



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

2850 Fairlane Court, Placerville, CA 95667

924 B Emerald Bay Road, South Lake Tahoe, CA 96150

Phone: (530) 621-5355 Email: planning@edcgov.us

<https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Planning-Division>

TIME EXTENSION FOR PARCEL & SUBDIVISION MAPS

PURPOSE

By State law and County Ordinance, time limits are set on the life of approved tentative parcel and subdivision maps. Be advised, the State may enact additional automatic time extensions. Final maps must be recorded prior to the expiration of established time limits, or the tentative map approval is voided, unless a timely extension request has been filed. In El Dorado County these initial limits are as follows:

- 1) Tentative Parcel Maps = 36 months
- 2) Tentative Subdivision Maps = 36 months
- 3) Vesting Tentative Maps = 24 months

The expiration date of an approved tentative map may be extended as authorized in Government Code § 66452.

These time limits are set by State and local law as a means to provide another review of those maps which have not been recorded within a reasonable time period. Such review grants the County the authority to deny the extension should the County find conflict now exists with current local standards, policies, or laws. In lieu of denial, mitigation measures or modification of conditions of approval may be approved if accepted by the applicant.

A valid application for a time extension must be submitted prior to the expiration date of the map. Once a time extension application is submitted, the map is automatically extended for 60 days, or until the application for the extension is approved, conditionally approved, or denied by the approving authority, whichever occurs first. During this initial 60-day period, the final map may be submitted for approval and recording. If it is not submitted during this period, it cannot be filed until the application for the extension has been approved.

If a tentative map expires or an extension is denied and the applicant wishes to proceed with the project, the applicant must refile the tentative map and receive approval.

PROCESS

- 1) Applicant/agent prepares all required submittal information and makes an appointment to submit the application to the Planning Division.
- 2) A Planner is assigned, and the application is distributed to affected agencies for comment and recommendation.
- 3) The previously adopted environmental document and conditions of approval are reviewed and evaluated to determine current adequacy, consistency with the General Plan and other current regulations; and a recommendation for time extension approval (or denial) is suggested.
- 4) The applicant and/or agent meets with the Technical Advisory Committee (TAC – staff representatives of affected agencies) to discuss the proposed project in conjunction with both County and outside agencies.
- 5) If previously adopted environmental document is amended, project is noticed in the local newspaper advertising the required public review period for CEQA.

- 6) Applicant receives the staff report at least two weeks prior to the public hearing which includes staff recommendation and proposed conditions of approval or mitigation measures.

HEARING

Applications must be heard by either the Zoning Administrator for Parcel Maps, or the Planning Commission for Subdivision Maps. All public hearings are advertised in a local newspaper, and notice is mailed to all property owners within a certain radius as described in [Section 130.51.050](#) of the Zoning Ordinance.

APPEALS

Decisions made by the Zoning Administrator and Planning Commission may be appealed to the Board of Supervisors within ten (10) working days from the date of decision. Appeals must be made within ten (10) working days from date of decision and filed with the Planning Division with an appeal fee, as adopted by the Board of Supervisors through [fee resolution](#).

FEES

Current application and revision fees may be obtained by contacting the Planning Division at (530) 621-5355 or by accessing the Planning Division's [online fee schedule](#).

Please refer to the current [Planning and Building Policies & Procedures](#) for the collection, administration, and refund of fees and/or charges associated with Planning and Building Department activities.

APPOINTMENT

Applications are accepted by appointment only. Please call ahead for an appointment with a planner when you are ready to submit your application. Please have all required submittal information completed before your appointment. Appointments can be made by calling the Planning Division at (530) 621-5355 or online by clicking [here](#).



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The following information must be provided with all applications. If all the information is not provided, the application will be deemed incomplete and will not be accepted. All plans and maps must be folded to 8 ½" x 11".

	REQUIRED SUBMITTAL INFORMATION
1	Completed and signed Universal Application form and Agreement for Payment of Processing Fees form .
2	Letter of Authorization form signed by all property owners listed on the Grant Deed authorizing agent to act as applicant, when applicable.
3	Proof of ownership (Grant Deed) if the property has changed title since the last tax roll.
4	A written narrative describing: a) Reasons why map was not filed within time period prescribed by County Ordinances; and b) General status of the project. Specifically describe those conditions of approval already completed. This can be documented with dates completed, dollars spent, etc.
5	A copy of the official Assessor's map, showing the property outlined in red.

The Planning Division reserves the right to require additional project information as provided by Section 15060 of the California Environmental Quality Act (CEQA), or as required by the General Plan development policies, when such is necessary to complete the environmental assessment.