

## MEMO

**DATE:** April 15, 2022

**TO:** MJS12-0001 File

**FROM:** Eduardo Hernández, Staff Planner

**SUBJECT:** File No. MJS12-0001 Status and Current Expiration Date; Major Subdivision at 220 Hatchery Road, Penngrove (APN 047-153-004).

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The project involves a Major Subdivision of 5 acres into 8 residential lots. The subdivision will accommodate the future construction of 7 new single-family homes; parcel three will incorporate an existing residence and garage. The zoning of the property is RR B6 2 DU, AH. The approved lots range in size from 22,819 to 47,489 sq. ft.

The project was initially approved by the Planning Commission on September 7, 2017; and with the usual initial expiration time of 2 years, the original expiration date was September 7, 2019.

The project was granted a one-year time extension by Chapter 40 of our Local Ordinance titled "Sonoma Complex Fire Disaster Recovery," extending the expiration date to September 7, 2020.

An eighteen-month automatic extension was granted, per Assembly Bill No. 1561 (which does not count towards the six years extension limit) bringing the current map expiration date to March 7, 2022.

The applicant had applied and paid for two additional one-year extensions, one in 2019 and one in 2020; but these requests were not processed in full. These 2 extension requests would bring the current tentative map expiration date to March 7, 2024. There would be 3 extensions left for future use, if needed, out of the 6 allowed per the Subdivision Map Act 66452.6.(e).

In February 2021, the project was referred out to select agencies to help ensure adequate conditions of approval were verified or newly adopted. Fire Prevention provided revised conditions of approval in order to meet current driveway and road standards. These new conditions were sent to the applicant for their review and approval or denial and continue with the current expiration date as mentioned above.



On March 5, 2021, the applicant's representative Delores Rogers requested withdrawal of the latest extension request, in order to not be subject to updated conditions such as Fire Prevention's.

On May 13, 2021, an email was sent in response to James Jensen from Adobe Associates, confirming the expiration date of the approved tentative map. Mr. Jensen mentioned he will be helping the applicants with the improvement plans.

The expiration date identified in the May 13, 2021 Memo was March 7, 2022.

However, upon review from staff, another last extension was recognized per Chapter 40B of the County Code for relief related to the COVID-19 pandemic. **Therefore, the current and final expiration date is March 7, 2023.**

