d-1

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

TO: **PLANNING COMMISSION**

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

DATE: **JUNE 8, 2006**

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.

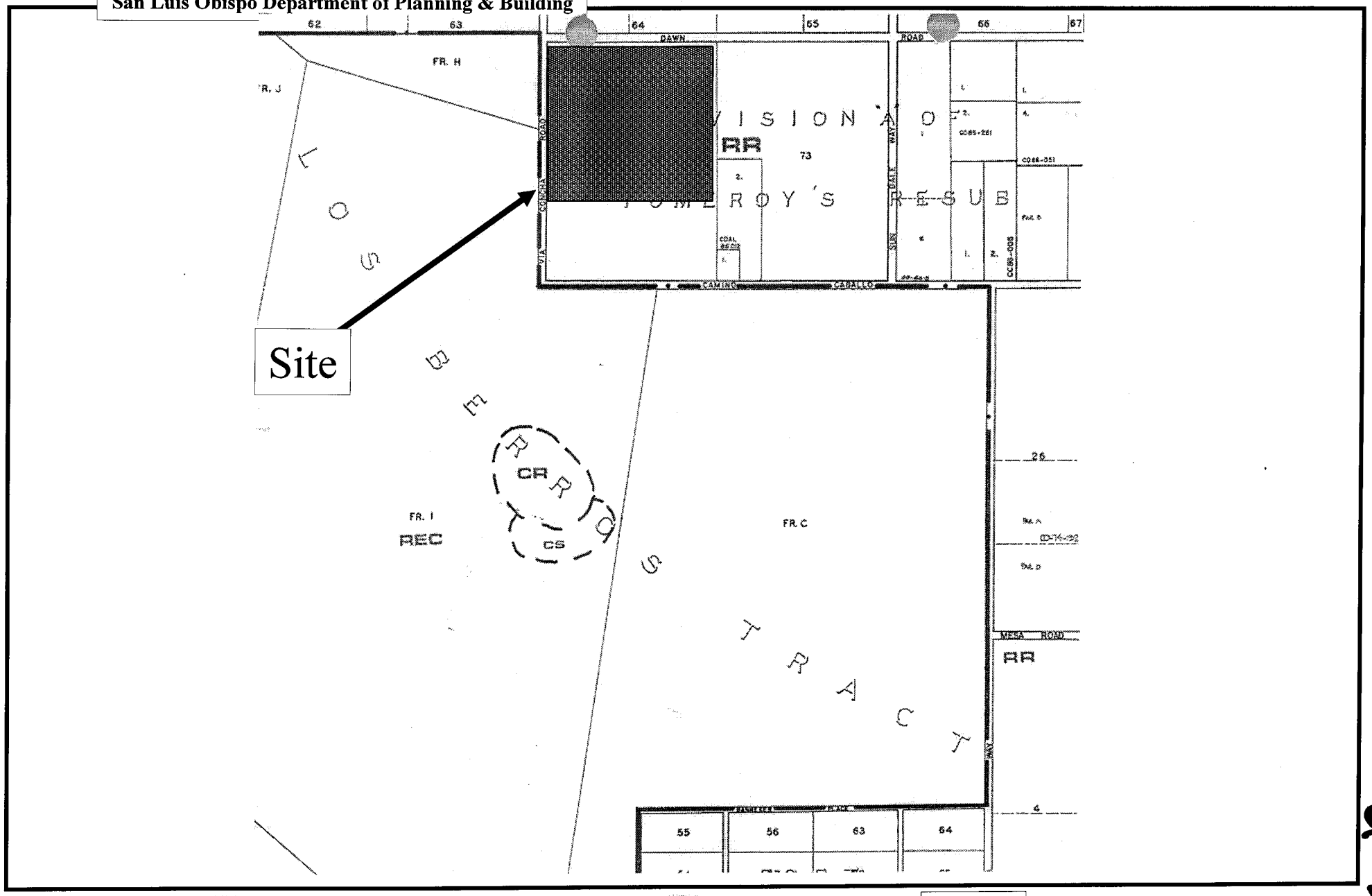
DISCUSSION

The following time extension is recommended for approval:

TRACT 2517 (S020426T) 1st Time Extension Request from **CASEY KEMPENAR and JEREMY FREUND of THE WALLLACE GROUP** for a Vesting Tentative Tract Map to subdivide an existing 26.42 acre parcel into five parcels of approximately five acres each. The project is located on the southeastern corner of Via Concha and Dawn Roads, approximately 1/4 mile south of Willow Road, north west of the community of Nipomo, in the South County (Rural) Planning Area and in the Residential Rural Land Use Category. APN: 091-221-004 County File Number: S020426T/ TR 2517. Supervisorial District #4.

The tentative map was to expire on June 24, 2006. On May 8, 2006, the applicant's agent requested the time extension. After review of the tentative map, staff recommends to the Planning Commission the **1st one-year time extension** be granted to June 24, 2007, subject to the Resolution of the Planning Commission adopted June 24, 2004.

San Luis Obispo Department of Planning & Building



Project

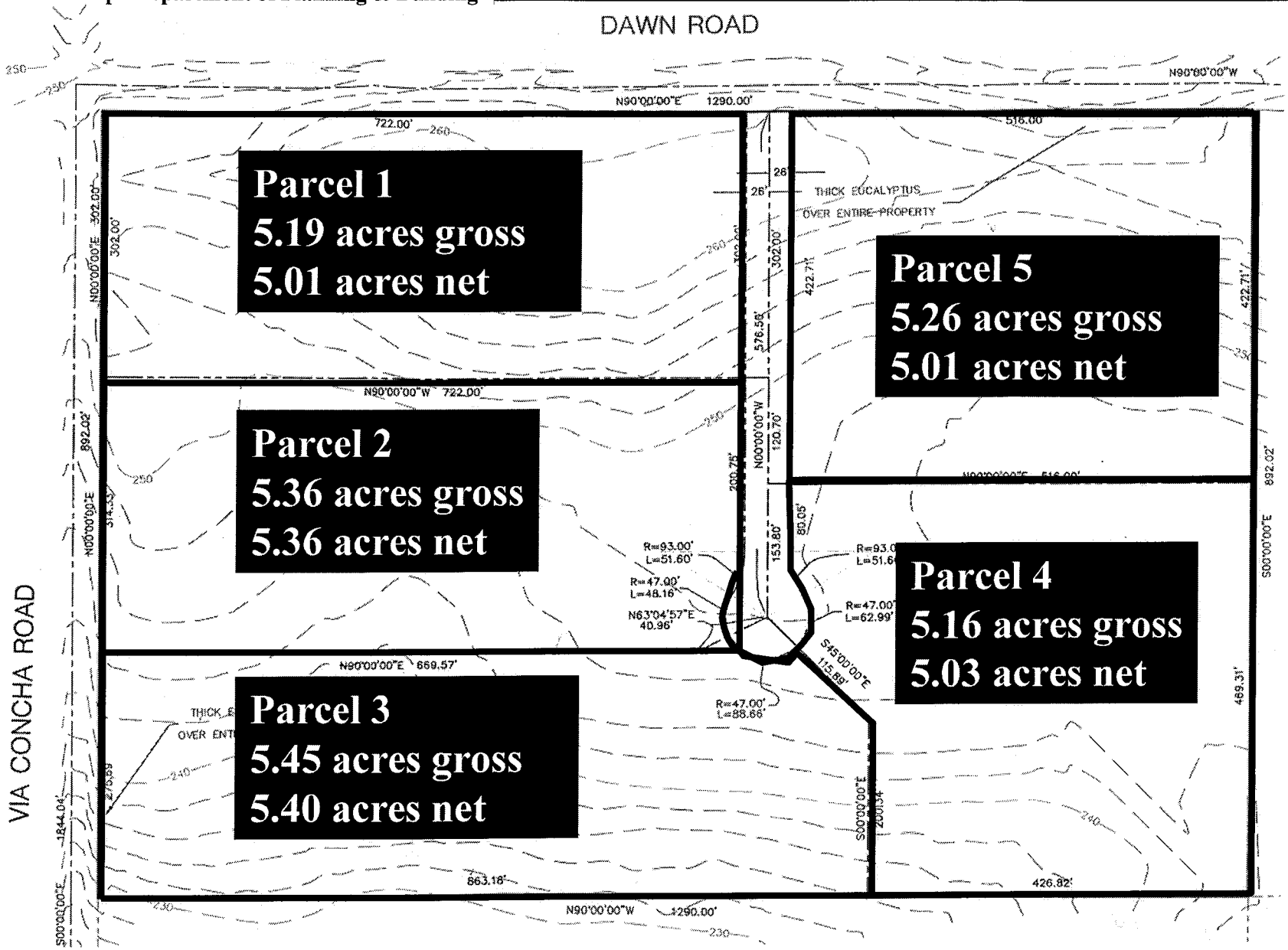
Ceglia Vesting Tentative Tract Map
Tract 2517/S020426T

Exhibit

Land Use Category Map

d-2

San Luis Obispo Department of Planning & Building



Project

Ceglia Vesting Tentative Tract Map
Tract 2517/S020426T

Exhibit

Proposed Tentative Parcel Map

d-3