



Tentative map Time Extensions Legistar 11-0070
Roger P Trout to: The BOSTHREE
Cc: Jim Ware

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Supervisor Sweeney:

I support the proposed Board policy to allow multi-year time extensions. I foresee current map applications taking many years to reach a final map.

I suggest that the policy could include some economic related findings, such as:

Direct DSD to: 1. Process time extension requests for Tentative Subdivision and Tentative Parcel Maps as may be requested by the applicant, up to the statutory limits in the Subdivision Map Act, and 2) require multi-year time extension approvals to be based on factors such as the economy (market for housing), acquisition of state or federal permits, or other financial reasons.

My caution is that there are other time extensions available in the Map Act and that the State Legislature has a habit of passing additional time extensions during times of economic duress, so that we had subdivisions from the mid to late 1980's being recorded into the early to 2000's, about 15 to 18 years later. During that time the General Plan had changed once or twice, numerous development policies had changed, or the surrounding development activity changed. These variables changed how the Tentative Maps should be conditioned. Note also that the applicants normally wanted significant changes from the Tentative Map lot layout by the time the maps were requesting Final. These are some of the reasons for the lengthy processing time for time extension requests.

The complication of processing discretionary time extensions for multiple years is that the County must then consider the potential changes in the development policies and make decisions to approved or deny the multi-year time extension based on those potential changes. That will be challenging and may even work to the detriment of the applicant and may take longer to process the time extension application.

Note also that the older the Tentative Map is, the more new residents move in nearby. This can result in additional complications when we hold the public hearing because they would not have been aware of the original Tentative Map.

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