

FINDINGS

Tentative Map Time Extension TM98-1356E/Promontory Villages 1-5 Planning Commission/September 11, 2014

1.0 CEQA FINDINGS

The tentative map is a residential project which was analyzed in the certified Promontory Specific Plan Environmental Impact Report (EIR) (SCH No. 94112056). In accordance with California Environmental Quality Act (CEQA) Sections 21065 (“Project”) and 15182 (“Residential Projects Pursuant to a Specific Plan”), the proposed time extension is a further approval for the Promontory Villages 1-5 Tentative Map approved on June 24, 1999. The time extension does not make any changes to the original tentative map approval, does not involve new significant environmental effects, and does not increase the severity of previously identified significant effects. No new information that was not known and could not have been known at the time the EIR was certified has since become available. No further environmental analysis would be necessary.

2.0 ADMINISTRATIVE FINDINGS

2.1 General Plan

The request is for an extension of the approved Promontory Villages 1-5 Tentative Map. The map remains consistent with the policies of the original 1996 General Plan, specific policies of the Promontory Specific Plan, and applicable policies under the 2004 General Plan as it relate to density, design, compatibility, and resource protection.

2.2 Zoning

The request is for an extension of the approved Promontory Villages 1-5 Tentative Map, which maintains consistency with the current zoning provisions under the Promontory Specific Plan involving minimum lot standards, lot design, open space requirements, and development constraints.

2.3 Subdivision Ordinance/Subdivision Map Act

The Tentative Map is subject to an executed Development Agreement (DA) pursuant to Section 66452.6(a) of the act, which allows time extensions of an approved tentative map for the cumulative period consistent with the DA. The expiration of this map would be June 24, 2018.

2.4. Assembly Bill 116

California State Assembly Bill 116, which was enacted on July 2013, legislatively extends approved Tentative Maps for 24 months. Tentative maps that were approved prior to January 1, 2000 and are consistent with the General Plan and Zoning could qualify for this extension subject to discretionary review. The Promontory Villages 1-5 Tentative Map maintains consistency with the 1996 General Plan, Promontory Specific Plan, and applicable policies under the current 2004 General Plan, and Zoning.

The time extension is for the four years remaining under the authority of the Development Agreement in accordance to the Subdivision Map Act, thereby extending the map expiration to June 24, 2018. Prior to this map expiration, the applicant may subsequently file a request for an additional time extension of 24 months in accordance with AB 116, and/or qualify for other legislative time extensions available at that time.