



PC 8-16-17
Item # 3
Planning Department <planning@edcgov.us>

Bell Woods Tentative Map Time Extension

1 message

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Wed, Jul 26, 2017 at 4:44 PM

To: planning@edcgov.us, The BOSONE <bosone@edcgov.us>, bostwo@edcgov.us

Hello,

I was reading the Public Notice of Hearing for Development Agreement DA16-0002/Bell Woods (APN 119-020-50) and observed that the project proponent is seeking a time extension of the Tentative map of **ten (10) years?**

Reviewing the El Dorado County Code of Ordinances I see the following:

Sec. 120.74.030. - Extension of time for approved or conditionally approved maps.

A.

Request by subdivider. The subdivider may request up to six one-year extensions of the expiration date of the approved or conditionally approved tentative map, as allowed by Government Code §§ 66452.6(e) and § 66463.5, by written application to the Development Services Division of the Community Development Agency. *The subdivider may request more than one time extension at a time, up to the maximum allowed by this subsection or a development agreement applicable to the map for which the extension request is filed, but in no event shall the total time extension requested exceed six years.* Each application shall be filed before the approved or conditionally approved tentative map expires and shall state the reasons for requesting the extension.

B.

Action on extension request. The Department shall review the request and submit the application for the extension, together with a report, to the approving authority for approval, conditional approval, or denial. A copy of the Department's report shall be forwarded to the subdivider prior to the approving authority meeting on the extension. In approving, conditionally approving, or denying the request for extension, the approving authority shall make findings supporting its decision, including findings with respect to the potential impact of any increases in applicable development fees which have occurred since the date of the approval or conditional approval of the tentative map.

C.

Appeal of extension. The subdivider or any interested person adversely affected may appeal any action of the approving authority on the extension to the Board of Supervisors in accordance with Section 120.24.075. Any such appeal shall be filed within 15 working days after the action by the approving authority. If the Board does not act within the time limits set forth in Section 120.24.075, the extension shall be deemed to have been approved, or conditionally approved or denied consistent with the action as approved by the approving authority, insofar as the tentative map complies with all other applicable provisions of the Subdivision Map Act, this title, this Code, and the general plan.

(Code 1997, § 16.74.030; Ord. No. 4448, 1997; Ord. No. 4960, § 1(16.74.030), 5-17-2011)

The original Mitigated Negative Declaration was certified with approval of the tentative map on May 24, 2005, and that an addendum was adopted April 28, 2016. By Code, Six (6) one year time extensions is what the project is entitled to - how is this tentative map entitled to an extension of Ten (10) years? Just looking for clarification.

Best regards,
John

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