

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING A ONE YEAR EXTENSION OF TIME FOR THE TENTATIVE MAP FOR THE VILLAS SUBDIVISION LOCATED AT 1755 SEBASTOPOL ROAD AND 1700 HAMPTON WAY; ASSESSOR'S PARCEL NUMBERS 125-071-014, 125-031-022, 010-311-028; FILE NUMBER EXT17-0071

WHEREAS, on December 10, 2015, the Planning Commission adopted Resolution No. 11741, approving the request to extend the period for filing the Final Map for The Villas Subdivision from November 9, 2015, to November 9, 2016, for which a Tentative Map was approved by the Planning Commission on November 9, 2006, pursuant to Planning Commission Resolution No. 11029; and

WHEREAS, on February 9, 2017, at a duly noticed public hearing, the Planning Commission considered and approved, via Resolution No. 11814, the request to extend the period for filing the Final Map for The Villas Subdivision from November 9, 2016 to November 9, 2017; and

WHEREAS, on October 25, 2018, the Planning Commission considered the request to extend the period for filing the Final Map for The Villas Subdivision from November 9, 2017 to November 9, 2018; and

WHEREAS, there is no change of conditions that would preclude an extension of The Villas Subdivision; and

WHEREAS, on November 9, 2006, the Planning Commission approved Resolution No. 11026, adopting a Mitigated Negative Declaration for the Villas project, and the scope of the project remains unchanged and consistent with the analysis of the environmental document, and there are no new circumstances that would require further environmental review under CEQA; and

WHEREAS, Section 15162 of the Guidelines for California Environmental Quality Act (CEQA Guidelines) provides that once an Environmental Impact Report or Negative Declaration has been adopted for a project, the lead agency may require additional environmental review only if one or more of the three following conditions are met:

- 1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- 2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental

effects or a substantial increase in the severity of previously identified significant effects;

- 3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified or the negative declaration was adopted, shows that the project will have significant or more severe effects not discussed in the previous EIR or negative declaration or that newly identified feasible mitigation measures could substantially reduce one or more significant effects of the project; and

WHEREAS, the record reveals no significant changes in the project, no significant changes in the circumstances of the project, and no new information that would require further environmental review under Section 15162. Therefore, additional environmental review is not required for the Tentative Map extension.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Santa Rosa grants a one-year extension of time on the filing of the final map for The Villas Subdivision, subject to the following conditions:

1. The project is subject to all conditions of Planning Commission Resolution No. 11029 dated November 9, 2006, which initially approved the Tentative Map.
2. Comply with Planning Commission Resolution No. 11814, adopted on February 7, 2017, which approved the second one-year extension of time for the Villas Subdivision Tentative Map.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 25th day of October, 2018, by the following vote:

AYES: (0)

NOES: (0)

ABSTAIN: (0)

ABSENT: (0)

APPROVED: _____
Chair

ATTEST: _____
Executive Secretary