



COUNTY OF SONOMA

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

SUMMARY REPORT

Agenda Date: 11/8/2022

To: Board of Supervisors

Department or Agency Name(s): Permit Sonoma

Staff Name and Phone Number: Josh Ricci, (707) 565-3714

Vote Requirement: Majority

Supervisorial District(s): First

Title:

Final Map for Roberts Creek Subdivision, Tract No. 1077; PLP14-0046

Recommended Action:

Adopt a resolution approving and accepting the Final Map for “Roberts Creek Subdivision, Tract No. 1077” and making findings in accordance with the Subdivision Map Act. (First District)

Executive Summary:

The matter before the Board today is approval of the Final Map for the Roberts Creek Subdivision. This is a ministerial action by the Board, subject to compliance with the applicable conditions of approval, the requirements of the State Subdivision Map Act, and the County’s subdivision Ordinance.

Discussion:

The Roberts Creek Subdivision is located on the east side of Petaluma Hill Road, opposite Canon Manor West, with access provided on the south side of Roberts Road.

On May 19, 2015, the Board of Supervisors approved a zone change to remove the B7 zone frozen lot size of 80 acres, and approved the 20 lot Roberts Creek Subdivision tentative map, which subdivided the 413 +/- acre property into 20 diverse agriculture/single-family parcels located at 2200 Roberts Road in Penngrove (APN’s 047-111-021, 047-111-037 and 047-111-040) (Project).

The Project is within the service area of the Penngrove Water Company and water will be provided to individual lots from an onsite well system, subject to final approval of the State Department of Public Health, Office of Drinking Water and consistent with the water service agreement to be executed by the owner/subdivider and Penngrove Water Company. The water system will be owned and operated by Penngrove Water Company for the benefit of the Project.

Administrative changes have been made to conditions of approval to allow final testing and permitting of the water system to occur prior to building permit issuance for new home construction.

Sanitary Sewer service will be provided by individual septic systems on each lot. Minor adjustments have been made to several lots to respond to site constraints and septic field locations.

The owners/subdivider, Shasta Cascade Properties, LLC, has provided for access from Roberts Road to each lot

by configuring the subdivision so that each lot fronts on a proposed private roadway and/or contains driveway access within easements. A subdivision improvement agreement and bonding for on and off-site improvements has been prepared and secured.

Shasta Cascade Properties, LLC has prepared the following documents in order to meet their obligations under the Conditions of Approval:

- A. Declaration of restricting addressing:
 - 1. A water service agreement with Penngrove Water Company to operate the new on-site water system; and
 - 2. Restrictions on development within building envelopes have been implemented to protect biological, scenic, and wetland resources; and
 - 3. Outstanding tiger salamander mitigation for development of lots 1, 2, 3, 4, and 20; and
 - 4. Preservation of trees and mitigation where applicable are secured.
- B. Private Road and Utility maintenance agreement to be recorded concurrently with the map titled Roberts Creek Subdivision Tract 1077, PLP14-0046.

The owner/subdivider 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 for the Roberts Creek Subdivision, Tract No. 1077 (PLP14-0046).

Strategic Plan:

Not Applicable

Prior Board Actions:

05/19/2015: The Board approved Resolution No. 15-0222 approving a Zone Change, the Tentative Map, and Conditions of Approval for the Roberts Creek Subdivision, Tract No. 1077; PLP14-0046.

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

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

Roberts Creek Subdivision Conditions of Approval