



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

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

**SUBDIVISION REVIEW BOARD**

MEETING DATE November 7, 2016	CONTACT/PHONE Jo Manson (805) 781-4660 jmanson@co.slo.ca.us	APPLICANT Karen Lee Haynes	FILE NO. CO 10-0001 SUB2009-00035
SUBJECT A request for a <b>First Time Extension</b> by <b>KAREN LEE HAYNES</b> for a Vesting Tentative Parcel Map (CO 10-0001) to subdivide an existing 19.2 acre parcel into four parcels, including three parcels at 2.5 acres and one parcel at 10.97 acres, each for the sale and/or development of each proposed parcel. The project would result in the disturbance of approximately four acres of a 19.2 acre parcel, resulting from the development of future residences, a new shared driveway for proposed Lots 3 and 4, and road improvements. The project includes off-site road improvements to Badger Canyon Lane and Fox Canyon Lane. The project includes a request for an adjustment to the road requirement standards for Fox Canyon Lane to allow on-site basins in lieu of a paved shoulder. The proposed project is within the Residential Suburban land use category and is located on the northeast portion of the intersection 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 (Inland) Sub-area in the South County Planning Area.			
RECOMMENDED ACTION Approve the <b>first time extension request</b> for Vesting Tentative Parcel Map CO 10-0001.			
ENVIRONMENTAL DETERMINATION A Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) was issued on December 9, 2010 for this project. The Negative Declaration was approved by the Subdivision Review Board on January 10, 2011.			
LAND USE CATEGORY Residential Suburban	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 044-501-004	SUPERVISOR DISTRICT(S): 3
PLANNING AREA STANDARDS: 22.98.050 - San Luis Bay Rural Area Standards (Planning impact area, development impacts, circulation); 22.98.054 - Arroyo Grande Fringe Area Residential Suburban Standards (Preliminary wastewater and water evidence)			
LAND USE ORDINANCE STANDARDS: 22.22.070 – Residential Suburban Subdivision Design			
EXISTING USES: Single family residence, accessory uses			
SURROUNDING LAND USE CATEGORIES AND USES: North: Residential Suburban / Residential uses      East: Residential Suburban / Residential uses South: Residential Suburban / Residential uses      West: Residential Suburban / Residential uses			
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: Vesting tentative parcel map was originally referred to Public Works, Environmental Health, Regional Water Quality Control Board, Air Pollution Control District; Cal Trans, Cal Fire, City of Arroyo Grande, LAFCO			
TOPOGRAPHY: Moderately level to steeply sloping		VEGETATION: Oak woodland, grasses, manzanita	
PROPOSED SERVICES: Water supply: Individual system - 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			

## TIME EXTENSION REQUEST/PROJECT DESCRIPTION

Vesting Tentative Parcel Map CO 10-0001 was approved by the Subdivision Review Board on January 10, 2011 and is set to expire on January 10, 2017. The applicant has requested a **first one year time extension and paid the extension application fee on September 1, 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.

Vesting Tentative Parcel Map (CO 10-0001) is a request by Karen Lee Haynes to subdivide an existing 19.2 acre parcel into four parcels, including three parcels at 2.5 acres and one parcel at 10.97 acres, each for the sale and/or development of each proposed parcel. The project would result in the disturbance of approximately four acres of a 19.2 acre parcel, resulting from the development of future residences, a new shared driveway for proposed Lots 3 and 4, and road improvements. The project includes off-site road improvements to Badger Canyon Lane and Fox Canyon Lane. The project includes a request for an adjustment to the road requirement standards for Fox Canyon Lane to allow on-site basins in lieu of a paved shoulder.

This vesting tentative map is not yet ready to record. Additional time is necessary to comply with the conditions of approval. Time extensions for vesting 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 vesting tentative map shall expire twenty-four (24) months after its conditional approval. The original expiration date was January 10, 2013. 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. Vesting Tentative Parcel Map CO 10-0001 does not qualify for this state mandated extension because the tentative approval date was on January 10, 2011.

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 Parcel Map CO 10-0001 does not qualify for this state mandated extension because the tentative approval date was on January 10, 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 Parcel Map CO 10-0001 was extended to January 10, 2015.

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. Vesting Tentative Parcel Map CO 10-0001 was extended to January 10, 2017.

### **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 vesting tentative map, staff recommends to the Subdivision Review Board that the **first one year time extension** be granted to January 10, 2018 subject to the conditions of approval set by the Subdivision Review Board on January 10, 2011.

### **ATTACHMENTS**

Attachment 1 - Project Graphics

Attachment 2 - Notice of Final County Action, January 10, 2011

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