



Staff Report

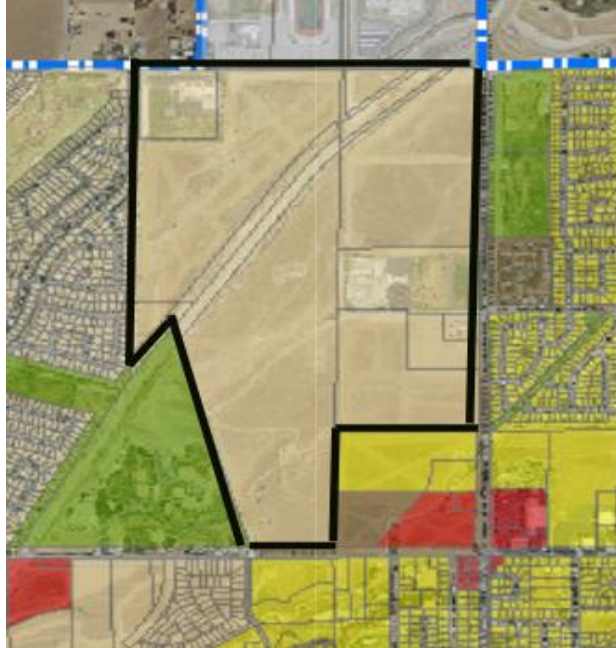
TO: Planning Commissioners
FROM: Christina Taylor, Community Development Director
DATE May 12, 2020
SUBJECT: **Conduct a Public Hearing and Consider a Request for a One-Year Extension of Time for Tentative Tract Map 29267**
APPLICANT: Noble Creek

Background and Analysis:

This item was continued from the Planning Commission meeting on March 10, 2020, and the cancelled April 14, 2020, meeting.

The Noble Creek Specific Plan and tentative map are approved for a maximum of 648 homes with lot sizes ranging from 6,000 square feet to 15,000 square feet and 4 neighborhood parks.

The property is located on the north side of Oak Valley Parkway and south of Brookside Avenue, west of Beaumont Avenue adjacent the Noble Creek park area. The property is zoned Specific Plan Area (SPA) Noble Creek Specific Plan. The property to the north is zoned Public Facilities (PF) and is occupied by Beaumont High School. The property to the south is zoned Residential Single Family (RSF) and Specific Plan Area (SPA) Kirkwood Ranch. To the west, the properties are zoned Recreation and Conservation (RC) occupied by the Noble Creek park and Specific Plan Area (SPA) Oak Valley Greens. Properties to the east are zoned Residential Multi-Family (RMF) and Residential Single Family (RSF).



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 on-year extension (Extension until May 25, 2010)

AB 333 – Automatic two-year extension (Extension until May 25, 2012)

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

AB 116 – Automatic two-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. Conditions of Approval