



PLANNING COMMISSION STAFF REPORT

PLANNING COMMISSION HEARING APRIL 7, 2004
 Agenda Item #5

Request: Time Extension request for the Walnut Park Estates Subdivision

Location: 3501 Colusa Highway (North of and adjacent to the Colusa Highway Frontage Road, approximately 800 feet east of Township Road)

APN: 17-090-053

File: SM-00-02

Planner: Douglas G. Libby, AICP

Applicant	Property Owner
A. & G. Montna Properties 12755 Garden Highway Yuba City, CA 95991	A. & G. Montna Properties 12755 Garden Highway Yuba City, CA 95991

Staff Recommendation

Approve the request for a five year extension of time for Tentative Subdivision Map No. 00-02. The new expiration date is February 13, 2009.

Project Description

The applicant requests a time extension for an approved tentative subdivision map to divide 63± acres into 128 lots. Improvements include private paved roads, an onsite package treatment plant system for sewage disposal, public water and a fire hydrant system and street lighting.

Setting

	Land Use	Zoning Designation	General Plan Designation
Site	Walnut Orchard	One Family Residence, Combining Planned Development (R-1 PD)	Low Density Residential
North	Orchard	General Agriculture (AG)	Agriculture -20
South	Residences and Highway 20 Frontage Road	General Agriculture (AG)	Agriculture - 20
East	Residences and undeveloped land	One Family Residence District (R-1)	Low Density Residential
West	Residences, Industrial Business, Orchard	One Family Residence District (R-1), Light Industrial (M-1), General Agriculture (AG)	Low Density Residential, Industrial, and Agriculture - 20

Previous Actions

The County Board of Supervisors approved this project on February 13, 2001, that included a General Plan amendment, rezoning and tentative subdivision map.

Analysis

The County's Subdivision Ordinance states that approved tentative maps are valid for an initial three year period and subject to extensions not exceeding five (5) years. The applicant has requested your Commission grant a five year time extension.

There has been no material change in the project or surrounding area. As a result, staff believes the project today is consistent with the map's original approval and therefore we recommend approval of the applicant's request.

Environmental Analysis

The time extension request is exempt from the California Environmental Quality Act (CEQA) pursuant with Section 15061 b (3) of the CEQA Guidelines that exempts projects where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

A mitigated negative declaration was adopted by the Board of Supervisors for this project on February 13, 2001. Staff believes there have been no material changes to the project so the previously adopted environmental document continues to be appropriate.

Findings

1. Based upon information contained in the staff report and/or testimony received at the hearing, the Commission finds that the proposed extension of Tentative Subdivision Map No. 00-02 is consistent with the map's original approval.
2. The time extension request is exempt from the California Quality Act (CEQA) pursuant to Section 15061b(3) of the CEQA Guidelines.

Recommended Action

Should the Planning Commission agree with staff's recommendation, the following motion would be appropriate:

“The Planning Commission finds that the extension of Tentative Subdivision Map No. 00-02 is consistent with the map’s original approval and approves the extension of time for the project until February 13, 2009.

Attachments

- A. Study Sketch
- B. Reduced size parcel map
- C. Time extension request
- D. Conditions of approval adopted February 13, 2001

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