

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

(1) DEPARTMENT Public Works	(2) MEETING DATE 2/23/2016	(3) CONTACT/PHONE Doug Rion, County Surveyor (805) 781-5265	
(4) SUBJECT Request approval of Tract 2710, a proposed subdivision resulting in 24 lots by Peoples' Self Help Housing Corporation that has been received and has satisfied all the conditions of approval that were established at the public hearing on the tentative map; reject the offers of dedication for N Street, Wimer Way, Tema Street and pedestrian access easement; order the abandonment of portions of 11th Street, and act on the resolution to approve the inclusionary housing agreement, in the community of San Miguel. District 1.			
(5) RECOMMENDED ACTION It is recommended that the Board: <ol style="list-style-type: none"> 1. Approve Tract Map 2710, a proposed subdivision resulting in 24 lots by Peoples' Self Help Housing Corporation in the community of San Miguel. 2. Reject the offers of dedication for N Street, Wimer Way, Tema Street and pedestrian access easement as shown on the map. 3. Order the abandonment of portions of 11th Street as shown on the approval tentative map; and 4. Approve the attached resolution for the inclusionary housing agreement with Peoples' Self Help Housing Corporation. 			
(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 David E. Grim			
(18) SUPERVISOR DISTRICT(S) District 1			

Reference: 16FEB23-C-5

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: 2/23/2016

SUBJECT: Request approval of Tract 2710, a proposed subdivision resulting in 24 lots by Peoples' Self Help Housing Corporation that has been received and has satisfied all the conditions of approval that were established at the public hearing on the tentative map; reject the offers of dedication for N Street, Wimer Way, Tema Street and pedestrian access easement; order the abandonment of portions of 11th Street, and act on the resolution to approve the inclusionary housing agreement, in the community of San Miguel. District 1.

RECOMMENDATION

It is recommended that the Board:

1. Approve Tract Map 2710, a proposed subdivision resulting in 24 lots by Peoples' Self Help Housing Corporation in the community of San Miguel.
2. Reject the offers of dedication for N Street, Wimer Way, Tema Street and pedestrian access easement as shown on the map.
3. Order the abandonment of portions of 11th Street as shown on the approval tentative map; and
4. Approve the attached resolution for the inclusionary housing agreement with Peoples' Self Help Housing Corporation.

DISCUSSION

At the April 22, 2010 public hearing, the Planning Commission granted by Resolution No. 2010-008 approval of the proposed subdivision tentative map. All proposed real property divisions are subject to a number of conditions of approval. The project owner has satisfied all of the conditions of approval that were established at the public hearing. The map was processed by the County Planning Department with input from County Public Works, Environmental Health, Air Pollution Control District, County Parks, San Miguel Community Services District, San Miguel Fire Department, California Department of Fish and Game and the California Department of Toxic Substances Control.

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. It is recommended that your Board order the abandonment of a portion of 11th Street as shown on the approved tentative map. It is also recommended that offers of dedication for interior subdivision roads and pedestrian access easements be rejected at this time. Once these streets are constructed, staff will return to your Board for action on the easements.

Your Board must act on the attached resolution to approve the inclusionary housing agreement. The attached letter from the Department of Planning and Building provides the discussion regarding the agreement.

OTHER AGENCY INVOLVEMENT/IMPACT

The Clerk is to hold the map until the 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.

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.

ATTACHMENTS

1. Vicinity Map
2. Inclusionary Housing Agreement
3. Planning and Building Staff Report
4. Resolution Approving an Inclusionary Housing Agreement with Peoples' Self-Help Housing Corporation, a California Nonprofit Public Benefit Corporation

File: TR 2710

Reference: 16FEB23-C-5

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