

RESOLUTION NO. 2014-166

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROHNERT PARK,
CALIFORNIA, APPROVING A TENTATIVE MAP TO ALLOW THE SUBDIVISION
OF PROPERTY LOCATED SOUTH OF THE CANON MANOR SPECIFIC PLAN
AREA, WEST OF PETALUMA HILL ROAD, AND NORTH OF VALLEY HOUSE
DRIVE (APN 047-111-030)**

WHEREAS, the applicant, Redwood Equities LLC filed Planning Applications proposing a Specific Plan Amendment (PLSP2014-0003), revised Final Development Plan (PLFD2014-0001), revised Development Area Plan (PLDP2014-0001), Tentative Map (PLSD2014-0008), and amended Development Agreement (PLDA2014-0005), for the Southeast Specific Plan ("SESP") (collectively, the "Project") located south of the Canon Manor Specific Plan Area, west of Petaluma Hill Road, and north of Valley House Drive (APN 047-111-030), in accordance with the City of Rohnert Park Municipal Code ("RPMC"); and

WHEREAS, in conjunction with Planning Application No. PLSD2014-0008, the applicant prepared a tentative map for the SESP property located south of the Canon Manor Specific Plan Area, west of Petaluma Hill Road, and north of Valley House Drive (APN 047-111-030), as provided in the Proposed Tentative Map attached to this Resolution as **Exhibit A**; and

WHEREAS, on October 23, 2014 the Planning Commission held a public hearing at which time interested persons had an opportunity to testify either in support of or opposition to the proposal; and

WHEREAS, at the October 23, 2014 Planning Commission hearing, the Planning Commission reviewed and considered the proposed Tentative Map and recommended its approval by the City Council; and

WHEREAS, the City Council of the City of Rohnert Park has certified the Final EIR prepared for the Project and the City has otherwise carried out all requirements for the Project pursuant to CEQA; and

WHEREAS, pursuant to California State Law and the Rohnert Park Municipal Code, public hearing notices were mailed to all property owners within an area encompassing a 300 foot radius of the subject property and a public hearing was published for a minimum of 10 days prior to the public hearing in the *Community Voice*; and

WHEREAS, on November 25, 2014, the City Council held public hearings at which time interested persons had an opportunity to testify either in support of or opposition to the proposal; and

WHEREAS, the City Council has reviewed and considered the information contained in Planning Application No. PLSD2014-0008 for the proposed Tentative Map for the property.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Rohnert Park makes the following findings and determinations with respect to the proposed Tentative Map for the property:

Section 1. That the above recitations are true and correct.

Section 2. Environmental Review:

A. On December 7, 2010, the City Council of the City of Rohnert Park certified the Final EIR for this Project, including adoption of associated CEQA Findings, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program, as described in City Council Resolution No. 2010-134, approved.

B. Further, CEQA Guidelines section 15162 provides that “no subsequent EIR shall be prepared” for a project unless the lead agency determines that (1) “substantial changes are proposed in the project which will require major revisions of the previous EIR”; or (2) “substantial changes occur with respect to the circumstances under which the project is undertaken”; or (3) “new information of substantial importance ... shows” one or more significant effects not discussed in the original EIR, greater severity to previously-identified substantial effects, or newly-found feasible mitigation measures that would substantially reduce significant effects.

C. The proposed changes (removal of private alleys, removal of duplexes in favor of duets, minor changes to development plan for lot width, setbacks, etc. and minor changes to specifications for the water tank), are minor and will not result in any substantial changes to the proposed project and no new information of substantial importance shows one or more significant effects or newly found feasible mitigation measures that would substantially reduce significant effects. Accordingly, no subsequent EIR need be prepared.

Section 3. Findings. The City Council of the City of Rohnert Park hereby makes the following findings concerning approval of Planning Application No. PLSD2014-0008 and Tentative Map pursuant to Government code section 66474:

1. *The proposed map, and its design and improvements, are consistent with the general plan and any applicable specific plan, any policy or guideline implementing the general plan (including the city's design guidelines), or other applicable provisions of this code.*

Criteria Satisfied. The proposed Tentative Map is consistent with the General Plan designations for the area, as well as the specific plan that applies to the property. The proposed Tentative Map will implement the General Plan in that it would increase the City's existing housing stock and provide affordable housing units. The Tentative Map will comply with the goals and policies of the City's Housing Element by complying with the City's inclusionary housing ordinance. It will also develop the property with a mixed use component that is consistent with the goals and objectives of the General Plan for this area.

The proposed Tentative Map is consistent with the revised Southeast Specific Plan as it proposes to subdivide the property according to its requirements related to number of residential units, density, housing type, housing location, public improvements, open space and related amenities. The Tentative Map depicts the specific residential lots and uses consistent with those in the Specific Plan. Further, the mixed use area, park and detention basin and planned roadways as shown on the Tentative Map are in the same configuration as the specific plan.

The proposed Tentative Map has been designed to meet City standards which provide satisfactory pedestrian and vehicular circulation, including emergency vehicle access and on site improvements, such as streets, utilities, and drainage facilities have been designed and are conditioned to be constructed in conformance with City standards.

2. *The site is physically suitable for the type of development.*

Criteria Satisfied. The Tentative Map reflects the specific plan for this site, which is physically suitable for the proposed development. No major geologic hazards have been reported on the site or other limited conditions that would render it unsuitable for residential and commercial development.

3. *The site is physically suitable for the proposed density of development.*

Criteria Satisfied. The site is of sufficient size and shape and appropriately shown in the Specific Plan to allow the proposed density of development. The subdivision has been designed to accommodate the development of 475 residential units, taking into consideration the shape and topography of the site. This development is consistent with the density ranges provided for in the Specific Plan.

4. *The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, absent a statement of overriding conditions.*

Criteria Satisfied. An Environmental Impact Report (EIR) was processed and approved for the Southeast Specific Plan Project (State Clearinghouse # 2003112011), which shows potential impacts related to the development of the site with the proposed uses. No significant unavoidable impacts related to existing habitats were identified. The Final EIR for this Project includes adoption of associated CEQA Findings, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program. The content of the Final EIR is incorporated herein by this reference. The proposed changes to the project would not result in any significant effects not disclosed in the 2010 EIR.

5. *The design of the subdivision or the type of improvements will not cause serious public health problems.*

Criteria Satisfied. The design of the project is not expected to have negative impacts on the health or well-being of project residents or occupants of the

surrounding land uses. The design of the Tentative Map is in conformance with the City's General Plan, Zoning Ordinance, and Subdivision Ordinance. The construction of all units on the site has been conditioned to comply with all applicable City ordinances, codes, and standards including, but not limited to, the California Uniform Building Code, the City's Ordinances relating to Stormwater runoff management and controls. In addition, the design and construction of all improvements for the subdivision has been conditioned to be in conformance with adopted City street and public works standards. The City's ordinances, codes, and standards have been created based on currently accepted standards and practices for the preservation of the public health, safety and welfare. Finally, the proposed street system throughout the subdivision will improve emergency vehicular access and in the immediate neighborhood.

6. *The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property with the proposed subdivision, absent alternative, equivalent easements.*

Criteria Satisfied. The project will respect all existing easements, and any new easements required by the project have been made conditions of the map approval.

7. *Any proposed phases and their proposed sequence of construction are identified on the submitted map.*

Criteria Satisfied. The phasing is shown in the specific plan, final development plan and development agreement documents and is identified on submitted maps. [Please include reference to submitted map so long as phasing is identified on submitted map.]

Section 4. A duly noticed public hearing on the proposed Tentative Map was held on November 25, 2014.

BE IT FURTHER RESOLVED, THAT the City Council of the City of Rohnert Park does hereby adopt the Findings stated hereinabove and approve Application No. PLSD2014-0008 for a Tentative Map to allow the subdivision of property located south of the Canon Manor Specific Plan Area, west of Petaluma Hill Road, and north of Valley House Drive (APN 047-111-030), as provided in **Exhibit A**, subject to the recommended conditions of approval in **Exhibit B**, which is attached hereto and incorporated herein by this reference.


DULY AND REGULARLY ADOPTED on this 25th day of November, 2014.



CITY OF ROHNERT PARK

Joseph T. Callinan, Mayor

ATTEST:


JoAnne Buergler, City Clerk

Attachment: Exhibit A and Exhibit B

BELFORTE: ABSENT MACKENZIE: AYE STAFFORD: AYE AHANOTU: AYE CALLINAN: AYE
AYES: (4) NOES: (0) ABSENT: (1) ABSTAIN: (0)

Attachments to Resolution 2014-166 can be obtained from the City Clerk's Office. File size too large to display on website.