



## Legislation Details (With Text)

**File #:** 20-297      **Version:** 1      **Name:**

**Type:** Action Item      **Status:** Agenda Ready

**File created:** 3/27/2020      **In control:** Planning Commission

**On agenda:** 4/9/2020      **Final action:**

**Title:** 9:20 a.m. Public Hearing on consideration of a Subdivision Map Extension (SDX 19-02) and Final Environmental Impact Report (FEIR) based on Initial Study (IS 06-11). The project applicant is VALLEY OAKS LAND DEVELOPMENT INC., KEN PORTER, proposing a Subdivision Map Extension to create the division of 150 acres to create 137 residential lots and requesting an extension of the previously approved subdivision (SD 06-01). Project is located at 18196 & 18426 South State Highway 29, Middletown and further described as APNs 014-260-36 & 51. (Victoria Kim)

**Sponsors:** Community Development

**Indexes:**

**Code sections:**

**Attachments:** 1. SDX 19-02 Staff report, 2. Attachment 1, 3. Attachment 2, 4. Attachment 3

| Date | Ver. | Action By | Action | Result |
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## Memorandum

### STAFF REPORT

**TO:** Planning Commission

**FROM:** Scott De Leon, Interim Community Development Director  
Victoria Kim, Assistant Planner

**DATE:** March 16, 2020

**SUBJECT:** Valley Oaks Tentative Subdivision Map Extension SDX 19-02, SD 06-01, Final Environmental Impact Report (FEIR) based on IS 06-11, Supervisorial District 1

**ATTACHMENTS:** 1. Vicinity Map  
2. Tentative Subdivision 06-01 Conditions  
3. Tentative Map  
4. FEIR Available Upon Request

### I. EXECUTIVE SUMMARY

On January 25, 2018, the Planning Commission approved a tentative subdivision map for the division of approximately 150 acres to create 137 residential lots. Staff recommends that the Planning Commission make a recommendation of approval of a two-year extension to the Board of Supervisors.

## II. PROJECT DESCRIPTION

Applicant: Valley Oaks Land and Development Inc.  
Location: 18196 and 18426 South State Highway 29, Middletown  
APNs: 014-260-36 & 51  
General Plan: "O-FF-SC-FW-PDR-PDC" Open Space; Flood Fringe Combining; Scenic Combining; Floodway Combining; Planned Development Residential; Planned Development Commercial Districts  
Zoning: Agriculture, Resource Conservation, and Public Facilities  
Approval Date: January 25, 2018

### **Recommended Action:**

#### **Reconsideration of Previously Approved Mitigated Negative Declaration**

I move that the Mitigated Negative Declaration, which was previously prepared for SD 06-01 does meet the requirements of Section 15162(a) of the CEQA Guidelines, and that no additional environmental review need be prepared with the findings listed in the staff report dated March 16, 2020.

#### **Time Extension**

I move that the Planning Commission recommend that the Board of Supervisors approve an extension of time for SD 06-01 for a period of two years, with the findings listed in the staff report dated March 16, 2020

NOTE: The applicant or any interested person is reminded that the subdivision ordinance provides for a fifteen (15) calendar day appeal period. If there is a disagreement with the Planning Commission, an appeal to the Board of Supervisors may be filed. The appropriate forms and applicable fee must be submitted prior to 5:00 p.m. on or before the fifteenth calendar day following the Commission's final determination.