

TIME EXTENSION REQUEST/PROJECT DESCRIPTION

Tentative Parcel Map CO 06-0095 was approved by the Subdivision Review Board on September 10, 2007 and was set to expire on September 10, 2016. The applicant has requested a **first one year time extension and paid the extension application fee on September 7, 2016**. If a time extension request is submitted on or before the expiration date, it remains valid until acted on by the decision making body.

Tentative Parcel Map (CO 06-0095) is a request by Helen Ortiz to subdivide an existing 26.66 acre parcel into two parcels of 16.19 and 10.47 acres each for the purpose of sale and/or development. The project includes off-site road improvements to Hetrick Road and Cherokee Place.

This tentative map is not yet ready to record. Additional time is necessary to comply with the conditions of approval. Time extensions for tentative maps are discretionary; however, they have historically been processed as an administrative action and placed on the consent agenda for notification purposes for both the Subdivision Review Board and the public.

DISCUSSION

The Subdivision Map Act & Real Property Division Ordinance

The Subdivision Map Act provides that a conditionally approved tentative map shall expire twenty-four (24) months after its conditional approval. The original expiration date was September 10, 2009. With recent amendments, the Subdivision Map Act now allows up to six (6) one year discretionary time extensions (without legislative time extensions). The applicant must request each of the *discretionary* time extensions. This request is the applicant's **first discretionary 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. Tentative Parcel Map CO 06-0095 was extended to September 10, 2010.

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. Tentative Parcel Map CO 06-0095 was extended to September 10, 2012.

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. Tentative Parcel Map CO 06-0095 was extended to September 10, 2014.

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 11, 2013 extends the tentative map twenty four (24) months. Tentative Parcel Map CO 06-0095 was extended to September 10, 2016.

Staff Determination and Recommendation

This time extension request has been reviewed by staff. It complies with The Subdivision Map Act and Section 21.06.010 of the Real Property Division Ordinance, and remains in compliance with the General Plan and County ordinances.

After review of the tentative map, staff recommends to the Subdivision Review Board that the **first one year time extension** be granted to September 10, 2017 subject to the conditions of approval set by the Subdivision Review Board on September 10, 2007.

ATTACHMENTS

Attachment 1 - Project Graphics

Attachment 2 - Notice of Final County Action, September 10, 2007

Report prepared by Jo Manson and reviewed by Terry Wahler, Senior Planner