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SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

TO: **PLANNING COMMISSION**

FROM: **WARREN HOAG, DEPARTMENT OF PLANNING AND BUILDING** WH

DATE: **JANUARY 27, 2005**

SUBJECT: **TIME EXTENSION FOR TRACT MAP**

SUMMARY

The attached 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 allows time extensions to be granted to a maximum of five years past the initial approval period of two years for tentative tract maps. The tentative tract map is not yet ready to record. Additional time is necessary to comply with the conditions of approval.

RECOMMENDATION

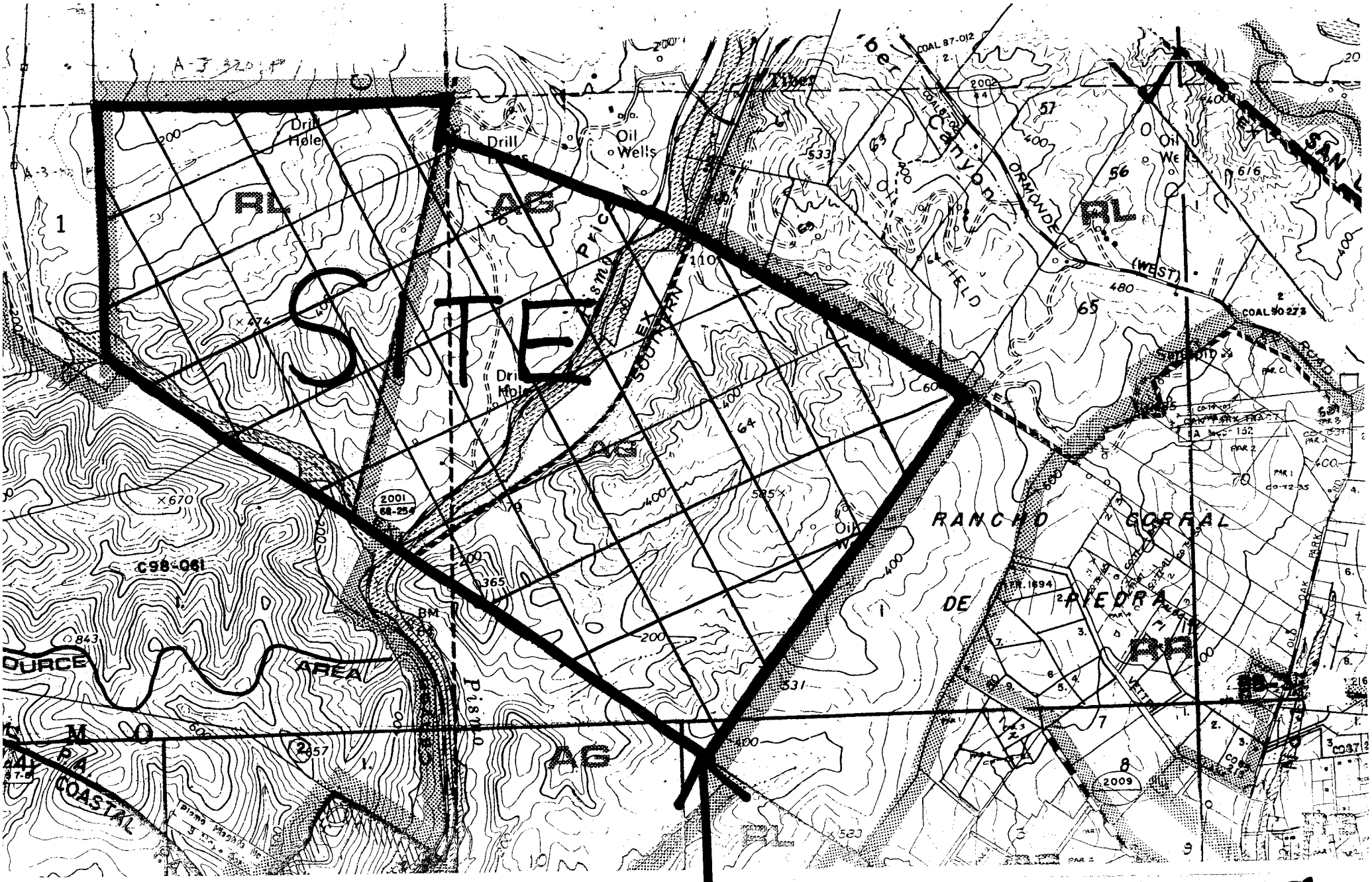
Staff recommends your Commission approve the time extension.

DISCUSSION

The following time extension is recommended for approval:

A. **TRACT 2388 (S990298T)** Request from **Dave Watson/ King Ventures** for a **1st time extension** for vesting tentative tract map 2388, a request for subdivision of a 1,022 acre parcel into sixteen lots ranging in size from 20.0 acres to 28.7 acres, an agricultural lot of 470 acres and a remainder parcel of 204 acres, including construction roads, and a water shortage tank. The project site is designated under the Rural Lands/Agriculture Land Use Category. The property is located in the county on the east and west sides of Price Canyon Road, approximately ½ mile north of the City of Pismo Beach. APN: 044-181-023, in the San Luis Bay Planning Area. Supervisorial District 3.

The tentative map was to expire on August 8, 2004. On August 3, 2004, the applicant's agent requested the time extension. After review of the tentative map, staff recommends to the Planning Commission that the **1st one-year time extension** be granted to August 8, 2005, subject to the Resolution of the Planning Commission adopted August 8, 2002.


SITE
RL
AG
Drill Hole
Oil Wells
Canyon
ORMONDE
(WEST)
FIELD
COAL 87-012
COAL 90 273
RANCHO CORRAL
DE PIEDRA
C98-061
AREA
COASTAL
Pismo
2001
68-254
2009
2002

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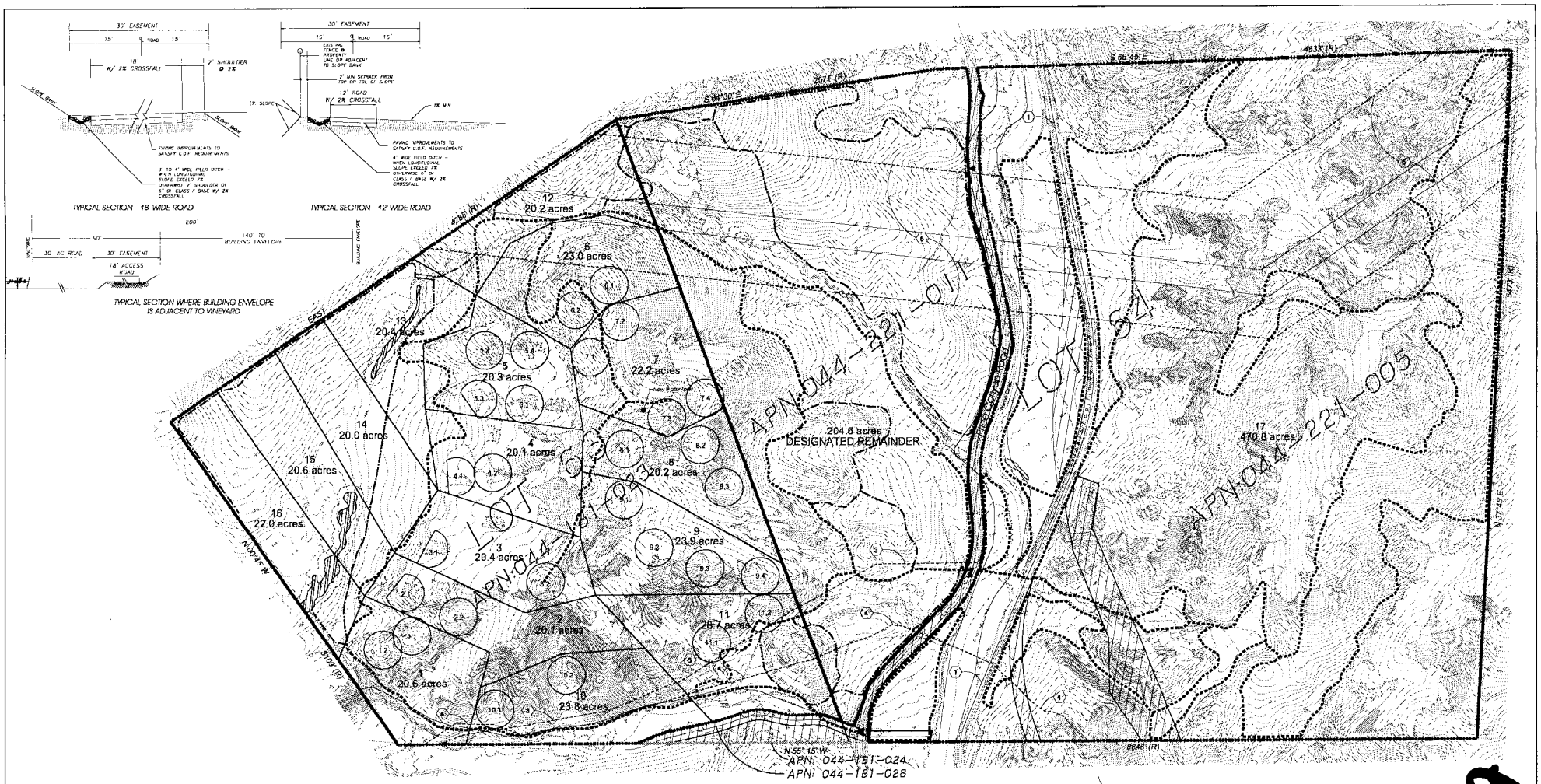


Project Data

1. PROJECT ADDRESS: PRIEF CANYON ROAD
2. TRACT SIZE: LOT 63 = 346.5 ACRES LOT 64 = 675.4 ACRES TOTAL (GROSS) = 1021.9

LAND USE INFORMATION	LOT 63	LOT 64	LOT 64
3. ASSESSOR'S PARCELL NO:	044-181-003	044-221-005	044-221-011
4. ZONING:	RURAL LAND	AGRICULTURE	AGRICULTURE
5. COMBINING DESIGNATIONS	N/A	ENERGY OR EXTRACTIVE AREA	FLOOD HAZARD

6. WATER SUPPLY: ON-SITE WELLS
7. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEM
8. GAS: SOUTHERN CALIFORNIA GAS CO
9. ELECTRICITY: PACIFIC GAS & ELECTRIC
10. TELEPHONE: PACIFIC BELL
11. PROPOSED LOT AREAS:
    - LOT 1: 20.6 ACRES
    - LOT 2: 20.1 ACRES
    - LOT 3: 20.4 ACRES
    - LOT 4: 20.1 ACRES
    - LOT 5: 20.3 ACRES
    - LOT 6: 23.0 ACRES
    - LOT 7: 22.2 ACRES
    - LOT 8: 20.2 ACRES
    - LOT 9: 23.9 ACRES
    - LOT 10: 23.8 ACRES
    - LOT 11: 26.7 ACRES
    - LOT 12: 20.2 ACRES
    - LOT 13: 20.4 ACRES
    - LOT 14: 20.0 ACRES
    - LOT 15: 20.6 ACRES
    - LOT 16: 22.0 ACRES
    - LOT 17: 470.8 ACRES
    - REMAINDER: 204.6 ACRES

    TOTAL ACREAGE = 1021.9 ACRES

FEE EXCEPTION:

SEE EXCEPTIONS PER PRELIMINARY TITLE REPORT SLO 938920 YW DATED OCTOBER 1, 1999, PREPARED BY FIRST AMERICAN TITLE.

EASEMENTS:

1. CENTERLINE OF 100' EASEMENT FOR RAILROAD PURPOSES PER 11/567 DEEDS.
2. AN EASEMENT FOR COUNTY ROAD PURPOSES PER 45/163 (UNPLOTTABLE)
3. AN EASEMENT FOR PUBLIC UTILITY PURPOSES TO P.G.&E. PER 455/141 O.R.
4. CENTERLINE OF EASEMENT FOR PIPELINE PURPOSES TO UNION OIL CO. PER 782/61 O.R., 800/164 O.R., INSTR. #1997-010340 O.R., AND INSTR. #1998-059539.
5. AN EASEMENT FOR PUBLIC UTILITY PURPOSES PER 1548/75 O.R. AND 2044/148 O.R.
6. AN EASEMENT FOR PUBLIC UTILITY PURPOSES TO P.G.&E. PER 1548/79 O.R. (UNPLOTTABLE)

BUILDING ENVELOPE:

1.1

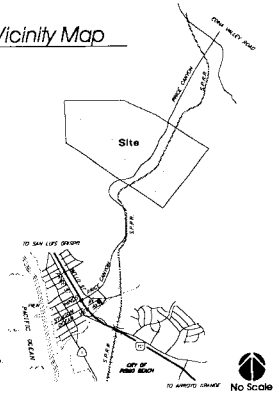
NOTES:

1. ALL INTERIOR DRIVES ARE PRIVATE.
2. ALL INTERIOR DRIVES ARE EASEMENTS FOR THE MUTUAL BENEFIT OF LOTS 1-16 AND THE DESIGNATED REMAINDER, FOR RECIPROCAL ACCESS, INGRESS AND EGRESS.
3. ALL INTERIOR DRIVES ARE EASEMENTS FOR THE BENEFIT OF ALL LOTS, FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES AND WATER FACILITIES WITHIN THE PRIVATE DRIVES.
4. INDIVIDUAL LOTS OF THE FINAL MAP MAY BE PHASED AT THE DISCRETION OF THE SUBDIVIDER.
5. WETLANDS DELINATED HEREON WERE TAKEN FROM WETLANDS DELINATION REPORT PREPARED BY LFR DATED 3/1/2001.

Legend

- Existing Tree Canopy
- Existing Contour 5' Interval
- Existing Utility Pole
- Wetland-see note 5 this sheet
- 50' Wetland Setback
- 12' Wide Ag Road
- 18' Wide Access Road
- Access Points
- Existing P.G. & E. Towers
- Existing Boundary Lots 63 & 64
- New Boundary for Lots 1-17
- Areas of 100-year flood hazard based flood elevations and flood hazard factors not determined per FIRM Map 060304 0625 revised 7/18/1985.

Vicinity Map



Vesting

Tentative Tract Map #2388

County of San Luis Obispo, Ca.

Legal Description: Portion of Lots 63 and 64 of the Survey of the Ranchos Corral de Piedra and Bolsa de Chemisal according to map of James T. Stratton's Survey recorded in the County of San Luis Obispo, State of California.

PREPARED FOR:
Owners

King Ventures Inc.
2390 Marina street
San Luis Obispo, CA 93401

PREPARED BY:
Civil Engineer

Engineering Development Associates
744 Oak Street
Pismo Beach, CA 93446
(805) 237-1033
Paul E. Blackhorst, RCE

Contact Person:
Paul E. Blackhorst

Plot Date: 11/29/2001
File Name: 2388/tmc.dwg
Rev Date:

EDA No: 2238.1.000
Sheet 1 of 1

0 300 600 900
SCALE 1" = 300'

PREPARED BY:
EDA
ENGINEERING DEVELOPMENT ASSOCIATES
CIVIL ENGINEERING · WORTHY USE · SURVEYING
744 OAK STREET · PISMO BEACH, CA 93446
PHONE (805) 237-1033 FAX (805) 237-3791

DATE 11/29/2001
BY PAUL BLACKHORST
LAST REVISION DATE

8-1-3