

Resolution No.

STOCKTON PLANNING COMMISSION

RESOLUTION APPROVING A TWO-YEAR TIME EXTENSION FOR AN APPROVED TENTATIVE MAP, FOR PROPERTY LOCATED ON THE SOUTH SIDE OF EIGHT MILE ROAD AND PIXLEY SLOUGH, EAST OF MARLETTE ROAD (DESTINATIONS, UNIT NO. 4, TM14-07/P16-0290)

On June 14, 2007, the Planning Commission approved a Tentative Map to subdivide a ten-acre site into one hundred thirteen (113) lots for the development of single-family residences. The Tentative Map was due to expire on June 14, 2009; and

The State has granted four automatic time extensions (for a total of seven years) for all Tentative Maps, Vesting Tentative Maps, and Tentative Parcel Maps. The approved Tentative Map qualified for all four of the time extensions, and therefore, expired on June 14, 2016; and

Prior to the noted expiration date, the applicant submitted a letter requesting an extension of the approved tentative map; and

The Planning Commission is authorized by Section 16.188.100.C.1 of the Stockton Municipal Code (SMC) to approve a request for a two-year extension of an approved Tentative Map with appropriate findings; now, therefore,

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF STOCKTON AS FOLLOWS:

1. The Planning Commission hereby approves a request for a two-year time extension for an approved Tentative Map with an amendment to an existing note (Note No. 8) under the informational section to subdivide a ten-acre site into 113 lots, for property located on the south side of Eight Mile Road and Pixley Slough, east of Marlette Road, based on the following findings:

a. There have been no changes to the provisions of the General Plan or any applicable specific plan, precise road plan, or master development plan that would cause the Tentative Map to be inconsistent with the General Plan, because the site is still designated for Low Density Residential uses and the tentative map remains consistent with applicable General Plan policies for the development of single-family residences. The site is not affected by a specific plan, precise road plan, or master development plan.

b. There have been no changes to applicable provisions of the Development Code that would cause the Tentative Map to be inconsistent with the Development Code and the proposed residential development will still comply with

building setbacks, height, lot coverage, and parking requirements contained in the Development Code.

c. There have been no changes in the character of the site or its surroundings that affect how the policies of the General Plan or other standards of this Development Code apply to the project and the subject residential development will be consistent with the existing land uses surrounding the project site.

d. There have been no changes to the capacities of community resources, including roads, schools, sewage treatment or disposal facilities, or water supply, so that there is sufficient remaining capacity to serve the project and all required infrastructure and public facilities will be provided for the project, as per the Conditions of Approval on the Tentative Map.

e. The environmental consequences of this Tentative Map (TM14-07/P16-0290) have been analyzed in accordance with the provisions of the California Environmental Quality Act (CEQA) under an approved Addendum/Initial Study (IS6-07) to the previously-certified Supplemental Environmental Impact Report (SEIR1-05) for the project to subdivide a ten-acre site into 113 lots for the residential development. All mitigation measures for the approved Tentative Map are still applicable. No further environmental review is required in order to approve the requested time extension.

f. The city imposes a new condition on the tentative map extension to comply with the 200-year flood requirements under SB 5, the state legislation that requires that the property be protected to the state urban level of flood protection standard. A technical memorandum prepared by Peterson, Brusted, Inc., dated July 21, 2016, confirms if all building pads in the Project are elevated to a minimum 22.2 feet (NAVD88), 200-year flood depths at the structures would be reduced to less than three feet and have an urban level of flood protection.

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2. The Tentative Map extension is approved subject to the first Amended conditions of approval and note, attached hereto as Exhibit 1, and incorporated by this reference.

PASSED, APPROVED, and ADOPTED August 25, 2016.

KEVIN HERNANDEZ, CHAIR
City of Stockton Planning Commission

ATTEST:

DAVID KWONG, SECRETARY
City of Stockton Planning Commission