



CITY OF RED BLUFF

555 Washington Street Red Bluff, California 96080 Phone (530) 527-2605 Fax (530) 529-6878 www.ci.red-bluff.ca.us

Date: August 28, 2018
To: Honorable Chairman and Members of the Planning Commission
From: City of Red Bluff Community Development Department
Scott Friend, AICP – Acting Community Development Director

**SUBJECT: CITY OF RED BLUFF MUNICIPAL CODE AMENDMENT; CHAPTER 20:
SUBDIVISIONS. TENTATIVE MAP EXTENSIONS OF TIME AND
PARCEL MAP REQUIREMENTS**

BACKGROUND

State Legislation

Subdivisions are governed by the California Subdivision Map Act (Gov. Code Title 7 Divisions 2 and 3).

Extensions of Time

Government Code Section 66452.6 addresses valid time periods and extensions of time for tentative maps. Generally, tentative maps are good for 24 months without an extension with exceptions for projects requiring more than \$236,790 in public improvements and any moratoriums placed on the project.

There have been a number of automatic extensions of time for tentative maps provided by the California legislature of over the years and are as follows:

Year of Adoption	Gov. Code Section	Extended Period
1993	66452.11	24 months
1996	66452.13	12 months
2011	66452.21	12 months
2012	66452.22	12 months
2013	66452.24	24 months
2014	66452.23	24 months

As shown, the most recent automatic extension was adopted in 2014. Based on these extensions, if a tentative map that would have expired on December 31, 2010 (approved December 31, 2008), were to use all of the automatic extensions available, this map would be valid for six years beyond the original 24-month approval period or would expire on December 31, 2016.

Gov. Code Section 66452.6(e) specifically addresses extension of time for a tentative map and is as follows:

- (e) Upon application of the subdivider filed prior to the expiration of the approved or conditionally approved tentative map, the time at which the map expires pursuant to subdivision (a) may be extended by the legislative body or by an advisory agency authorized to approve or conditionally approve tentative maps for a period or periods not exceeding a total of five years. The period of extension specified in this subdivision shall be in addition to the period of time provided by subdivision (a). Prior to the expiration of an approved or conditionally approved tentative map, upon an application by the subdivider to extend that map, the map shall automatically be extended for 60 days or until the application for the extension is approved, conditionally approved, or denied, whichever occurs first. If the advisory agency denies a subdivider's application for an extension, the subdivider may appeal to the legislative body within 15 days after the advisory agency has denied the extension.

As shown, other than California legislature automatic extensions, a local jurisdiction is allowed to permit tentative map extensions for up to five years.

Parcel Map Requirements

Generally, the division of land is separated into two areas, those resulting in four or fewer parcels and those resulting in five or more parcels. Different requirements and conditions are applicable depending on the size of the land division. For example, conditions for divisions of four or fewer parcels (called a parcel map in the City), are limited to the dedication of rights-of-way, easements, and the construction of reasonable offsite and onsite improvements for the parcels being created. Gov. Code Section 66411.1(a) defines the requirements of these types of land divisions and is as follows:

- (a) Notwithstanding Section 66428, whenever a local ordinance requires improvements for a division of land which is not a subdivision of five or more lots, the regulations shall be limited to the dedication of rights-of-way, easements, and the construction of reasonable offsite and onsite improvements for the parcels being created. Requirements for the construction of offsite and onsite improvements shall be noticed by a statement on the parcel map, on the instrument evidencing the waiver of the parcel map, or by a separate instrument and shall be recorded on, concurrently with, or prior to the parcel map or instrument of waiver of a parcel map being filed for record.

Gov. Code Sections 66444 – 66450 provides the regulations for parcel maps. While subdivision tentative and final maps must illustrate a multitude of development information such as location of utilities, grading, stormwater control features, etc., Section 66445 legislates that parcel maps are only required to indicate location of streets and property lines bounding the property. The City's Parcel Division requirements are inconsistent with Gov. Code Section 66445 as they require the identification of features beyond those required in Section 66445.

City of Red Bluff Regulations

Red Bluff Municipal Code Chapter 20 Subdivisions defines the City's regulations and procedures regarding subdivisions, including minor divisions (includes lot line adjustments/mergers and divisions of four lots or less), parcel divisions (divisions of five lots or more) and subdivisions (divisions of five lots or more).

DISCUSSION

Extensions of Time

On May 22, 2018, the Planning Commission directed staff to provide a revision to the Red Bluff Municipal Code (RBMC) allowing an extension of time for tentative maps from the current one-year extension to two consecutive three-year extensions, if approved. In reviewing the Subdivision Map Act, staff determined that extensions are limited to a total of six years pursuant to Government Code Sections 66452.6(e) (for subdivision maps) and 66463.5(c) (for parcel maps) without the previously discussed automatic extensions. Staff presented this information to the Technical Advisory Committee and the Committee determined that two consecutive two-year extensions, resulting in a total extension time of four years, would provide better control for the City and allow for varying market conditions. As such, staff is recommending a two-year extension with the ability to apply for an additional two-year extension. This would allow a tentative map a total of six years for completion (24-months of map approval time and four years of total extension time).

Attachment A provides an underline/strikethrough version of the staff recommended revision to Chapter 20 Subdivisions regarding extensions. **Attachment B** provides a clean version of the recommended revision. The following revisions are proposed:

§ 20.4 SPECIFIC PROCEDURES FOR SUBDIVISIONS.

(2) (a) Upon application of the subdivides prior to the expiration of the 24-month period, an extension not exceeding ~~one year~~ two (2) years may be granted by the Planning Commission. If the Planning Commission denies the subdivider's application for extension, the subdivider may appeal to the City Council within 15 days. The action of the City Council shall be final.

(b) One additional application for extension may be submitted prior to the expiration of the original two-year extension. This extension, not to exceed two (2) years, may be granted by the Planning Commission. The total combined extension time shall not exceed four (4) years.

§ 20.5 SPECIFIC PROCEDURES FOR PARCEL DIVISIONS.

(2) (a) Upon written application within one year of date of approval of the tentative map, an extension of time for filing of not to exceed ~~one year~~ two (2) years may be granted by the Planning Commission.

(b) An additional application for extension may be submitted prior to the expiration of the original two-year extension. This extension, not to exceed two (2) years, may be granted by the Planning Commission. The total combined extension time shall not exceed four (4) years.

Parcel Map Requirements

RBMC Section 20.2 defines Minor Divisions and Parcel Divisions both of which, with the exception of lot line adjustments and mergers, require parcel maps as defined in RBMC Section 20.5.

As stated previously, Gov. Code Sections 66444-66450 govern the requirements for parcel maps in the state, limiting the information required on parcel maps to certain areas. Section 66445 identifies the information that is required for a parcel map and is as follows:

Section 66445.

The parcel map shall be prepared by, or under the direction of, a registered civil engineer or licensed land surveyor, shall show the location of streets and property lines bounding the property, and shall conform to all of the following provisions:

(a) It shall be legibly drawn, printed, or reproduced by a process guaranteeing a permanent record in black on tracing cloth or polyester base film. Certificates or statements, affidavits, and acknowledgments may be legibly stamped or printed upon the map with opaque ink. If ink is used on polyester base film, the ink surface shall be coated with a suitable substance to assure permanent legibility.

(b) The size of each sheet shall be 18 by 26 inches or 460 by 660 millimeters. A marginal line shall be drawn completely around each sheet, leaving an entirely blank margin of one inch or 025 millimeters. The scale of the map shall be large enough to show all details clearly and enough sheets shall be used to accomplish this end. The particular number of the sheet and the total number of sheets comprising the map shall be stated on each of the sheets, and its relation to each adjoining sheet shall be clearly shown.

(c) Each parcel shall be numbered or lettered and each block may be numbered or lettered. Each street shall be named or otherwise designated. The subdivision number shall be shown together with the description of the real property being subdivided.

(d) (1) The exterior boundary of the land included within the subdivision shall be indicated by distinctive symbols and clearly so designated. The exterior boundary of the land included within the subdivision shall not include a designated remainder or omitted parcel that is designated or omitted under Section 66424.6. The designated remainder parcel or omitted parcel shall be labeled as a designated remainder parcel or an omitted parcel.

(2) The map shall show the location of each parcel and its relation to surrounding surveys. If the map includes a "designated remainder" parcel or similar parcel, and the gross area of the "designated remainder" parcel or similar parcel is five acres or more, that remainder parcel need not be shown on the map and its location need not be indicated as a matter of survey, but only by deed reference to the existing boundaries of the remainder parcel.

(3) A parcel designated as "not a part" shall be deemed to be a "designated remainder" for purposes of this section.

As stated previously, while subdivision tentative and final maps must illustrate a multitude of development information such as location of utilities, grading, stormwater control features, etc., Section 66445 legislates that parcel maps are only required to indicate location of streets, property lines bounding the property and associated text. The City's current Parcel Division regulation requires a parcel map to include information generally associated with a tentative subdivision map though the implementation of RBMC Section 20.5(A) which states:

“(A) A preliminary parcel map shall be prepared and processed in the same manner as is specified herein for preliminary subdivision maps, § 20.4(A) and (B), except that the Technical Advisory Committee may waive any of the provisions of the section which it finds are not appropriate or necessary.”

The requirement of preparing a parcel map pursuant to Section 20.4 (A) as referred to above would oblige a parcel map to include information not required of such a map according to state law. Section 20.6 Minor Divisions also has this requirement. Section 20.4 (A) is as follows:

§ 20.4 SPECIFIC PROCEDURES FOR SUBDIVISIONS.

The following procedures shall be followed for divisions of land which constitute subdivisions, as defined herein:

(A) (1) A preliminary map shall be prepared for the total area of any proposed subdivision.

(2) The dimensions, scale and content of the preliminary map shall show in reasonable detail the following:

- (a) Street and lot pattern uses proposed;
- (b) Topography and drainage, watercourses, water features, areas subject to inundation or flooding;
- (c) Geology, soil types, vegetation;
- (d) Proposed water supply, sewerage, fire protection;
- (e) Proposed street sections and improvements; and
- (f) Other features required to adequately represent a comprehensive total development plan.

Because of this inconsistency, staff is recommending a revision of RBMC Sections 20.5 and 20.6 to remove the inconsistencies with the Subdivision Map Act.

Staff is also recommending a revision of RBMC Section 20.2 Definitions to include two additional conditions to the Parcel Division definition. These two conditions are also required by state law for the use of a parcel map instead of a subdivision map for those uses described in Section 20.2.

Attachment A provides an underline/strikethrough version of the staff recommended revision to Chapter 20 Subdivisions regarding parcel maps. **Attachment B** provides a clean version of the recommended revision. The following revisions are proposed:

§ 20.2 DEFINITIONS.

LAND DIVISION.

(2) **PARCEL DIVISION.** The division of any real property, improved or unimproved, or a portion thereof, which is divided for the purpose of sale, lease, financing or utilization, whether immediate or future, into five or more parcels., and in which the planning commission finds in its consideration of the tentative map that the proposed division conforms to adopted plans, standards and provisions of law, and that one of the following sets of conditions prevails:

(a) A whole parcel before division contains less than five acres, each parcel created by the division abuts upon a public street or highway and no dedications or improvements are required by the Planning Commission;

(b) The division consists of parcels each of a gross area of five acres or more, and each of which has an access to a maintained public street or highway, which access is approved by the Planning Commission.

(c) The parcel or parcels of land included in the tentative map have access to a public street or highway, they comprise part of a tract of land zoned for industrial or commercial development and the map receives approval of the Planning Commission as to access, street alignment and widths and other improvements.

(d) The division consists of parcels each of a gross area of between 40 acres and 60 acres.

(e) The land being subdivided is solely for the creation of an environmental subdivision pursuant to California Government Code Section 66418.2.

(f) Only a parcel map pursuant to RBMC Section 20.5 shall be required for those subdivisions described above.

§ 20.5 SPECIFIC PROCEDURES FOR PARCEL DIVISIONS.

(A) A preliminary parcel map shall show the location of streets and property lines bounding the property, be prepared and processed in the same manner as is specified herein for preliminary subdivision maps, § 20.4(A) and (B), except that the Technical Advisory Committee may waive any of the provisions of the section which it finds are not appropriate or necessary.

(B) ~~The tentative map of a proposed parcel division shall be prepared, submitted and processed in the same manner as is specified herein for tentative subdivision maps, § 20.4(C) through (F), except that the Technical Advisory Committee may waive any of the provisions of the section which it finds are not appropriate or necessary.~~ A preliminary map, when in acceptable form, shall be submitted to the Committee for action, and within five days thereafter the Committee shall meet to consider the map. Within ten days thereafter, the Committee shall prepare a report on the map and transmit a copy to the subdivider.

§ 20.6 SPECIFIC PROCEDURES FOR MINOR DIVISIONS.

(B) The following procedures shall be followed for other minor divisions of land, as defined herein or as defined in Government Code §§66444 - 66450:

~~(1) A preliminary parcel map shall be prepared and processed subject to the provisions of § 20.4(A) or (B).~~

(12) A tentative parcel map shall be prepared, based on the requirements of § 20.5(C) and (D). Should the tentative map meet all of the requirements of those sections, it may be considered as both a tentative and final parcel map.

(23) The tentative map shall be filed with the City Planner, who shall review the map and supporting documents and shall within five days call a meeting of the Technical Advisory Committee to discuss the division with the subdivider. The Committee shall prepare

a report on the map and the City Planner shall place the item on the Planning Commission agenda for consideration at its next meeting.

(34) The Commission shall consider and process the tentative or final parcel map under the provisions of § 20.4(F) and (I).

CEQA

Staff recommends that the Planning Commission determine that the proposed Municipal Code Amendment(s) to be categorically exempt pursuant to CEQA Guidelines Section 15061(b)(3) as it can be seen with certainty that there is no possibility that the proposed revisions to the City of Red Bluff Municipal Code would have a significant effect on the environment, and therefore the proposed revision is not subject to CEQA. A Notice of Exemption was prepared for this project and has been included with this staff report as **Attachment C**.

CONCLUSION / RECOMMENDATION

Staff requests that the Planning Commission consider the proposed revisions to the Municipal Code and recommend changes, if necessary. If no changes are considered necessary, staff recommends that the Planning Commission recommend for approval to the City Council, the Amendment(s) to the Red Bluff Municipal Code, as contained herein, through adoption of Planning Commission Resolution #09-2018 (**Attachment D**). Staff also recommends that the Planning Commission recommend for approval to the City Council, adoption of the Notice of Exemption (**Attachment C**) prepared for the proposed action.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission take the following action:

1. Move to adopt Resolution No. 09-2018 recommending for approval to the City Council an Amendment to the Red Bluff Municipal Code Amendment Chapter 20: Subdivisions, §20.4 Specific Procedures for Subdivisions, §20.5 Specific

Procedures for Parcel Divisions and §20.6 Specific Procedures for Minor Divisions
as presented herein and approval of the Categorical Exemption as presented.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Scott Friend", is written over a faint, light-colored rectangular stamp or watermark.

Scott Friend, AICP
Community Development Director

Attachments:

A. Zoning Amendment strikethrough/underline version

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(a) A whole parcel before division contains less than five acres, each parcel created by the division abuts upon a public street or highway and no dedications or improvements are required by the Planning Commission;

(b) The division consists of parcels each of a gross area of five acres or more, and each of which has an access to a maintained public street or highway, which access is approved by the Planning Commission.

(c) The parcel or parcels of land included in the tentative map have access to a public street or highway, they comprise part of a tract of land zoned for industrial or commercial development and the map receives approval of the Planning Commission as to access, street alignment and widths and other improvements.

(d) The division consists of parcels each of a gross area of between 40 acres and 60 acres.

(e) The land being subdivided is solely for the creation of an environmental subdivision pursuant to California Government Code Section 66418.2.

(f) Only a parcel map pursuant to RBMC Section 20.5 shall be required for those subdivisions described above.

§ 20.4 SPECIFIC PROCEDURES FOR SUBDIVISIONS.

(G) (1) Within 24 months after approval or conditional approval of the tentative map or maps, the subdivider may cause the subdivision, or any part thereof, to be surveyed and a final map to be prepared in accordance with the tentative map as approved.

(2) (a) Upon application of the subdivides prior to the expiration of the 24-month period, an extension not exceeding ~~one year~~ two (2) years may be granted by the Planning Commission. If the Planning Commission denies the subdivider's application for extension, the subdivider may appeal to the City Council within 15 days. The action of the City Council shall be final.

(b) One additional application for extension may be submitted prior to the expiration of the original two-year extension. This extension, not to exceed two (2) years, may be granted by the Planning Commission. The total combined extension time shall not exceed four (4) years.

(3) (a) The expiration of the approved or conditionally approved tentative map shall terminate all proceedings and no final map or parcel map of all or any portion of the real property included within the tentative map shall be filed without first processing a new tentative map.

(b) The time limits imposed herein are subject to certain exceptions set forth in California Government Code § 66452.6, which include any development moratorium imposed after approval of the tentative map or any period of time during which a lawsuit has been filed and is pending in a court of competent jurisdiction involving the approval or conditional approval of a tentative map if a stay of time period is approved by the Planning Commission.

§ 20.5 SPECIFIC PROCEDURES FOR PARCEL DIVISIONS.

(A) A preliminary parcel map shall show the location of streets and property lines bounding the property, be prepared and processed in the same manner as is specified herein for preliminary subdivision maps, § 20.4(A) and (B), except that the Technical Advisory Committee may waive any of the provisions of the section which it finds are not appropriate or necessary.

(B) ~~The tentative map of a proposed parcel division shall be prepared, submitted and processed in the same manner as is specified herein for tentative subdivision maps, § 20.4(C) through (F), except that the Technical Advisory Committee may waive any of the provisions of the section which it finds are not appropriate or necessary.~~ A preliminary map, when in acceptable form, shall be submitted to the Committee for action, and within five days thereafter the Committee shall meet to consider the map. Within ten days thereafter, the Committee shall prepare a report on the map and transmit a copy to the subdivider.

(C) (1) Within one year after City Council approval of the tentative map of a parcel division, a parcel map shall be submitted to the City Engineer for checking and processing.

(2) (a) Upon written application within one year of date of approval of the tentative map, an extension of time for filing of not to exceed ~~one year~~ two (2) years may be granted by the Planning Commission.

(b) An additional application for extension may be submitted prior to the expiration of the original two-year extension. This extension, not to exceed two (2) years, may be granted by the Planning Commission. The total combined extension time shall not exceed four (4) years.

§ 20.6 SPECIFIC PROCEDURES FOR MINOR DIVISIONS.

(B) The following procedures shall be followed for other minor divisions of land, as defined herein or as defined in Government Code §§66444 - 66450:

(1) ~~A preliminary parcel map shall be prepared and processed subject to the provisions of § 20.4(A) or (B).~~

(12) A tentative parcel map shall be prepared, based on the requirements of § 20.5(C) and (D). Should the tentative map meet all of the requirements of those sections, it may be considered as both a tentative and final parcel map.

(23) The tentative map shall be filed with the City Planner, who shall review the map and supporting documents and shall within five days call a meeting of the Technical Advisory Committee to discuss the division with the subdivider. The Committee shall prepare a report on the map and the City Planner shall place the item on the Planning Commission agenda for consideration at its next meeting.

(34) The Commission shall consider and process the tentative or final parcel map under the provisions of § 20.4(F) and (I).

§ 20.2 DEFINITIONS.

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(2) ***PARCEL DIVISION.*** The division of any real property, improved or unimproved, or a portion thereof, which is divided for the purpose of sale, lease, financing or utilization, whether immediate or future, into five or more parcels., and in which the planning commission finds in its consideration of the tentative map that the proposed division conforms to adopted plans, standards and provisions of law, and that one of the following sets of conditions prevails:

(a) A whole parcel before division contains less than five acres, each parcel created by the division abuts upon a public street or highway and no dedications or improvements are required by the Planning Commission;

(b) The division consists of parcels each of a gross area of five acres or more, and each of which has an access to a maintained public street or highway, which access is approved by the Planning Commission.

(c) The parcel or parcels of land included in the tentative map have access to a public street or highway, they comprise part of a tract of land zoned for industrial or commercial development and the map receives approval of the Planning Commission as to access, street alignment and widths and other improvements.

(d) The division consists of parcels each of a gross area of between 40 acres and 60 acres.

(e) The land being subdivided is solely for the creation of an environmental subdivision pursuant to California Government Code Section 66418.2.

(f) Only a parcel map pursuant to RBMC Section 20.5 shall be required for those subdivisions described above.

§ 20.4 SPECIFIC PROCEDURES FOR SUBDIVISIONS.

(G) (1) Within 24 months after approval or conditional approval of the tentative map or maps, the subdivider may cause the subdivision, or any part thereof, to be surveyed and a final map to be prepared in accordance with the tentative map as approved.

(2) (a) Upon application of the subdivides prior to the expiration of the 24-month period, an extension not exceeding two (2) years may be granted by the Planning Commission. If the Planning Commission denies the subdivider's application for extension, the subdivider may appeal to the City Council within 15 days. The action of the City Council shall be final.

(b) One additional application for extension may be submitted prior to the expiration of the original two-year extension. This extension, not to exceed two (2) years, may be granted by the Planning Commission. The total combined extension time shall not exceed four (4) years.

(3) (a) The expiration of the approved or conditionally approved tentative map shall terminate all proceedings and no final map or parcel map of all or any portion of the real property included within the tentative map shall be filed without first processing a new tentative map.

(b) The time limits imposed herein are subject to certain exceptions set forth in California Government Code § 66452.6, which include any development moratorium imposed after approval of the tentative map or any period of time during which a lawsuit has been filed and is pending in a court of competent jurisdiction involving the approval or conditional approval of a tentative map if a stay of time period is approved by the Planning Commission.

§ 20.5 SPECIFIC PROCEDURES FOR PARCEL DIVISIONS.

(A) A preliminary parcel map shall show the location of streets and property lines bounding the property, except that the Technical Advisory Committee may waive any of the provisions of the section which it finds are not appropriate or necessary.

(B) A preliminary map, when in acceptable form, shall be submitted to the Committee for action, and within five days thereafter the Committee shall meet to consider the map. Within ten days thereafter, the Committee shall prepare a report on the map and transmit a copy to the subdivider.

(C) (1) Within one year after City Council approval of the tentative map of a parcel division, a parcel map shall be submitted to the City Engineer for checking and processing.

(2) (a) Upon written application within one year of date of approval of the tentative map, an extension of time for filing of not to exceed two (2) years may be granted by the Planning Commission.

(b) An additional application for extension may be submitted prior to the expiration of the original two-year extension. This extension, not to exceed two (2) years, may be granted by the Planning Commission. The total combined extension time shall not exceed four (4) years.

§ 20.6 SPECIFIC PROCEDURES FOR MINOR DIVISIONS.

(B) The following procedures shall be followed for other minor divisions of land, as defined herein or as defined in Government Code §§66444 - 66450:

(1) A tentative parcel map shall be prepared, based on the requirements of § 20.5~~(C) and (D)~~. Should the tentative map meet all of the requirements of those sections, it may be considered as both a tentative and final parcel map.

(2) The tentative map shall be filed with the City Planner, who shall review the map and supporting documents and shall within five days call a meeting of the Technical Advisory Committee to discuss the division with the subdivider. The Committee shall prepare a report on the map and the City Planner shall place the item on the Planning Commission agenda for consideration at its next meeting.

(3) The Commission shall consider and process the tentative or final parcel map under the provisions of § 20.4(F) and (I).

NOTICE OF EXEMPTION

CEQA: California Environmental Quality Act

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

County Clerk
County of Tehama
P.O. Box 250, Red Bluff, CA 96080

From: City of Red Bluff
555 Washington St.
Red Bluff, CA 96080

Project Title: CITY OF RED BLUFF MUNICIPAL CODE AMENDMENT; CHAPTER 20:
SUBDIVISIONS, SECTIONS 20.4, 20.5 AND 20.6

Project Location - Specific: Citywide
- **City:** Red Bluff
- **County:** Tehama

Description of Nature, Purpose, and Beneficiaries of Project:

Revision of the City Subdivision Ordinance for tentative map extensions of time from the current one year to up to four years and the city's parcel map requirements to comply with state law.

Name of Public Agency Approving Project: City of Red Bluff

Name of Person or Agency Carrying Out Project: City of Red Bluff

- Ministerial (Sec. 21080 (b) (1); 15268);
- Declared Emergency (Sec. 21080 (b) (3); 15269 (a));
- Emergency Project (Sec. 21080 (b) (4); 15269 (b) (c));
- Categorical Exemption. Type and Section Number: Section 15061(b)(3).
- Statutory Exemption. Code Number: Section xxxxxxxxxxxx

Reasons why project is exempt:

The City of Red Bluff City Council has determined that this project, the revision of city code to allow for longer tentative map extensions and a reduction of parcel map requirements is exempt from CEQA as it can be seen with certainty that there is no possibility that the proposed revisions to the City of Red Bluff Municipal Code would have a significant effect on the environment. Therefore, the project is exempt pursuant to CEQA Guidelines Section 15061(b)(3).

Lead Agency Contact Person: Scott Friend; Community Development Director

Area Code/Telephone/Extension: (530) 527-2605, Extension 3059.

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date _____ Title Community Development Director

Signed by Lead Agency Date Received for Filing At OPR: _____

PLANNING COMMISSION RESOLUTION NO. 09-2018

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RED BLUFF
RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF RED BLUFF,
APPROVAL OF THE RED BLUFF MUNICIPAL CODE AMENDMENT AND
ASSOCIATED CEQA EXEMPTION.**

WHEREAS, Government Code Section 66452.6(e) allows a tentative map extension of up to five years; and

WHEREAS, the City's current tentative map extension of one-year is considered an inadequate amount of time by the City Planning Commission; and

WHEREAS, the City Planning Commission considers a two-year extension with the ability for an additional two-year extension resulting a total combined extension time of four years to be a satisfactory and sufficient tentative map extension period; and

WHEREAS, Government Code Section 66411.1(a) defines the requirements for parcel maps; and

WHEREAS, the revision of RBMC Sections 20.5 and 20.6 would provide consistency between the state requirements and city's requirements for parcel maps, and

WHEREAS, the Planning Commission of the City of Red Bluff, California held a duly noticed Public Hearing to consider the matter on June 26, 2018, as provided by law; and

WHEREAS, RBMC Section 20.4 was revised to allow for 2 two-year extensions for tentative subdivision maps; and

WHEREAS, RBMC Section 20.5 was revised to allow for 2 two-year extensions for tentative parcel maps; and

WHEREAS, RBMC Section 20.5 was revised to remove inconsistencies between state parcel map requirements and the city's requirements; and

WHEREAS, RBMC Section 20.6 was revised to remove inconsistencies between state parcel map requirements and the city's requirements; and

WHEREAS, The Planning Commission determined that the proposed Municipal Code Amendment is exempt from CEQA under Section 15061(b)(3), known as the "General Rule" as the Commission finds that it can be seen with certainty that there is no possibility that the proposed revisions to the City of Red Bluff Municipal Code would have a significant effect on the environment.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Red Bluff does hereby recommend to the City Council of the City of Red Bluff, approval of the Red Bluff Municipal Code Amendment and associated CEQA Exemption.

The foregoing resolution was passed and adopted at a regular adjourned meeting of the Red Bluff Planning Commission held on **August 28, 2018** by the following vote:

AYES: Commissioners

NOES: Commissioners

ABSENT OR NOT VOTING: Commissioners

Scott Friend, Community Development Director