



## DEPARTMENT OF PLANNING AND BUILDING

**TO:** Board of Supervisors

**FROM:** Stephanie Fuhs, Current Planning Division

**VIA:** Ellen Carroll, Environmental Coordinator

**DATE:** June 3, 2014

**SUBJECT:** Submittal of resolution approving and accepting an Open-Space Agreement Granting an Open Space Easement to the County of San Luis Obispo for Vesting Tentative Tract Map and Conditional Use Permit TR2637 with Jazzy Town, LLC, a California Limited Liability Company. District 1.

### Recommendation

Adopt and instruct the Chairperson to sign the resolution approving and accepting an Open-Space Agreement Granting an Open Space Easement to the County of San Luis Obispo for Vesting Tentative Tract Map and Conditional Use Permit TR2637 with Jazzy Town, LLC, a California Limited Liability Company.

### Discussion

Attached is an open space agreement that was required as a condition of approval for Vesting Tentative Tract Map and Conditional Use Permit TR2637. The open space easement was required to comply with open space provisions contained in the Land Use Ordinance for cluster subdivisions.

The project is a Vesting Tentative Tract Map and Conditional Use Permit (Tract 2637) for a cluster subdivision of an existing 12.18-acre parcel into 60 parcels including 58 residential lots of 2,936 to 5,395 square feet each, one 2.07-acre open space lot with a 5,807-square foot building site (existing), and a 2.49-acre unbuildable open space lot, for the purpose of sale and/or development. The proposed project is within the Residential Single Family land use category and is located on the south side of River Road (at 998 River Road), south of the existing terminus of Verde Street, and approximately 1,150 feet east of Mission Street in the community of San Miguel. The site is in the Salinas River planning area.

The area contained within the open space easement is 4.79 acres. The total project site is 7.416 acres.

The attached open space agreement is found to be consistent with the County's general plan.

**Other Agency Involvement**

County Counsel prepared the agreements and approved the resolutions and documents as to form and legal effect. Public Works reviewed and approved the legal descriptions contained in the open space agreement.

**Financial Considerations**

None.

**Results**

Approving and accepting the open space agreement will provide for open space areas in accordance with Land Use Ordinance standards for cluster subdivisions and conditions of approval for the project.

**Attachments**

Attachment A- Resolution