

Resolution No.

# STOCKTON PLANNING COMMISSION

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## **RESOLUTION APPROVING A SECOND TWO-YEAR TIME EXTENSION FOR AN APPROVED VESTING TENTATIVE MAP, FOR PROPERTY LOCATED ON THE SOUTH SIDE OF EIGHT MILE ROAD, EAST OF RIO BLANCO ROAD AND WEST OF WESTLAKE DRIVE (CRYSTAL BAY, VTM17-05/P19-0159)**

On April 10, 2008, the Planning Commission approved a vesting tentative map to subdivide a 173.7-acre site into 1,343 residential lots for the single-family and multi-family residential development and 89 non-residential lots to be used for public parks, landscaping lots, a lake, and public streets at the above-noted location. The vesting tentative map was due to expire on April 10, 2010; 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 vesting tentative map qualified for all four of the time extensions, and therefore, was due to expire on April 10, 2017; and

Prior to the map expiration date, the applicant submitted a letter requesting an extension of the approved vesting tentative map. On November 16, 2017, the Planning Commission approved a two-year extension, via Resolution 2017-11-16-0304, and resulted in an expiration date of April 10, 2019; and

The applicant submitted a letter to request another two-year extension before the April 10, 2019 expiration date of the 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 another two-year extension of an approved vesting 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 another two-year time extension for an approved vesting tentative map to subdivide a 173.7-acre site into 1,343 residential lots for the single-family and multi-family residential development and 89 non-residential lots to be used for public parks, landscaping lots, a lake, and public streets, for property located on the south side of Eight Mile Road, east of Rio Blanco Road and west of Westlake Drive, 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 vesting tentative map to be inconsistent with the General Plan, because the site is still designated for Low-Density Residential, Medium-Density Residential, High-

Density Residential, Parks and Recreation, Open Space/Agriculture. The vesting tentative map remains consistent with applicable General Plan designations for the single-family and multi-family development. 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 vesting tentative map to be inconsistent with the Development Code, because the proposed residential development will comply with all applicable requirements in the Development Code, including building setbacks, height, lot coverage, and off-street parking requirements.

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 because 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, because there is sufficient remaining capacity to serve the project. All required infrastructure and public facilities will be provided for the project, as per the Conditions of Approval on the vesting tentative map.

e. The environmental consequences of this vesting tentative map (TM17-05/P19-0195) have been analyzed in accordance with the provisions of the California Environmental Quality Act (CEQA) under a certified Environmental Impact Report (EIR 6-05) for the project. All mitigation measures for the approved vesting tentative map are still applicable. No further environmental review is required to approve the requested time extension.

f. The subject site is in the Reclamation District (RD) 2042 Boundary Area. On October 17, 2017, the City Council approved a 200-Year Urban Level of Flood Protection Adequate Progress Finding for the Reclamation District 2042 Boundary Area. This finding is based on the local flood management agency, RD 2042, making adequate progress (as defined in California Gov. Code § 65007) on the construction of flood protection system improvements that will result in flood protection equal to or greater than the urban level of flood protection in the RD 2042 boundary area.

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2. The Conditions of Approval for the Vesting Tentative Map are approved subject to the following:

a. The vesting tentative map extension is approved subject to the originally approved conditions of approval and new condition, as set forth in Exhibit 1, attached hereto and incorporated by this reference.

b. With this approval, the subject map shall expire on April 10, 2021, unless an extension is granted in conformance with Stockton Municipal Code section 16.188.100 (C).

PASSED, APPROVED, and ADOPTED August 22, 2019.

KIMBERLY A. WARMSLEY, CHAIR  
City of Stockton Planning Commission

ATTEST:

MICHAEL McDOWELL, SECRETARY  
City of Stockton Planning Commission