) LAND DIVISION (TENTATIVE MAP)
MITIGATED NEGATIVE DECLARATION
455 PANORAMIC HIGHWAY, MILL VALLEY
ASSESSOR’S PARCEL: 046-161-11

SECTION I: FINDINGS

1. **WHEREAS**, the applicant and property owner, Daniel Weissman, has submitted a proposal to subdivide an existing 8.29-acre property currently developed with one single-family residence and detached accessory structures into three single-family residential lots with proposed building envelopes on each lot. The new residential lots would range in size as follows:

Proposed Lot Number	Proposed Lot Area (acres)
1	2.22
2	0.89
3	5.18

The subject property is a roughly boot-shaped lot with the upper northern and lower southeastern property lines located along Panoramic Highway. The applicant proposes to provide access to the existing and new lots via the existing entry driveway at 455 Panoramic Highway located along the upper portions of the site.

The project entails site improvements to accommodate the new lots, including: the installation of two new on-site sewage disposal systems to serve Lots Two and Three; the installation of a storm water management system inclusive of storm drains, cisterns, and bioswales to address run off; and the improvement of the existing driveway to extend access to Lots Two and Three.

Pursuant to Section 22.80.030 of the Marin County Development Code, Tentative Map approval is required for the subdivision of an existing lot into two or more proposed lots.

The property is located at 455, Panoramic Highway, Mill Valley and is further identified as Assessor’s Parcel 046-161-11.

2. **WHEREAS**, the Marin County Community Development Agency prepared an Initial Study for the project, which concluded that potential impacts relating to air quality, biological resources and noise would be avoided or mitigated to a point where no significant effects would occur because revisions to the project have been agreed to by the applicant and there is no evidence that the project as revised may have a significant effect on the environment.

3. **WHEREAS**, the Marin County Environmental Planning Manager has determined that, based on the Initial Study, a Mitigated Negative Declaration of Environmental Impact is required for the project pursuant to the California Environmental Quality Act (CEQA).

4. **WHEREAS**, the Mitigated Negative Declaration of Environmental Impact for the project consists of the Mitigated Negative Declaration, Initial Study, responses to comments, and all supporting information incorporated by reference therein.

5. **WHEREAS**, the Negative Declaration of Environmental Impact was completed in compliance with the intent and requirements of CEQA, the State CEQA Guidelines, and the County's CEQA process.

6. **WHEREAS**, on Tuesday, December 12, 2019, the Initial Study and proposed Mitigated Negative Declaration of Environmental Impact were completed and distributed to agencies and interested parties to commence a 45-day period for public review and comment on the Mitigated Negative Declaration, and a notice of the public review period and public hearing was published in a general circulation newspaper pursuant to CEQA.

7. **WHEREAS**, on July 27, 2020, the Marin County Planning Commission held a duly noticed public hearing to take public testimony and consider the project.

SECTION II: ACTION

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Marin County Planning Commission certify the Mitigated Negative Declaration of Environmental Impact for the Dipsea Ranch (Weissman) Land Division project as adequate and complete in compliance with CEQA, the State CEQA Guidelines and the County Environmental Review Procedures, and as adequate and complete for consideration in making a decision on the merits of the project.

SECTION IV: ADOPTION

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Marin, State of California, on this 27th day of July 2020 by the following vote:

AYES: COMMISSIONERS

NOES:

ABSENT:

MARGARET CURRAN, CHAIR
MARIN COUNTY PLANNING COMMISSION

Attest:

Ana Hilda Mosher
Planning Commission Recording Secretary