

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

(1) DEPARTMENT Public Works	(2) MEETING DATE 5/24/2016	(3) CONTACT/PHONE Armand Boutte', Development Services Division (805) 781-5268	
(4) SUBJECT Request to approve Tract 2994, a proposed subdivision resulting in 107 residential lots, 1 commercial lot and 8 park/open space lots, by MI Creekside LLC, which has been received and has satisfied all of the conditions of approval that were established at the public hearing on the tentative map; and act on a resolution to approve an open space agreement, to accept an offer of dedication for a public trail easement, and to accept a relinquishment of access, Templeton. District 1.			
(5) RECOMMENDED ACTION It is recommended that the Board: <ol style="list-style-type: none"> 1. Approve Tract 2994, a proposed subdivision resulting in 107 residential lots, 1 commercial lot and 8 park/open space lots, by MI Creekside LLC., Templeton; and 2. Act on the attached resolution to approve and accept the open space agreement; and 3. Act on the attached resolution to accept the trail easement; and 4. Act on the attached resolution to accept the relinquishment of access. 			
(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			

16MAY24-C-6

County of San Luis Obispo



TO: Board of Supervisors
FROM: Public Works
Armand Boutte', Development Services Division
VIA: Joseph T. Morris, Deputy County Surveyor
DATE: 5/24/2016

SUBJECT: Request to approve Tract 2994, a proposed subdivision resulting in 107 residential lots, 1 commercial lot and 8 park/open space lots, by MI Creekside LLC, which has been received and has satisfied all of the conditions of approval that were established at the public hearing on the tentative map; and act on a resolution to approve an open space agreement, to accept an offer of dedication for a public trail easement, and to accept a relinquishment of access, Templeton. District 1.

RECOMMENDATION

It is recommended that the Board:

1. Approve Tract 2994, a proposed subdivision resulting in 107 residential lots, 1 commercial lot and 8 park/open space lots, by MI Creekside LLC., Templeton; and
2. Act on the attached resolution to approve and accept the open space agreement; and
3. Act on the attached resolution to accept the trail easement; and
4. Act on the attached resolution to accept the relinquishment of access.

DISCUSSION

The subject map has satisfied all of 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 CALFire, County Public Works, Environmental Health, and other affected County Departments as well as the Templeton Area Advisory Group, and the Templeton Community Services District.

At the November 19, 2009 public hearing, the County Planning Commission granted tentative approval to the proposed subdivision. All proposed real property divisions are subject to a number of conditions of approval. The project owner has satisfied their conditions.

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 Tract 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.

Your Board must also act on the attached resolutions to approve the open space easement, accept the offer of dedication for a public trail easement, and to accept the relinquishment of access for lots adjoining Creekside Ranch Road. The attached letter from County Parks and Recreation and the County Planning provides a discussion and recommendation regarding the trail easement and open space easement.

The tract improvements are currently under construction. Once the road improvements are completed, staff will return to your Board with an action to accept the street right-of-ways and to accept these roads into the County maintained system based on adopted policy.

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 and records the approved resolution.

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.

ATTACHMENTS

1. Vicinity Maps
2. Planning and Building Staff Report
3. Resolution Approving and Accepting an Open Space Agreement Granting an Open Space Easement to the County of San Luis Obispo by MI Creekside, LLC, a Delaware Limited Liability Company
4. Parks and Recreation Staff Report
5. Resolution Accepting a Public Trail Easement Offer of Dedication to the County of San Luis Obispo
6. Resolution Accepting the Relinquishment of Rights of Ingress and Egress Along Creekside Ranch Road, County Road No. 5390

File: Tract 2994

Reference: 16MAY24-C-6

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