FROM: TLMA-PLANNING:


RECOMMENDED MOTION: The Planning Department recommends that the Board of Supervisors:

RECEIVE AND FILE the Notice of Decision for the first Extension of Time case acted on at the Director’s Hearing on May 22, 2017. The Tentative Parcel Map No. 35118 will now expire on March 24, 2017.

RECEIVE AND FILE the Notice of Decision for the second Extension of Time case acted on at the Director’s Hearing on May 22, 2017. The Tentative Parcel Map No. 35118 will now expire on March 24, 2018.

ACTION: Consent

Charles Leach, Assistant TLMA Director 5/31/2017

MINUTES OF THE BOARD OF SUPERVISORS
C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Tentative Parcel Map No. 35118 along with Change of Zone No. 7531 received a tentative approval from the Planning Commission on February 4, 2009. The project proceeded to the Board of Supervisors for final approval on March 24, 2009.

The first Extension of Time was received February 24, 2016, ahead of the expiration date of March 24, 2016. The applicant and the County have been negotiating conditions of approval and reached consensus on March 31, 2017.

A second Extension of Time was filed March 9, 2017. The second Extension of Time is being processed concurrently, but as a subsequent action with the first Extension of Time. The same conditions of approval will be imposed on both Extension of Time applications.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them.

The Tentative Parcel Map also benefited from Senate Bill No. 1185 (SB1185), Assembly Bill No. 333 (AB333), Assembly Bill No. 208 (AB208), and Assembly Bill No. 116 (AB116), which granted statutory extensions of time for tentative maps statewide.

The Director’s Hearing heard the first and second Extension of Time applications for Tentative Parcel Map No. 35118 on May 22, 2017. The Hearing Officer approved the project.

Board Action

The Director’s Hearing decision is final and no action by the Board of Supervisors is required unless the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board’s agenda.
Impact on Citizens and Businesses
The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department and at the Director’s Hearing.

Supplemental
Additional Fiscal Information
All fees are paid by the applicant. There is no General Fund obligation.

ATTACHMENTS:

A. DIRECTOR’S HEARING REPORT OF ACTION for First Extension of Time
B. DIRECTOR’S HEARING STAFF REPORT for First Extension of Time
C. DIRECTOR’S HEARING REPORT OF ACTION for Second Extension of Time
D. DIRECTOR’S HEARING STAFF REPORT for Second Extension of Time

Tina Grande, Principal Management Analyst 6/13/2017