

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

(1) DEPARTMENT Public Works	(2) MEETING DATE 1/26/2016	(3) CONTACT/PHONE Doug Rion, County Surveyor (805) 781-5265	
(4) SUBJECT Hearing to consider ordinance amending Title 21 of the County Code (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 to be based on a field survey. All Districts.			
(5) RECOMMENDED ACTION It is recommended that the Board adopt the attached Ordinance amending Title 21 of the County Code (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 to be based on a field survey.			
(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 { } Consent { } Presentation {X} Hearing (Time Est. <u>15min</u>) { } Board Business (Time Est. ___)			
(11) EXECUTED DOCUMENTS { } Resolutions { } Contracts {X} Ordinances { } N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: N/A { } 4/5 Vote Required {X} N/A	
(14) LOCATION MAP N/A	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY { } N/A Date: 1/5/16 #2	
(17) ADMINISTRATIVE OFFICE REVIEW David E. Grim			
(18) SUPERVISOR DISTRICT(S) All Districts			

Reference: 16JAN26-H-3

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: 1/26/2016

SUBJECT: Hearing to consider ordinance amending Title 21 of the County Code (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 to be based on a field survey. All Districts.

RECOMMENDATION

It is recommended that the Board adopt the attached Ordinance amending Title 21 of the County Code (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 to be based on a field survey.

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 the horizontal control for all final subdivision maps must 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 ordinance 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 (GIS) recommended state plane coordinate ties for new tract map and parcel map submittals. On January 27, 2015 your Board approved a professional services contract with ESRI for the GIS parcel conversion project. The result of that contract (scheduled to be completed in January 2017) will be a new GIS parcel fabric representing all parcels within San Luis

Obispo County. The parcel fabric will be subsequently maintained by the Assessor and available to the public. This proposed ordinance will assist the Assessor to accurately incorporate new subdivisions into the parcel fabric.

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 which are referenced to CCS83 Zone 5 along the U.S. Highway 101 and the various state highway right of way corridors that traverse the County. The NGS also has monuments within the County and their published CCS83 Zone 5 coordinate values are readily available. Continually Operating Referenced Stations (CORS) managed by NGS, and California Spatial Reference Network (CSRN) reference stations provide positional data that can be utilized by land surveyors 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 report their survey results with CCS83 ties. The City of San Luis Obispo requires, by 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 and the County of Monterey have similar ordinances but have not yet formally adopted and/or established a system of coordinates. The Counties of Orange, Riverside, Yolo and San Diego require subdivision maps to be tied to 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 Central Coast Chapter of the California Land Surveyor’s Association (CCC CLSA) was notified in November of 2015 of these proposed amendments. The proposed ordinance was published in the December CCC CLSA newsletter Parallax. Many individual active members of the CCC CLSA have expressed their support for the changes.

The attached Ordinance was introduced on January 5, 2016. If substantial changes are made during today’s Board hearing, the item will need to be re-introduced today and considered at a subsequent public hearing.

OTHER AGENCY INVOLVEMENT/IMPACT

County Counsel has reviewed and approved the ordinance as to form and legal affect. The County Environmental Coordinator has issued the Notice of General Rule Exemption.

FINANCIAL CONSIDERATIONS

There are no County cost 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

Adopting the attached ordinance will amend the County Real Property Division Ordinance to require all subdivision maps be tied to CCS83 Zone 5 and all Parcel maps be based on a field survey, contributing to the goal of a well governed community and consistent with the 2008 GIS Strategic Plan.

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

File: 770.250.01

Reference: 16JAN26-H-3

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