



TO: Board of Supervisors

FROM: Stephanie Fuhs, Planning and Building Department

VIA: Ellen Carroll, Planning Manager/Environmental Coordinator

DATE: December 16, 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/Conditional Use Permit TR2750/SUB2004-00370 with Arciero & Sons, Inc., a California Corporation. District 1.

Recommendation

It is recommended that the Board adopt and instruct the Chairperson to sign the resolution approving and accepting the Open-Space Easement for Vesting Tentative Tract Map/ Conditional Use Permit TR2750/SUB2004-00370 with Arciero & Sons, Inc., a California Corporation.

Discussion

Attached is an open space agreement that was required as a condition of approval for Vesting Tentative Tract Map and Conditional Use Permit TR2750/SUB2004-00370. The open space easement was required to comply with open space provisions contained in the Land Use Ordinance for cluster subdivisions and to protect areas of the site with identified biological resources.

The project is a Vesting Tentative Tract Map (Tract Map 2750)/Conditional Use Permit to subdivide an existing 3.6 acre parcel into thirteen clustered parcels of approximately 3,990 to 4,555 square feet each, one 28,933-square foot parcel with an existing house on it, and one 1.4 acre open space parcel to remain undeveloped. The proposed project is within the Residential Single Family and Open Space land use categories and is located immediately east of Bonita Place, approximately 100 feet north of 16th Street in the community of San Miguel. The project was approved by the Planning Commission on October 12, 2006.

The area contained within the open space easement is 1.43 acres. The total project site is 3.6 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.

Financial Considerations

None.

Results

Approving and accepting the open space agreement will provide for protection of biological resources in accordance with Land Use Ordinance standards for cluster subdivisions and conditions of approval for the project. The open space easement is consistent with the County goal of promoting a healthy and livable community.

Attachments

Attachment 1- Open Space Easement Resolution