

Legislation Details (With Text)

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Title: CASE NO. Tentative Tract Map No. 34268 - One-Year Time Extension

APPLICANT: Inland Communities Corp, Mohamad Younes

LOCATION: North of Rio Vista Drive and west of Avenida Quintana

REQUEST: A one-year time extension for Tentative Tract Map No. 34268 subdividing approximately 12.5 gross acres into 86 single family residential lots and one common lot within the Rio Vista Village/Verano Development (Specific Plan 97-55).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Tentative Tract Map No. 34268

Date	Ver.	Action By	Action	Result
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Planning Commission

MEETING DATE: 2/15/2017

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REQUEST: A one-year time extension for Tentative Tract Map No. 34268 subdividing approximately 12.5 gross acres into 86 single family residential lots and one common lot within the Rio Vista Village/Verano Development (Specific Plan 97-55).

STAFF PLANNER:

Robert Rodriguez, Planning Manager

RECOMMENDATION:

APPROVE a one-year time extension for Tentative Tract Map No. 34268 and the associated California Environmental Quality Act (CEQA) exemption per Section 15162 (Prior Negative Declaration approved for Tentative Tract Map No. 29752), and based the findings contained in the

staff report.

FINDINGS:

APPROVAL OF AN EXTENSION OF TENTATIVE TRACT MAP NO. 34268 for one year (until January 11, 2018), based on the following findings:

1. No substantial changes are proposed in the project that would require major revisions of the previously approved CEQA Negative Declaration (Prior Negative Declaration approved for Tentative Tract Map No. 29752 which later became Tentative Tract Map No. 34268) due to any new significant environmental effects or a substantial increase in the severity of previously-identified significant effects;
2. No substantial changes have occurred with respect to circumstances under which the project was undertaken that would require major revisions of the previously-approved CEQA Negative Declaration due to any new significant environmental effects or a substantial increase in the severity of previously-identified significant effects; and
3. No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous CEQA Negative Declaration was approved has been identified.

BACKGROUND:

This tentative tract map was approved by the City Council on January 11, 2006. The site is located north of Rio Vista Drive and west of Avenida Quintana in the Rio Vista Village/Verano Development. The project consists of the subdivision of approximately 12.5 gross acres into 86 single family residential lots and one common lot (Attachment 1).

On January 2, 2008, the Planning Commission approved a one-year time extension for this map, which extended the expiration date to January 11, 2009. Subsequently, due to the state of California's economy, the State Legislature passed several automatic time extensions for approved tentative maps, beginning with Senate Bill (SB) 1185 in 2008, which gave a one-year time extension to approved maps, and ending with Assembly Bill (AB) 116 in 2013 which gave a two-year time extension. On November 18, 2015, the Planning Commission approved a requested second one-year time extension, extending the expiration date to January 11, 2017.

The applicant has been actively working with City staff towards final map approval. However, additional time is needed to complete and satisfy all the Conditions of Approval imposed on the project.

ANALYSIS:

City Ordinance 659 provides that an applicant may apply for a one-year extension only, and no more than three one-year extensions for any tentative map. The applicant submitted a request for the third and final one-year time extension on December 14, 2016, prior to the January 11, 2017 expiration

date of the map. Since the request for time extension was received prior to the map expiration, the Subdivision Map Act (Section 66452.6 (e)) automatically extends the tentative tract map for 60 days or until a final decision on the extension can be made. This approval is to review the extension of time only and not the project. Approval of this one-year time extension will establish a new expiration date of January 11, 2018. If approved by the Planning Commission, this would be the third and final extension for Tentative Tract Map 34268. The decision by the Planning Commission is final unless appealed to the City Council.

ENVIRONMENTAL ANALYSIS:

In processing this time extension request, staff reviewed this application in accordance with Section 15162 of the CEQA guidelines. This project review determined that since the adoption of the CEQA Exemption (Prior Negative Declaration) by the City Council on January 11, 2006, there have been no substantial changes to the overall project, no new significant environmental effects, no substantial increase in the severity of the previously-identified impacts, and no new information of substantial importance that would change or modify the conclusions reached in the initial document. Therefore, no additional environmental action is required.

PUBLIC NOTIFICATION:

This is not a public hearing item and does not require public notification.

ATTACHMENTS:

Attachment 1: Tentative Tract Map No. 34268