



COUNTY OF SONOMA

575 ADMINISTRATION
DRIVE, ROOM 102A
SANTA ROSA, CA 95403

SUMMARY REPORT

Agenda Date: 3/5/2024

To: Board of Supervisors

Department or Agency Name(s): Permit Sonoma

Staff Name and Phone Number: Jon Olin (707) 565-7385

Vote Requirement: Majority

Supervisorial District(s): Second

Title:

Final Map for Lands of Torassa MJS12-0001, Tract No. 1083; SUR21-0194

Recommended Action:

Adopt a resolution approving and accepting the final map for "Tract No. 1083 MJS12-0001," accepting offers of dedication for Hatchery Road and the Emergency Vehicle Access Easement, and rejecting the offer of dedication for the Public Utility Easement and making findings in accordance with the Subdivision Map Act. (Second District)

Executive Summary:

This matter is for the approval of the Final Map for "Tract No. 1083 MJS12-0001" and acceptance of offers of dedication for Hatchery Road and the Emergency Vehicle Access Easement, and rejection of the offer of dedication for the Public Utility Easement. Approval of the final map is a Board action subject to compliance with the applicable conditions of approval, the requirements of the State Subdivision Map Act, and the County's Subdivision Ordinance.

Discussion:

Tract No. 1038 MJS12-0001 is located on the north side of Hatchery Road, between Old Redwood Highway and Goodwin Avenue, south of Penngrove, with access provided on the north side of Hatchery Road.

On September 9, 2017 the Planning Commission approved the 8-lot tentative map, which subdivided the 5-acre property into 8 single-family parcels located at 220 Hatchery Road in Penngrove (APN 047-153-004), subject to the Conditions of Approval recommended by the Project Review Advisory Committee.

The project is within the service area of the Penngrove Water Company and water will be provided to the individual lots through a new water main and laterals which will tap into an existing water main in Hatchery Road.

Sanitary sewer service will be provided by Penngrove Sanitation Zone and a new sewer main and laterals will serve each lot and tie into the existing sewer main on Hatchery Road.

The owner/subdivider, Ulysses Torassa, has provided for access from Hatchery Road to each lot by configuring the subdivision so that each lot fronts on a proposed private roadway, (Velveteen Lane), within a private access and public utility easement. A subdivision improvement agreement and bonding for on-site and off-site

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improvements have been prepared and secured.

Ms. Torassa has satisfied the required conditions for the filing of the final map and the map meets the requirements of the Sonoma County Subdivision Ordinance and the State Subdivision Map Act. Therefore, staff recommends approval of the resolution approving the “Final Map Tract No. 1083 MJS12-0001”; SUR21-0194.

Strategic Plan:

Not Applicable

Racial Equity:

Was this item identified as an opportunity to apply the Racial Equity Toolkit?

No

Prior Board Actions:

Not Applicable

FISCAL SUMMARY

Narrative Explanation of Fiscal Impacts:

Not Applicable

Narrative Explanation of Staffing Impacts (If Required):

Not Applicable

Attachments:

Attachment 1: Board Resolution

Attachment 2: General Location Map

Attachment 3: Subdivision Map

Attachment 4: Sonoma County Planning Commission Resolution No. 17-009

Attachment 5: MJS12-0001 Conditions of Approval

Related Items “On File” with the Clerk of the Board:

Not Applicable