

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

(1) DEPARTMENT Public Works	(2) MEETING DATE 10/6/2015	(3) CONTACT/PHONE Armand Boutte', Development Services Division (805) 781-5268	
(4) SUBJECT Request approval of Parcel Map COAL 14-0082 for a lot line adjustment resulting in 2 lots by Hiojt Ranches LLC; and adopt a resolution approving contract pursuant to the California Land Conservation Act of 1965, Huasna Road, east of Arroyo Grande. District 4.			
(5) RECOMMENDED ACTION It is recommended that the Board: <ol style="list-style-type: none"> 1. Approve Parcel Map COAL 14-0082 a proposed lot line adjustment resulting in 2 lots, by Hiojt Ranches LLC, east of Arroyo Grande; 2. Adopt the attached resolution approving the Land Conservation contract pursuant to the California Land Conservation Act of 1965; and 3. Direct the Clerk to record the resolution and Land Conservation Contract. 			
(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 David E. Grim			
(18) SUPERVISOR DISTRICT(S) District 4			

Reference: 15OCT06-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: 10/6/2015

SUBJECT: Request approval of Parcel Map COAL 14-0082 for a lot line adjustment resulting in 2 lots by Hiojt Ranches LLC; and adopt a resolution approving contract pursuant to the California Land Conservation Act of 1965, Huasna Road, east of Arroyo Grande. District 4.

RECOMMENDATION

It is recommended that the Board:

1. Approve Parcel Map COAL 14-0082 a proposed lot line adjustment resulting in 2 lots, by Hiojt Ranches LLC, east of Arroyo Grande;
2. Adopt the attached resolution approving contract pursuant to the California Land Conservation Act of 1965; and
3. Direct the Clerk to record the resolution and Land Conservation Contract.

DISCUSSION

The subject map has satisfied all the conditions of approval that were established in the public hearing on the proposed lot line adjustment. The map was processed by the County Planning Department with input from Agricultural Department, Public Works, Environmental Health and South County Advisory Council.

At the January 16, 2015 public hearing, the Planning Department Hearing Officer granted tentative approval to the proposed lot line adjustment. Proposed lot line adjustments may be subject to conditions of approval. The applicant has satisfied their conditions. The Real Property Division Ordinance (Title 21 of the San Luis Obispo County Code) requires a lot line adjustment to be completed and finalized by either filing Certificates of Compliance, or by the filing of a parcel map at the discretion of the applicant.

Title 21 requires that when the conditions of approval have been met, and when an adequate parcel map that is substantially in conformance with the lot line adjustment 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 resolution to approve the Land Conservation Contract. The attached letter from the Department of Planning and Building provides the discussion and recommendations regarding the Land Conservation Contract and resolution.

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 review and certification of the lot line adjustment parcel map are paid by the applicant based on fees approved annually by your Board. There are no additional costs associated with this action.

RESULTS

Approval of the recommended action will allow the lot line adjustment parcel map to be filed in the office of the County Recorder.

ATTACHMENTS

1. Vicinity Maps
2. Planning and Building Staff Report
3. Resolution Approving Contract Pursuant to the California Land Conservation Act of 1965
4. Land Conservation Contract

File: PM COAL 14-0082

Reference: 15OCT06-C-7

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