

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Public Works	(2) MEETING DATE 7/8/2014	(3) CONTACT/PHONE Armand Boutte', Development Services Division (805) 781-5268	
(4) SUBJECT The following map has been received and has satisfied all the conditions of approval that were established in the public hearing on the tentative map: Tract 2638, a proposed subdivision resulting in 7 residential lots and 1 open space lot by Keech Revocable Family Trust, Mary Alice McDonald Trust, Craig M. McDonald Revocable Trust, John Peter DeVincenzo III, Andra DeVincenzo, Mary Alice McDonald, Katherine Anne Kelly, and John Peter DeVincenzo III, executors of the estate of John P. DeVincenzo, Jr.; act on the attached resolution to approve and accept the Open Space Agreement, See Canyon Road, northeast of Avila Beach. District 3.			
(5) RECOMMENDED ACTION It is recommended that the Board: <div style="margin-left: 20px;"> A. Approve Tract 2638, a proposed subdivision resulting in 7 residential lots and 1 open space lot, by Keech Revocable Family Trust, Mary Alice McDonald Trust, Craig M. McDonald Revocable Trust, John Peter DeVincenzo III, Andra DeVincenzo, Mary Alice McDonald, Katherine Anne Kelly and John Peter DeVincenzo III, executors of the estate of John P. DeVincenzo, Jr., See Canyon Road, northeast of Avila Beach; and B. Approve the attached resolution to approve and accept the Open Space Agreement. </div>			
(6) FUNDING SOURCE(S) N/A	(7) CURRENT YEAR FINANCIAL IMPACT N/A	(8) ANNUAL FINANCIAL IMPACT N/A	(9) BUDGETED? N/A
(10) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. ___) <input type="checkbox"/> Board Business (Time Est. ___)			
(11) EXECUTED DOCUMENTS <input checked="" type="checkbox"/> Resolutions <input checked="" type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: N/A <input type="checkbox"/> 4/5 Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input checked="" type="checkbox"/> N/A Date: _____	
(17) ADMINISTRATIVE OFFICE REVIEW <i>Nikki J. Schmidt</i>			
(18) SUPERVISOR DISTRICT(S) District 3			

Reference: 14JUL08-C-3

County of San Luis Obispo



TO: Board of Supervisors
FROM: Public Works
Armand Boutte', Development Services Division
VIA: Douglas A. Rion, County Surveyor
DATE: 7/8/2014

SUBJECT: The following map has been received and has satisfied all the conditions of approval that were established in the public hearing on the tentative map Tract 2638, a proposed subdivision resulting in 7 residential lots and 1 open space lot by Keech Revocable Family Trust, Mary Alice McDonald Trust, Craig M. McDonald Revocable Trust, John Peter DeVincenzo III, Andra DeVincenzo, Mary Alice McDonald, Katherine Anne Kelly, and John Peter DeVincenzo III, executors of the estate of John P. DeVincenzo, Jr.; act on the attached resolution to approve and accept the Open Space Agreement, See Canyon Road, northeast of Avila Beach. District 3.

RECOMMENDATION

It is recommended that the Board:

- A. Approve Tract 2638, a proposed subdivision resulting in 7 residential lots and 1 open space lot, by Keech Revocable Family Trust, Mary Alice McDonald Trust, Craig M. McDonald Revocable Trust, John Peter DeVincenzo III, Andra DeVincenzo, Mary Alice McDonald, Katherine Anne Kelly and John Peter DeVincenzo III, executors of the estate of John P. DeVincenzo, Jr., See Canyon Road, northeast of Avila Beach; and
- B. Approve the attached resolution to approve and accept the Open Space Agreement.

DISCUSSION

The subject map has satisfied all the conditions of approval that were established in the public hearing on the tentative map. The map was processed by the County Planning Department with input from County Fire, County Public Works, Environmental Health, the Air Pollution Control District, as well as the Avila Valley Advisory Council and the Agricultural Commissioner.

At the September 29, 2011 public hearing, the Planning Commission granted tentative approval to the proposed subdivision. All proposed real property divisions are subject to a number of conditions of approval. The project owner has satisfied their conditions.

The Real Property Division Ordinance (Title 21 of the San Luis Obispo County Code) requires that when the conditions of approval have been met and when an adequate final map that is substantially in conformance with the design of the approved tentative map has been submitted to the County

Surveyor, the County Surveyor will transmit the map with his approval and certification to the County Clerk awaiting your Board's approval to record the map. Section 21.06.050 of the County Code requires your Board to approve the map if it is determined to be in conformity with the Real Property Division Ordinance and the Subdivision Map Act.

In addition to the map approval, your Board must act on the attached resolution to approve and accept the open space agreement.

OTHER AGENCY INVOLVEMENT/IMPACT

The Clerk is to hold the map until the Board approves it. The Clerk also certifies the Board's approval, arranges receipt of the recording fee and after the signatures and seals have been affixed, transmits the map to the County Recorder. The County Recorder certifies and files the map as prescribed by the Subdivision Map Act and records the approved resolution.

FINANCIAL CONSIDERATIONS

All costs for examination and certification of the map by the County Surveyor are paid by the project owner(s).

RESULTS

Approval of the recommended action will allow the subdivision map to be filed in the office of the County Recorder.

File: Tract 2638

Reference: 14JUL08-C-3

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ATTACHMENTS

1. Vicinity Maps
2. Planning and Building Staff Report
3. Resolution Approving and Accepting an Open Space Agreement Granting an Open Space Easement to the County of San Luis Obispo by Roger A. Keech and Gloria R. Keech, Trustees of the Keech Revocable Trust Dated April 20, 1998, Mary Alice McDonald, Trustee of the Mary Alice McDonald Trust, Craig M. McDonald, Trustee of the Craig M. McDonald Revocable Trust Established January 30, 2013, John Peter DeVincenzo, Andra DeVincenzo, and Mary Alice McDonald, Katharine Anne Kelly, and John Peter DeVincenzo III, Executors of the Estate of John P. DeVincenzo, Jr.
4. Open Space Agreement Granting an Open-Space Easement to the County of San Luis Obispo