

ON-AGAIN, OFF-AGAIN LODE SUBDIVISION IS ON AGAIN

Del Verde Estates reappears

Twenty-one years after it was originally proposed, the 91-home Del Verde Estates subdivision is back on the Calaveras County books.



By **The Record**
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SAN ANDREAS - A 91-home subdivision proposed near Valley Springs that had been declared dead just a few months ago by the Calaveras County Planning Commission came back to life Tuesday on a unanimous vote by the Calaveras County Board of Supervisors.

The Del Verde Estates subdivision is proposed for land between the existing Rancho Calaveras and La Contenta housing developments. The on-again, off-again project originally had been proposed in 1990, died because of lack of activity in 2001, and was proposed in an application in 2005.

Now, the bank that gained control of the property after a foreclosure says it wants to keep the project alive. The Planning Commission voted to take it off the books in July after Planning Department staff reported there had been no progress on the proposal and no communication from the owners for several years.

But land use consultant Jay Oman showed that E & F Financial Services, which now owns the property, had documentation proving it owns rights to the project.

The decision to keep the project alive means that Oman and his clients won't have to pay the \$16,910 in fees it would cost to submit a new application.

Taxpayers, instead, are on the hook to cover the cost of continued county staff work on the project. Calaveras County Planning Director Rebecca Willis said she will soon ask the Board of Supervisors to set a time limit by which subdivision applications will expire to protect taxpayers.

Oman said keeping the application open makes it more likely the bank will eventually be able to find someone to buy the project. He also disputed county staff claims that the project proponents were the ones responsible for the breakdown in communications while the project languished for a few years.

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