

**STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION**  
**FOR MEETING OF: DECEMBER 13, 2016**

**Item 1 - Request for a six-year extension of Tentative Parcel Map No. 2673 proposing the division of 59.7± acres into four parcels 10.06, 13.88, 15.44 and 20.4± acres in size (APN 015-230-091).**

**Applicants:** Stringer Revocable Trust & Beverly Harper Trust

**Supervisorial District:** 4

**Location:** 16000 Sutter Creek Road, approximately 3 miles east of the City of Sutter Creek

**Background:** This map project, proposing the division of 59.7± acres into four parcels 10.06, 13.88, 15.44 and 20.4± acres in size was originally approved by the Planning Commission on December 12, 2006, with an initial expiration date of December 16, 2009. The project received the SB 1185, AB333, AB208, and AB116 legislative extensions which continued the expiration date to December 12, 2016.

Senate Bill 1185, adopted in 2008, allows local governments to grant up to 6 years of extensions to land division expiration dates. The project is eligible for the full 6-year extension of time to **December 12, 2022**.

**Staff Recommendation:** Staff recommends approval of the requested extension of time for Tentative Parcel Map No. 2673. The request is not subject to CEQA.

**From:** BEVERLEY HARPER [REDACTED]  
**Subject:** Re: 16000 Sutter Creek Road  
**Date:** November 15, 2016 at 9:12:46 AM PST  
**To:** Cavaliere Janice [REDACTED]

Hi Janice

Here is the letter from Chris. I'll will send a check as soon as I hear from

Thank you

Beverley

Christopher Stringer  
3000 Maple Blvd  
Woodside, CA 94062

November 15, 2016  
Amador County Community Development Agency  
Planning Department  
County Administration Center  
500 Court Street  
Jackson, CA 95643-2127

RE: Parcel Map #2873

To whom it may concern,

The purpose of this letter is to request a 4-year extension period for the above tentative map for a 4-way property split that expires on December 31, 2016.

The property at 16000 Sutter Creek road is owned by myself, Christopher Stringer and Beverley Harper as tenants in common each having a 50 percent interest.

We have not commenced moving forward with the lot split due to significant changes in our circumstances. When we purchased this property as a weekend getaway from the Bay Area we were insured, in 2008 a little more than a year after obtaining this permit we separated and ultimately divorced.

In 2008 we invested in engineering and survey work while consulting with contractors in order to make the required road improvements. We did not commit to proceed with making the improvements at that time as we did not have a clear understanding between ourselves for the use of, and eventual ownership of this property that we both loved.

The project has remained on hold since that time and we have now agreed to place the property on the market for sale. We would like our investment of considerable time and money in this process to allow us to maximize the value of the property to a potential purchaser.

Sincerely yours,

Christopher Stringer

Christopher Stringer  
[REDACTED]

November 15, 2016

Amador County Community Development Agency  
Planning Department  
County Administration Center  
810 Court Street  
Jackson, CA 95642-2132

RECEIVED  
Amador County

NOV 15 2016

PLANNING DEPARTMENT

RE: Parcel Map #2673

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