

Resolution No.

STOCKTON PLANNING COMMISSION

RESOLUTION APPROVING A SECOND TWO-YEAR TIME EXTENSION FOR AN APPROVED TENTATIVE MAP, FOR PROPERTY LOCATED ON THE EAST SIDE OF IJAMS ROAD, APPROXIMATELY 560 FEET NORTH OF THE CALAVERAS RIVER (IJAMS ROAD TENTATIVE SUBDIVISION MAP PROJECT, (P17/0448, TM5-06)

On September 14, 2006, the Planning Commission approved a Tentative Map to subdivide a 2.7-acre site into 14 parcels for single-family residential development. The tentative map was due to expire on September 14, 2008; and

The State has granted four automatic time extensions (for a total of seven years) for all tentative maps, vesting tentative maps, and tentative parcels maps. The approved tentative map qualified for all four of the time extensions and, therefore, would have expired on September 14, 2015; and

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

The approved tentative map was extended to September 14, 2017. Before the noted map expired, the applicant submitted a letter to request a second two-year extension; and

The Planning Commission is authorized by section 16.188.100 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 second two-year time extension for an approved Tentative Map to subdivide a 2.7-acre site into 14 parcels for single-family residential development, for property located on the east side of Ijams Road, approximately 560 feet north of the Calaveras River 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 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 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 existing land uses surrounding the project site, as conditioned by the approved Tentative Map.

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 per the conditions of approval on the Tentative Map.

e. The environmental consequences of this Tentative Map (P17/0448/TM5-06) have been analyzed and considered for the purposes of the California Environmental Quality Act (CEQA) under a previously-approved Initial Study/Mitigated Negative Declaration (IS4-06), and nothing has been changed by the request for a two-year extension for the approved Tentative Map. All mitigation measures for the approved Tentative Map that were required by the "Findings and Mitigation Program for the Ijams Road Tentative Subdivision Map Project" are still applicable and no further environmental review is required to approve the requested tentative map extension.

f. In accordance with SMC section 16.90.020A.5 the City finds, based on substantial evidence in the record, that the property is located in an area of potential flooding of three feet or less from a storm event that has a 1-in-200 chance of occurring in any given year, from sources other than local drainage. The substantial evidence in the record consists of the effective 200-year floodplain map and data, determined by the Director. Therefore, this project qualifies for the shallow flooding exemption under SB 5.

//
//
//
//
//
//
//
//
//
//
//

2. The tentative map extension is approved subject to the originally-approved conditions of approval, as set forth in Exhibit 1, attached hereto and incorporated by this reference. The extension will expire on September 14, 2019.

PASSED, APPROVED, and ADOPTED October 26, 2017.

ELIZABETH MOWRY HULL, CHAIR
City of Stockton Planning Commission

ATTEST:

DAVID KWONG, SECRETARY
City of Stockton Planning Commission