



## Legislation Text

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File #: 24-725, Version: 1

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### Memorandum

**Date:** June 27, 2024

**To:** Planning Commission

**From:** Mireya G. Turner  
Michelle Irace, Principal Planner  
Prepared by Max Stockton, Assistant Planner II

**Subject:** Valley Oaks Tentative Subdivision Map Extension (SDX 24-01) to extend Subdivision (SD 06-01), located at 18761 Hartmann Road and 18196 and 18426 South State Highway 29, Middletown (lots 24, 36 and 51) APNs 014-260-51, 014-260-36 and 014-260-24.

#### Executive Summary:

The applicant, Valley Oaks Land and Development Inc., is requesting a map extension to the approved Valley Oaks Tentative Subdivision Map (SD 06-01), that was approved by the County of Lake in 2018. The California Subdivision Map Act allows the granting of extensions for a period or periods not exceeding a total of six years. The Subdivision Map Act requires the developer of any "subdivision" to submit a tentative map, comply with appropriate local ordinances, and if an applicant's tentative map is approved, file a final subdivision map. Each filing extends the life of the underlying tentative map for three years, thus a staged map, with at least four stages, can be extended for up to 10 years.

The Subdivision Map Extension for consideration does not propose modification of any of the previously approved entitlements, nor does it propose development.

#### Recommended Action:

Staff recommends that the Planning Commission recommend that the Board of Supervisors approve a third and final extension of Subdivision Map (SD 06-01) for a period of two-years with the following findings:

1. This project is consistent with the Lake County General Plan, Middletown Area Plan. Zoning Ordinance, Subdivision Ordinance, and the California Government Code.
2. This time extension request is consistent with the Lake County Subdivision Ordinance and the State Subdivision Map Act.
3. The subdivision map is still compatible with neighboring land uses.

4. Because no development is proposed and there has been no substantial change in circumstances resulting in new significant environmental impacts since the EIR for the Valley Oaks Project (SCH No. 2007032030) was certified. Per CEQA Guidelines Section 15162(a)(3), no additional analysis is required.