

City of Visalia

Memo



To: Planning Commission

From: Brandon Smith, Principal Planner

Date: January 23, 2023

Re: Time Extension for River Run Ranch Units 5-7 Tentative Subdivision Map No. 5505 and Conditional Use Permit No. 2005-54

RECOMMENDATION:

Staff recommends that the Planning Commission approve a one-year time extension of River Run Ranch Units 5-7 Tentative Subdivision Map No. 5505 and Conditional Use Permit No. 2005-54, extending the expiration date to February 14, 2024, pursuant to Section §66452.6(e) of the Subdivision Map Act.

BACKGROUND:

On August 14, 2006, the Visalia Planning Commission approved River Run Ranch Units 5-7 Tentative Subdivision Map No. 5505 and Conditional Use Permit No. 2005-54 through adoption of Resolution Nos. 2006-85 and 86. The tentative subdivision map was a request to divide 42.9 acres into 156 lots for single-family residential development while the Conditional Use Permit (CUP) was a request to allow a Planned Residential Development in the R-1-6 zone. The project site is located south of St. Johns Parkway and north of Houston Avenue, beginning 900 feet east of McAuliff Avenue. River Run Ranch Units 1-4 are located to the west and northwest.

EXPIRATION AND FINAL MAP HISTORY:

The original expiration date for the tentative subdivision map was August 14, 2008, two years from the date of approval by the Planning Commission. Between 2008 and 2015, the California State Legislature passed four legislative bills (Senate Bill 1185, Assembly Bills 333, 208, and 116) which provided statewide time extensions to all active tentative subdivision maps. The bills pushed the expiration date for the River Run Ranch Map and CUP to August 14, 2015.

In 2015, the Commission approved a one-year time extension for the subdivision on June 8, 2015, extending the map to expire on August 14, 2016. In addition, Assembly Bill 1303 was passed which provided another two year extension, to 2018.

In 2016, "Phase 5" of the subdivision map recorded, which provided a three-year extension to the tentative map to 2021.

In 2020, Assembly Bill No. 1561 authorized an automatic 18-month extension to the tentative map, extending the map to February 14, 2023.

Currently, the tentative portion of map applies to Phases 6 and 7. Improvement Plans for Units 6 and 7 of the subdivision have not been submitted.

REQUEST:

The property owner of the Tentative Subdivision Map have submitted a written request received by the City of Visalia on January 9, 2023 for a “one-year or longer” time extension. Time extensions may be granted pursuant to Section §66452.6(e) of the Subdivision Map Act for a total period not exceeding six years. This would be the second time extension applied for and the fourth year overall under this code for the Tentative Subdivision Map and CUP.

Staff recommends that a one-year time extension be granted at this time in keeping with the City’s practice of recommending time extensions. The extension request, if approved by the Planning Commission, will extend the expiration date of the Tentative Subdivision Map and CUP from to February 14, 2024.

The Planning Commission has the authority to approve or deny this request. If the request is approved, the applicant would have until the new expiration date, February 14, 2024, to record a final subdivision map. If the request is denied, the applicant would have to re-file a new tentative subdivision map.

ATTACHMENTS

- Letter of Request for the Time Extension
- Approved Resolution No. 2006-085 for CUP No. 2005-54
- Approved Resolution No. 2006-086 for Subdivision Map No. 5505
- Tentative Subdivision Map / CUP Site Plan
- Location Map