

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA  
GRANTING A ONE YEAR EXTENSION OF TIME FOR THE STONY VILLAGE NORTH  
TENTATIVE MAP LOCATED AT 2729 STONY POINT ROAD, ASSESSOR'S PARCEL  
NUMBER 134-022-049, FILE NUMBER PRJ18-032

WHEREAS, on April 14, 2016, the Planning Commission held a public hearing for the Stony Village North subdivision project (Project), at which point it adopted a Mitigated Negative Declaration, a recommendation to Council to rezone the property to the R-1-6 (Single-family Residential) zoning district, a Conditional Use Permit for a small lot subdivision, and the subject Tentative Map (Resolution Nos. 11756 – 11759) approving the Project. The Tentative Map and all associated entitlements remained valid until April 14, 2018; and

WHEREAS, on January 8, 2019, the Council adopted Ordinance No. ORD-2019-001, granting an automatic one-year extension of time for Tentative Maps and associated entitlements to address housing needs after the Tubbs and Nuns Fires of October 2017, effectively granting the first of five one-year time extensions and extending the expiration date of the Project to April 14, 2019; and

WHEREAS, on May 16, 2018, the time extension applications for the Project were submitted to the Planning and Economic Development Department, requesting a one-year extension of time, which will extend the expiration date to April 14, 2020; and

WHEREAS, The Stony Village North subdivision and subsequent time extension have been found in compliance with the California Environmental Quality Act (CEQA). An Initial Study was prepared for the Project, which resulted in a Mitigated Negative Declaration, that was adopted by the Commission on April 14, 2016 (Resolution No. 11756). CEQA Guidelines section 15162 provides that no additional review is required where an EIR is certified or a negative declaration has been adopted for a project and there are no substantial changes to the project or changed circumstances which will result in new or more severe environmental impacts and there is no new information showing the project will have significant effects not discussed in the negative declaration. No changes in the project are proposed in connection with this time extension; there have been no changes in circumstances resulting in new or more severe impacts; and there is no new information indicating that the project will have one or more significant effects not discussed in the previous negative declaration. Therefore, further environmental review is not required; and

WHEREAS, the Planning Commission has considered the request to extend the period for filing the final map for the Stony Village North from April 14, 2019, to April 14, 2020; and

WHEREAS, conditions pertaining to the subject development have not changed to any appreciable degree.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Santa Rosa grants the second of five one-year extension of time on the filing of the final map for the Stony Village North, subject to the following conditions:

1. Compliance with Planning Commission Resolution No. 11759, except as modified by the attached Engineering Development Services Exhibit A, prepared by Carol Clark, dated March 28, 2019, attached hereto and incorporated herein; and
2. Compliance with the adopted Mitigated Negative Declaration, and associated Mitigation Monitoring and Reporting Program, pursuant to Planning Commission Resolution No. 11756, dated April 14, 2016.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 9<sup>th</sup> day of May 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:\_\_\_\_\_

CHAIR

ATTEST:\_\_\_\_\_

EXECUTIVE SECRETARY

Resolution No. \_\_\_\_\_