

STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION
FOR MEETING OF: FEBRUARY 13, 2018

Item 1 - Request for a one-year extension of time for Tentative Subdivision Map #170 (Martin Point Subdivision), proposing the division of 14.4 acres into 33 single family residential lots and 1 duplex lot for a total of 35 dwelling units.

Applicant: Martin Point, LLC (Nate Whaley, representative)

Supervisorial District: 3

Location: About ½ mile south of SR-88 on the west side of Kirkwood Meadows Drive, approximately 300 feet west Loop Road (APN 026-270-035).

Background: The Martin Point subdivision, proposing the division of 14.4 acres into 33 single-family residential lots and 1 duplex lot was originally approved by the Board of Supervisors on June 12, 2007, with an initial expiration date of June 12, 2010. The project has received the following legislative and lead agency extensions:

SB 1185 one-year extension to:	06/12/2011
Lead agency five-year extension to:	06/12/2016
AB 116 two-year extension to:	06/12/2018

The project is eligible for the requested one-year lead agency extension of time, which would place the expiration date at June 12, 2019.

Should future Senate Bills or Assembly Bills provide for further extensions of time, the project would automatically be granted those extensions, if applicable.

Staff Recommendation: Staff recommends approval of the requested one-year extension of time for Tentative Subdivision Map #170, Martin Point. The request is not subject to CEQA.



RECEIVED

FEB 01 2018

VIA EMAIL

February 1, 2017

**AMADOR COUNTY
PLANNING DEPARTMENT**

Mr. Chuck Beatty
Amador County Planning Department
810 Court Street
Jackson, CA 95642
cbeatty@amadorgov.org

Subject: Tentative Map Extension Request for Map No. 170 - Martin Point

Dear Mr. Beatty:

This letter serves to formally request a one-year extension for the tentative subdivision map #170 - Martin Point allowable under SB 1185. As modified in 2008, SB 1185 allows a one-year extension of time, in addition to the five-year extension, to be granted by local governments, thus allowing up to a six (6) year extension of time.

Per our discussion, the tentative subdivision map #170 for Martin Point was originally approved on June 12, 2007 and is currently set to expire June 12, 2018. The history of map approvals and extensions is as follows:

Tentative Map Board of Supervisors Approval Date:	06/12/2007
Tentative Map Expiration Date:	06/12/2010
Extension under Gubernatorial SB 1185 Expiration Date:	06/12/2011
Extension of Time Expiration Date (5 yrs)	06/12/2016
Extension based on AB 116	06/12/2018

(AB 116 grants a 2-yr extension for maps active on July 11, 2013)

Based on the above information and our understanding of SB 1185, Martin Point LLC is requesting a one-year extension on tentative map No. 170 – Martin Point. The request for the extension is due to the economic recession and slower than anticipated recovery, which has delayed the start of construction.

Sincerely,



Nate Whaley
Managing Director

copy: Joanne Michael, Resource Concepts Inc (*joanne@rci-nv.com*)