

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
APPROVING THE FIR RIDGE MEADOWS TENTATIVE MAP LOCATED AT 3700 FIR
RIDGE DRIVE, ASSESSOR'S PARCEL NUMBER 173-620-030 - FILE NUMBER PRJ23-001
(HDP23-001 & MAJ23-001)

WHEREAS, an application has been submitted by Christopherson Builders requesting approval of a tentative map of Fir Ridge Meadows, more particularly described as Assessor's Parcel Number 173-620-030, dated received on May 4, 2023, and on file in the Office of the Department of Planning and Economic Development; and

WHEREAS, the Planning Commission held a duly noticed public hearing on the application at which all those wishing to be heard were allowed to speak or present written comments and other materials; and

WHEREAS, the Planning Commission has considered the application, the staff reports, oral and written, the General Plan and zoning on the subject property, the testimony, written comments, and other materials presented at the public hearing; and

WHEREAS, the Planning Commission has reviewed the project for compliance with the California Environmental Quality Act (CEQA) and determined that the project qualifies for Class 32 (15332) "Infill" Categorical Exemption and no exceptions to the exemptions apply and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances (CEQA Guidelines Section 15300.2); and

NOW BE IT RESOLVED, the Planning Commission does hereby determine that said subdivision of thirteen lots and no more is in compliance with the requirements of the Subdivision Ordinance of the City of Santa Rosa, (Title 19, City Code), and the Subdivision Map Act (Government Code Section 66410, et seq.) based upon the following findings:

- A. That the proposed map is consistent with the General Plan and any applicable specific plans as specified in Government Code Sections 65451 and 66473.5, in that the proposed project would subdivide the 6.03-acre project site into 13 lots for the construction of 13 market-rate single-family homes, as well as associated site access improvements, utility infrastructure connections, and landscaping improvements. Implementation of the proposed project would result in the development of the 6.03-acre site with residential uses at a proposed density of 2.15 units per acre, which is consistent with the allowable density established in the Low Density Residential (2 to 8 units per acre).
- B. That the proposed subdivision meets the housing needs of the City and that the public service needs of the subdivision's residents are within the available fiscal and environmental resources of the City, in that the developer will be required to improve the project street frontage along Fir Ridge Drive, as well as the new cul-de-sac. The

developer will construct any necessary infrastructure for the project (i.e. sewer, water, roads, etc). The City agreed to serve the project site with City water and sewer treatment.

- C. That the design of the proposed subdivision has, to the extent feasible, provided for future passive or natural heating or cooling opportunities in the subdivision, that the developer will be required to meet current State construction requirements for new residential projects, including solar panels.
- D. That the proposed subdivision would not discharge waste into the City's sewer system that would result in violation of the requirements prescribed by the California Regional Water Quality Control Board, in that The Project is designed and conditioned to treat all stormwater onsite and to prevent any discharge of waste into the City's sewer system.
- E. That the proposed subdivision is consistent with the City of Santa Rosa Design Guidelines and is determined to be of Superior Design.

BE IT FURTHER RESOLVED, that the Planning Commission finds and determines said tentative map would not be approved but for the applicability and validity of each and every one of the below conditions and that if any one or more of the below conditions are determined invalid, this tentative map would not have been approved without requiring other valid conditions for achieving the purposes and intent of such approval.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Santa Rosa approves the Fir Ridge Meadows Tentative Map dated received on May 4, 2023, and on file in the Department of Planning and Economic Development, subject to the following conditions:

1. Compliance with the Development Advisory Committee Report dated June 26, 2023.
2. Sewer connections for this development, or any part thereof, will be allowed only in accordance with the requirements of the California Regional Water Quality Control Board, North Coast Region, in effect at the time, or thereafter, that the building permit(s) for this development, or any part thereof, are issued.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 13th day of July 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:_____

KAREN WEEKS, CHAIR

ATTEST:_____

JESSICA JONES, EXECUTIVE SECRETARY

ATTACHMENTS:

EXHIBIT A – DAC REPORT, DATED JUNE 26, 2023