

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

(1) DEPARTMENT Public Works	(2) MEETING DATE 1/5/2016	(3) CONTACT/PHONE Doug Rion, County Surveyor (805) 781-5265	
(4) SUBJECT Introduction of an ordinance amending Title 21 of the County Code (the Real Property Division Ordinance) by requiring all parcel maps and tract maps to be referenced to the California State Plane Coordinate System and require parcel maps and tract maps to be based on a field survey; and finding that the project is exempt from Section 21000 et seq. of the California Public Resources Code (CEQA). Hearing Date set for January 26, 2016. All Districts.			
(5) RECOMMENDED ACTION It is recommended that the Board: <ol style="list-style-type: none"> 1. Introduce the attached ordinance to amend Title 21 of the County Code, the Real Property Division Ordinance, relative to Parcel maps and Tract maps content and form, and Parcel maps based on a field survey. 2. Schedule a Public Hearing for January 26, 2016, to consider the attached Ordinance for adoption. 3. Find that the project is exempt from Section 21000 et seq. of the California Public Resources Code (CEQA). 			
(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 checked="" 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 N/A	(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) All Districts			

Reference: 16JAN05-C-7

County of San Luis Obispo



TO: Board of Supervisors
FROM: Public Works
Doug Rion, County Surveyor
VIA: Dave Flynn, Deputy Director of Public Works
DATE: 1/5/2016

SUBJECT: Introduction of an ordinance amending Title 21 of the County Code (the Real Property Division Ordinance) by requiring all parcel maps and tract maps to be referenced to the California State Plane Coordinate System and require parcel maps and tract maps to be based on a field survey; and finding that the project is exempt from Section 21000 et seq. of the California Public Resources Code (CEQA). Hearing Date set for January 26, 2016. All Districts.

RECOMMENDATION

It is recommended that the Board:

1. Introduce the attached ordinance to amend Title 21 of the County Code, the Real Property Division Ordinance, relative to Parcel maps and Tract maps content and form, and Parcel maps based on a field survey.
2. Schedule a Public Hearing for January 26, 2016, to consider the attached Ordinance for adoption.
3. Find that the project is exempt from Section 21000 et seq. of the California Public Resources Code (CEQA).

DISCUSSION

Title 21 of the San Luis Obispo County Code is known by the title "Real Property Division Ordinance of the County of San Luis Obispo" which provides regulations pursuant to the Subdivision Map Act (SMA). The SMA regulates divisions of land (i.e., subdivisions) to promote orderly development of real property. Among the regulations within Title 21 are requirements for the form and content of Parcel maps and Tract maps (subdivision maps). This ordinance will amend section 21.06.020 by adding a requirement that all subdivision final maps be referenced to the California State Plane Coordinate System of 1983 (CCS83). CCS83 is the system of plane coordinates established by the National Geodetic Survey (NGS) for defining and stating the position of locations of points on the surface of the earth within the State of California. For CCS83 the state is divided into six zones, San Luis Obispo County is within Zone 5 (CCS83 Zone 5).

The proposed requirement will provide positional accuracy of land boundary data critical for improved spatial location of the Geographic Information System base map layers such as Assessor's parcels. The 2008 County GIS Strategic Plan recommended state plane coordinate ties for new tract map and parcel map submittals.

Land surveys referenced to CCS83 are commonly referred to as being “on the grid”. Land surveyors can tie to the grid by a variety of methods, using conventional survey instruments and/or GPS receivers. Caltrans maintains a network of survey monuments throughout San Luis Obispo County along the U.S. Highway 101 and various state highway right of way corridors that traverse the County. The monument positions are referenced to CCS83 Zone 5. NGS also has monuments within the County and their published CCS83 Zone 5 coordinate values are readily available. NGS Continually Operating Referenced Stations (CORS), and California Spatial Reference Network (CSRN) stations provide positional data that can be utilized with data collected from GPS receivers to determine CCS83 horizontal positions.

Many local professional land surveyors currently work “on the grid” but are not required to publish their survey results tied to CCS83. The City of San Luis Obispo requires ordinance parcel maps and final maps to be tied to their horizontal control network of survey monuments. The city’s control network is based on CCS83 Zone 5. The cities of Paso Robles and Pismo Beach have similar ordinances but have not yet formally adopted or established a system of coordinates. The counties of Orange, Riverside, Yolo and San Diego respective subdivision regulations require subdivision maps to be based on CCS83.

This Ordinance will also amend section 21.06.026 by deleting the provision for allowing final Parcel maps of subdivisions resulting in parcels larger than 40 acres to be based on record or filed data only. The result will be that all parcel maps will be required to be based on a field survey made in conformity with the Professional Land Surveyor’s Act (PLSA).

The local chapter of the California Land Surveyor’s Association (CLSA) has been notified of these proposed amendments. Many individual active members of the Association have expressed their support for the changes.

OTHER AGENCY INVOLVEMENT/IMPACT

County Counsel has approved the resolution as to form and legal affect. The environmental coordinator has reviewed the project and determined it is exempt from CEQA.

FINANCIAL CONSIDERATIONS

There are no County costs associated with this action. This action should not incur significant new costs to the land surveyors preparing subdivision maps that are submitted to the County Surveyor for examination.

RESULTS

This action will introduce the proposed ordinance and set the date for the public hearing for your Board’s consideration of the proposed ordinance amendments. Implementation of the survey coordinate data will lead to a well governed community.

ATTACHMENTS

1. Ordinance Amending Title 21 of the San Luis Obispo County Code, The Real Property Ordinance, Chapter 21.06, Relative to Parcel Maps and Tract Maps Content and Form, and Parcel Maps based on a Field Survey
2. Notice of Exemption

File: 770.250.01
Reference: 16JAN05-C-7