



Staff Report

TO: Planning Commissioners

FROM: Christina Taylor, Community Development Director

DATE: June 9, 2020

SUBJECT: Consideration of a Request for a One-Year Extension of Time for Tentative Parcel Map 34990 (South Side of Oak Valley Parkway, East of Interstate 10)

APPLICANT: Oak Valley Village, LLC

Background and Analysis:

The Tentative Parcel Map 34990 was approved by City Council on June 5, 2007, for a two-year period. Additionally, City Council approved a one-year extension until June 5, 2010.



The following California Bills also extended the map for (7) seven years in California:

- SB 1185 – Automatic 1-year extension (Extension until June 5, 2011),
- AB 333 – Automatic 2-year extension (Extension until June 5, 2013),
- AB 208 – Automatic 2-year extension (Extension until June 5, 2015), and
- AB 116 – Automatic 2-year extension (Extension until June 5, 2017).

The City Council subsequently approved two additional one-year extensions for the map resulting in an expiration of June 5, 2020.

The Subdivision Map Act (66463.5(c)) allows the subdivider to apply to City Council for up to six (6) additional one (1) year extensions. The applicant is currently requesting their fifth one-year extension. If approved, the map will expire on June 5, 2021, with one additional extension possible.

The subdivision map is a “financing and conveyance map,” meaning that it cannot lead directly to development nor does it require any physical improvements. A plot plan application will be required for site development. The function of this map is to permit the simplified conveyance of portions of the parcel to individual users, or to separate project elements for financing. There are no unusual or changed circumstances which affect this map or the consideration of a time extension.

Recommended Action:

Hold a public hearing, and
Forward a recommendation of approval to City Council for a one-year extension of time for Tentative Parcel Map 34990.

Attachments:

A. Tentative Parcel Map 34990