



## Staff Report

**TO:** Planning Commissioners  
**FROM:** Christina Taylor, Community Development Director  
**DATE:** March 10, 2020  
**SUBJECT:** Conduct a Public Hearing and Consider a Request for a One-Year Extension of Time for Tentative Map 29267  
**APPLICANT:** Noble Creek

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### Background and Analysis:

Tentative Tract Map 29267 (99-TM-02) was approved by City Council on December 16, 1999 and was subsequently litigated. Upon execution of a settlement agreement the effective approval date became May 25, 2006, for a two-year period. Additionally, The City Council approved a one-year extension until May 25, 2009.



The following California bills also extended the map for seven (7) years in California:  
SB 1185 – Automatic 1 year extension (Extension until May 25, 2010)  
AB 333 – Automatic 2 year extension (Extension until May 25, 2012)

AB 208 – Automatic 2 year extension (Extension until May 25, 2014)

AB 116 – Automatic 2 year extension (Extension until May 25, 2016)

The City Council has approved four additional one-year extensions for the map resulting in an expiration of May 25, 2020.

The Subdivision Map Act (66463.5(c)) allows the applicant to apply for a maximum of six (6) additional one-year extensions. The applicant is currently requesting their sixth and final one-year extension as the map has not been finalized. If approved, the map will expire on May 25, 2021, with no additional extensions remaining.

The applicants have been working diligently with the required environmental and wildlife agencies to address issues on the site. There are no unusual or changed circumstances which affect this map or the consideration of a time extension.

**Recommended Action:**

Conduct a Public Hearing, and  
Approve the final one-year extension for Tentative Map 29267.

**Attachments:**

- A. Site Plan
- B. Conditions of Approval