

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

(1) DEPARTMENT Public Works	(2) MEETING DATE 12/16/2014	(3) CONTACT/PHONE Armand Boutte, Development Services Division (805) 781-5268	
(4) SUBJECT Request approval of the final map for Tract 2763, a proposed subdivision of 26 residential lots and 2 open space lots by Toad Creek Homes, LLC, that has been received and has satisfied all the conditions of approval that were established at the public hearing on the tentative map; and act on the resolutions to accept the open space agreement and offer of dedication for a multi-purpose trail easement, Templeton. District 1.			
(5) RECOMMENDED ACTION It is recommended that the Board: <ol style="list-style-type: none"> 1. Approve the final map for Tract 2763 a proposed subdivision resulting in 26 residential lots and 2 open space lots, Toad Creek Homes, LLC; 2. Act on the attached resolution to approve and accept the open space agreement; and 3. Act on the attached resolution to approve and accept the offer of dedication for a multi-purpose trail easement. 			
(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 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 1			

Reference: 14DEC16-C-7

County of San Luis Obispo



TO: Board of Supervisors
FROM: Public Works
Armand Boutte, Development Services Division
VIA: Douglas A. Rion, County Surveyor
DATE: 12/16/2014

SUBJECT: Request approval of the final map for Tract 2763, a proposed subdivision of 26 residential lots and 2 open space lots by Toad Creek Homes, LLC, that has been received and has satisfied all the conditions of approval that were established at the public hearing on the tentative map; and act on the resolutions to accept the open space agreement and offer of dedication for a multi-purpose trail easement, Templeton District 1.

RECOMMENDATION

It is recommended that the Board:

1. Approve the final map for Tract 2763 a proposed subdivision resulting in 26 residential lots and 2 open space lots, Toad Creek Homes, LLC;
2. Act on the attached resolution to approve and accept the open space agreement; and
3. Act on the attached resolution to approve and accept the offer of dedication for a multi-purpose trail easement.

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 Templeton Fire, County Public Works, Environmental Health, Templeton Area Advisory Group, Agricultural Commissioner, County Parks, Templeton Community Services District, Air Pollution Control Board, and Regional Water Quality Control Board well as the California Department of Transportation (Caltrans).

At the October 19, 2006 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.

Your Board must also act on the attached resolutions to approve the open space easement and approve and accept the offer of dedication for a multi-purpose trail easement. The attached letter from County Planning provides a discussion and recommendation regarding the trail easement.

Among the map conditions is a requirement to extend Salinas Avenue and reconstruct a crossing over middle fork of Toad Creek near the entrance to this subdivision. The improvement plans for this crossing were approved by the Public Works Department in September of 2008. The project applicant sold the project to the current project owners, who submitted a design revision for the Toad Creek Crossing. This revision represented an improved design with reduced cost, reduced impact to the creek, and a reduced impact to the adjacent properties. The design revision was approved by the Public Works Department in December 2013. The crossing along with the other site improvements were completed in November 2014 and inspected and accepted as complete by Public Works.

OTHER AGENCY INVOLVEMENT/IMPACT

The Clerk is to hold the map until your 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).

There are no other costs associated with this action.

RESULTS

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

File: Tract 2763

Reference: 14DEC16-C-7

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ATTACHMENTS

1. Vicinity Map
2. Layout Map
3. Planning and Building Staff Report
4. Resolution Approving and Accepting an Open-Space Agreement Granting an Open-Space Easement to the County of San Luis Obispo by Toad Creek Homes, LLC
5. Resolution Approving and Accepting an Irrevocable and Perpetual Offer to Dedicate Multi-Purpose Trail Easement to the County of San Luis Obispo by Toad Creek Homes, LLC