

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

(1) DEPARTMENT Public Works	(2) MEETING DATE 5/19/2015	(3) CONTACT/PHONE Armand Boutte', Development Services Division (805) 781-5268	
(4) SUBJECT Request approval of Parcel Map CO 03-0224, a proposed subdivision resulting in 2 lots by Nordhoff Station, LLC, north of Creston which has been received and has satisfied all the conditions of approval that were established at the public hearing on the tentative map. District 5.			
(5) RECOMMENDED ACTION It is recommended that the Board approve Parcel Map CO 03-0224, a proposed subdivision resulting in 2 lots by Nordhoff Station, LLC, north of Creston which has been received and has satisfied all the conditions of approval that were established at the public hearing on the tentative map. District 5.			
(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 type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input checked="" 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? N/A	(16) AGENDA ITEM HISTORY <input type="checkbox"/> N/A Date: 12/14/2004 C-1	
(17) ADMINISTRATIVE OFFICE REVIEW David E. Grim			
(18) SUPERVISOR DISTRICT(S) District 5			

Reference: 15MAY19-C-6

County of San Luis Obispo



TO: Board of Supervisors
FROM: Public Works
Armand Boutte', Development Services Division
VIA: Douglas A. Rion, County Surveyor
DATE: 5/19/2015

SUBJECT: Request approval of Parcel Map CO 03-0224, a proposed subdivision resulting in 2 lots by Nordhoff Station, LLC, north of Creston which has been received and has satisfied all the conditions of approval that were established at the public hearing on the tentative map. District 5.

RECOMMENDATION

It is recommended that the Board approve Parcel Map CO 03-0224, a proposed subdivision resulting in 2 lots by Nordhoff Station, LLC, north of Creston which has been received and has satisfied all the conditions of approval that were established at the public hearing on the tentative map. District 5.

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 Public Works, Environmental Health, and other affected County Departments, as well as the Agricultural Commissioner's Office

The Subdivision Review Board denied the application for the proposed subdivision at their July 16, 2004 meeting. The applicant appealed that decision to the Board which at their December 14, 2004 meeting upheld the appeal to reverse the decision and approved the application subject to conditions set forth in Resolution 2004-431. The conditions included using one Transfer of Development Credit (TDC). The project owner has satisfied all the conditions of approval.

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 parcel 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.

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.

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: PM CO 03-0224

Reference: 15MAY19-C-6

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ATTACHMENTS

1. Vicinity Maps