

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA  
GRANTING A ONE YEAR EXTENSION OF TIME FOR THE SKYFARM UNIT 3  
TENTATIVE MAP LOCATED AT 3875 AND 3925 SAINT ANDREWS DRIVE,  
ASSESSOR'S PARCEL NUMBERS 173-760-062, 173-760-038, FILE NUMBER EXT18-0049

WHEREAS, on August 11, 2011, the Planning Commission held a public hearing for the Skyfarm Unit 3 subdivision project (Project), at which point it adopted a Mitigated Negative Declaration and approved a Conditional Use Permit, Hillside Development Permit, and the subject Tentative Map (Resolution Nos. 11586 — 11589) approving the Project. The Tentative Map and associated entitlements remained valid until August 11, 2013; and

WHEREAS, Assembly Bill 116, a State-granted automatic time extension, extended the expiration date of the Project to August 11, 2015; and

WHEREAS, on December 10, 2015, the Planning Commission held a public hearing, and by Resolution Nos. 11733 — 11735, granted a one-year extension of time for the Project extending the period for filing the final map for the Skyfarm Unit 3 Subdivision from August 11, 2015 to August 11, 2016; and

WHEREAS, on December 9, 2017, the Planning Commission held a public hearing, and by Resolution No. 11823 granted a one-year extension of time for the Project extending the period for filing the final map for the Skyfarm Unit 3 Subdivision from August 11, 2016 to August 11, 2017; and

WHEREAS, on June 22, 2017, 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 August 11, 2018; and

WHEREAS, on June 22, 2018, 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 August 11, 2019; and

WHEREAS, on January 8, 2019, 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 fifth of five one-year time extensions and extending the expiration date of the Project to August 11, 2020.

WHEREAS, the Skyfarm Unit 3 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 August 11, 2011 (Resolution No. 11586). 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

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

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 Skyfarm Unit 3 from August 11, 2018, to August 11, 2019; 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 fourth of five one-year extension of time on the filing of the final map for Skyfarm Unit 3, subject to the following conditions:

1. Compliance with conditions of Planning Commission Resolution No. 11589, dated August 11, 2011, approving the original Tentative Map.
2. Compliance with the adopted Mitigated Negative Declaration, and associated Mitigation Monitoring and Reporting Program, pursuant to Planning Commission Resolution No. 11586.
3. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
4. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
5. 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 this 12th day of September 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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

ATTEST: \_\_\_\_\_  
EXECUTIVE SECRETARY

Resolution No. \_\_\_\_\_  
Page 2 of 2