



**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 August 3, 2020	CONTACT/PHONE Katie Nall (805) 781-5702 kinall@co.slo.ca.us	APPLICANT Craig Smith, Smith Double SS Ranch	FILE NO. CO 16-0124 SUB2015-00041 EXT2020-00020
SUBJECT A request for a <b>First Time Extension</b> by Craig Smith/Smith Double SS Ranch for a Vesting Tentative Parcel Map (CO 16-0124) to subdivide a 47.0-acre parcel into two parcels of 25.3 and 22.2 gross acres for the purpose of sale and/or development. The project site is within the Residential Rural land use category and is located at 1140 Carpenter Canyon Road, approximately two miles north of Huasna Road and one mile north of the City of Arroyo Grande. The site is in the San Luis Bay Inland Sub Area of the South County Planning Area.			
RECOMMENDED ACTION Approve the <b>First Time Extension request</b> for Tentative Parcel Map CO 16-0124.			
ENVIRONMENTAL DETERMINATION A Mitigated Negative Declaration was approved on May 28, 2018.			
LAND USE CATEGORY Residential Rural	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 044-321-003	SUPERVISOR DISTRICT(S) 3
PLANNING AREA STANDARDS: 22.98.050 – San Luis Bay Sub-area Standards 22.98.052 – Land Use Category Standards for the San Luis Bay Inland Sub-area 22.98.054 - Arroyo Grande Fringe Standards			
LAND USE ORDINANCE STANDARDS: 22.22.060 – Subdivision Design Standards for the Residential Rural land use category			
EXISTING USES: Residential, agriculture			
SURROUNDING LAND USE CATEGORIES AND USES: North: Residential Rural/ Single Family Residences      East: Residential Rural/ Single Family Residences South: Residential Rural/ Single Family Residences      West: Residential Rural/ HWY 227			
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: 3rd District Admin; County Fire/Cal Fire; Environmental Health; HEAL SLO; Public Works; AT&T; Charter Cable TV; PG&E;/ So Cal Gas; Lucia Mar School District; AB52			
TOPOGRAPHY: Gently sloping to moderately sloping		VEGETATION: Ornamental landscaping, oak woodland, sparse riparian and agriculture	
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: County Fire/Cal Fire		ACCEPTANCE DATE: NA	

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**

The applicant, Craig Smith, of Smith Double SS Ranch, is requesting a first one-year time extension for Tentative Parcel Map CO 16-0124 approved by the Subdivision Review Board on July 9, 2018. On May 11, 2020, the applicant requested the **first one-year time extension and paid the extension application fee**. If a time extension request is submitted on or before the expiration date, it remains valid until acted on by the decision-making body.

The Tentative Parcel Map is a request to subdivide an existing 47-acre parcel into two parcels of 25.3 gross acres and 22.2 gross acres for sale or development. Parcel 1 (25.3 acres) will contain an existing single-family residence and mobile home, along with accessory structures, olive orchards and irrigated row crops. Parcel 2 (22.3 acres) will contain the existing caretaker's residence and a building site for a future primary residence. The remaining acreage of Parcels 1 and 2 is fallow land to be used for future olive orchards, oak woodland and sparse riparian vegetation.

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 to be approved by the Subdivision Review Board or Planning Commission on a consent agenda.

## **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. Approved by the Subdivision Review Board on July 9, 2018, the expiration date is July 9, 2020. 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. Because the project was approved on July 9, 2018 after the effective dates of these state-mandated extension, none of the following apply:

Senate Bill 1185 (California Government Code Section 66452.21)

Assembly Bill 333 (California Government Code Section 66452.22)

Assembly Bill 208 (California Government Code Section 66452.23)

Assembly Bill 116 (California Government Code Section 66452.24(a))

**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. The tentative parcel map 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 July 9, 2021 subject to the conditions of approval set by the Subdivision Review Board on July 9, 2018.

**ATTACHMENTS**

Attachment 1 - Project Graphics

Attachment 2 – Notice of Final Action, July 17, 2018