



San Benito County Resource Management Agency

Public Works / Planning & Building / Parks / Integrated Waste

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May 18, 2020

Bates Stringer Hollister II, LLC
875 Orange Blossom Way
Danville, CA 94526

Re: Tentative Map Extension Request for The Promontory (Formerly known as, The Bluffs) TSM #15-94, Tract Map No. 353.

Dear Mr. Stringer and Mr. Bates:

In December, staff initiated a courtesy call to check your progress on meeting Condition Compliance items for the Promontory Vesting Tentative Map approved by the County of San Benito Planning Commission on April 2, 2018. We met with Gordon Zanin P.E. on December 26, 2020, where Mr. Stringer confirmed his intent to pursue continued efforts to achieve a final map, and confirmed the request to extend the life of the approved vesting tentative map for one year. In a letter dated March 2, 2020, Bates Stringer Hollister II, LLC formalized the request in writing to extend the Promontory Vesting Tentative Map.

The County intends to approve this one-year vesting tentative map extension request and makes the following observations, findings and determinations according to the California Subdivision Map Act and San Benito County Code.

- On April 2, 2018 The San Benito County Planning Commission approved, “The Bluffs at Ridgemark Subdivision Proposal #TSM 15-94” in Resolution 2018-3. The map was approved on April 2, 2018 for two years and would expire April 2, 2020.
- On March 2, 2020 a formal letter of request to extend “The Promontory” TSM #15-94, Tract Map No. 353 was received by the County. By San Benito County Code, (23.07.010 “EXTENSION,” subdivision (A), the applicant’s written request automatically extended the April 2, 2020 map expiration by 60 days to June 2, 2020 (or until the Planning Director acts on the request).

According to San Benito County Code, (23.07.010 “EXTENSION”, subdivision “B”), the Planning Director shall review the application for the extension and approve, conditionally approve or disapprove the request. In approving, conditionally approving or disapproving the request for extension, the

Planning Director shall make findings supporting the decision, including those findings found in § 23.07.006.

In Section 23.07.006 (D) Approval (1) The tentative map may be approved or conditionally approved by the Planning Commission (*Planning Director in this case*) if it finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan, and any applicable specific plan.

THE PLANNING DIRECTOR NOW FINDS that the “The Promontory” (formerly known as, “The Bluffs”) TSM #15-94, Tract Map No. 353, together with the provisions for its design and improvement as approved through Planning Commission Resolutions 2018-2 and 2018-3, is consistent with the general plan (and not subject to a Specific Plan):

- This Director’s approval is an affirmation and finding of consistency with the recitals, findings and evidence, and conditions of approval and mitigation measures approved in Planning Commission Resolution 2018-2. Resolution 2018-2 Certifying the EIR Document, is attached and made fully a part of this record.
- This Director’s approval is an affirmation and finding of consistency with the recitals, findings and evidence, and conditions of approval and mitigation measures approved in Planning Commission Resolution 2018-3. Resolution 2018-3 is attached and made fully a part of this record.
- Other than the one-year extension, no additional conditions of approval or modifications are made to TSM #15-94, Tract Map No. 353, and none are modified by this Director’s action.
- This Director’s approval of a one year vesting tentative map extension shall apply to the period following April 2, 2020 and be **valid until April 2, 2021**.

This request has been granted pursuant to Section 23.07.010.

Respectfully,

Taven M. Kinison Brown, Principal County Planner
San Benito County Resource Management Agency

Attachment:

- Planning Commission Resolution No. 2018-2
- Planning Commission Resolution No. 2018-3
- Applicants Letter of March 2, 2020.