

FINDINGS

Tentative Map Time Extension TM95-1298E-4 and Tentative Map Time Extension TM95-1299E-4/Marble Valley Planning Commission/February 13, 2014

1.0 CEQA FINDINGS

An Environmental Impact Report (SCH No. 95032018) was originally certified with the approval of the Marble Valley Tentative Maps and Development Plan. No new environmental effects are associated with this time extension. All original mitigation measures in the EIR shall remain applicable. Therefore, the certified EIR is adequate for environmental review for the time extension.

2.0 ADMINISTRATIVE FINDINGS

2.1 General Plan

The request is for an extension of expiration to the approved Marble Valley Tentative Maps. The maps were are consistent with the policies of the original 1996 General Plan, and applicable policies under the amended by the 2004 General Plan as it relate to density, compatibility and resource protection.

2.2 Zoning

The request is for an extension of expiration to the approved Marble Valley Tentative Map and Development Plan, which maintains consistency with the current zoning in relation to minimum lot standards, open space requirements, and development constraints.

2.3 Subdivision Ordinance/Subdivision Map Act

The Tentative Maps are subject to an executed Development Agreement pursuant to Section 66452.6(a) of the act, which allows time extension of an approved tentative map for the cumulative period consistent with the DA. The expiration of these maps shall expire on February 10, 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 Marble Valley Tentative Maps, which was approved in 1998, maintains consistency with the 1996 General Plan, applicable policies under the current 2004 General Plan, and Zoning.

The current time extension is for four years remaining under the authority of the Development Agreement in accordance to the Subdivision Map Act, extending the map expiration to February 10, 2018. Prior to this map expiration, the applicant may subsequently file a request for additional time extension of 24 months in accordance with AB 116, and/or qualify for other legislative time extension available at that time.