



**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT**

**PLANNING COMMISSION**

*Promoting the wise use of land  
Helping build great communities*

MEETING DATE November 12, 2015	CONTACT/PHONE Jo Manson 781-4660/jmanson@co.slo.ca.us	APPLICANT Karen Lee Haynes	FILE NO. S030062T
SUBJECT A request for a <b>second time extension</b> by Karen Lee Haynes for Vesting Tentative Tract Map 2574 to subdivide an existing 19.2 acre parcel into seven parcels of between 3.15 and 2.50 acres each, for the sale and/or development of each proposed parcel. The proposed project is within the Residential Suburban land use category and is located at the northeast corner of Badger Canyon Lane and Fox Canyon Lane, west of Corbett Canyon Road, approximately 1 mile north of the City of Arroyo Grande. The site is in the San Luis Bay Sub Area in the South County planning area.			
RECOMMENDED ACTION Approve the <b>second time extension request</b> for Vesting Tentative Tract Map 2574.			
ENVIRONMENTAL DETERMINATION A Revised Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) was issued on July 22, 2005 for this project. The Revised Mitigated Negative Declaration was approved by the Board of Supervisors on September 27, 2005.			
LAND USE CATEGORY Residential Suburban	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 044-501-004	SUPERVISOR DISTRICT(S) 3
PLANNING AREA STANDARDS: Limitation on use, adequate groundwater/sewage disposal system			
LAND USE ORDINANCE STANDARDS: Sec. 22.22.070 – Residential Suburban Subdivision Design			
EXISTING USES: Single family residence, outbuildings			
SURROUNDING LAND USE CATEGORIES AND USES: North: Residential Suburban / residences                      East: Residential Suburban / residences South: Residential Suburban / residences                      West: Residential Suburban / residences			
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: Tentative vesting tract map was originally referred to Public Works, Environmental Health, County Parks, Cal Fire, APCD, Lucia Mar, City of Arroyo Grande.			
TOPOGRAPHY: Moderately to steeply sloping		VEGETATION: Native grasses, oak trees, manzanita	
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic System Fire Protection: Cal Fire		ACCEPTANCE DATE: N/A	
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242			

## PROJECT DESCRIPTION

This time extension request has been reviewed by staff. It complies with Section 21.06.010 of the Real Property Division Ordinance, and remains in compliance with the General Plan and County ordinances. The Subdivision Map Act as amended by Senate Bill 1185, Assembly Bill 333, Assembly Bill 208 and Assembly Bill 116 currently allows time extensions to be granted to a maximum of thirteen (13) years past the initial approval period of two years for tentative tract maps, if the tentative map qualifies for each of the state mandated extensions. This tentative vesting tract map is not yet ready to record. Additional time is necessary to comply with the conditions of approval. Time extensions for subdivision projects are discretionary; however, they have historically been processed as an administrative action and placed on the consent agenda for notification purposes for both the Planning Commission and the public.

## DISCUSSION

The following time extension is recommended for approval:

### TRACT 2574 (S030062T)

**Second time extension request** by Karen Lee Haynes for Vesting Tentative Tract Map 2574 to subdivide an existing 19.2 acre parcel into seven parcels of between 3.15 and 2.50 acres each, for the sale and/or development of each proposed parcel. The proposed project is within the Residential Suburban land use category and is located at the northeast corner of Badger Canyon Lane and Fox Canyon Lane, west of Corbett Canyon Road, approximately 1 mile north of the City of Arroyo Grande. The site is in the San Luis Bay Sub Area in the South County planning area.

The tentative map is set to expire on September 27, 2015. On September 10, 2015, the applicant requested the **second one year time extension**. After review of the tentative map, staff recommends to the Planning Commission that the **second one year time extension** be granted to September 27, 2016, subject to the conditions of approval in the Board of Supervisors Resolution 2005-289 adopted September 27, 2005.

Vesting Tentative Tract 2574 was approved by the Board of Supervisors on September 27, 2005. A conditionally approved tentative tract map shall expire twenty-four (24) months after its conditional approval. The original expiration date was September 27, 2007. On August 23, 2007 the applicant requested a first one year time extension and the Planning Commission approved the request on October 11, 2007. The expiration date was then September 27, 2008. The applicant can request up to six (6) one year time extensions. This request is the applicant's **second one year time extension request**.

The Subdivision Map Act was amended in 2008, 2009, 2011 and 2013 to provide tentative maps with "automatic, state-mandated" extensions that are above and beyond the six (6) one year time extensions as follows:

Senate Bill 1185 (California Government Code Section 66452.21) – If a tentative map was approved before and not expired on July 15, 2008 and will expire between July 15, 2008 and January 1, 2011 – extends the tentative map twelve (12) months. Vesting Tentative Tract 2574 was extended to September 27, 2009.

Assembly Bill 333 (California Government Code Section 66452.22) – If a tentative map was approved before and not expired on July 15, 2009 and will expire between July 15, 2009 and January 1, 2012 – extends the tentative map twenty four (24) months. Vesting Tentative Tract 2574 was extended to September 27, 2011.

Assembly Bill 208 (California Government Code Section 66452.23) – If a tentative map was approved before and not expired on July 15, 2011 and will expire between July 15, 2011 and January 1, 2014 – extends the tentative map twenty four (24) months. Vesting Tentative Tract 2574 was extended to September 27, 2013.

Assembly Bill 116 (California Government Code Section 66452.24(a)) – If a tentative map was approved after January 1, 2000 and not expired on July 15, 2013 and will expire between July 15, 2013 and January 1, 2016 – extends the tentative map twenty four (24) months. Vesting Tentative Tract 2574 was extended to September 27, 2015.

## ATTACHMENTS

Attachment 1 - Project Graphics

Attachment 2 - Board of Supervisors Resolution 2005-289

Staff report prepared by Jo Manson and reviewed by Karen Nall.