



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

(1) DEPARTMENT Public Works		(2) MEETING DATE 11/6/2018		(3) CONTACT/PHONE Peter Moreci Development Services Division (805) 781-5268	
(4) SUBJECT Request to approve Tract Map 2992 Phase 2, a proposed subdivision resulting in 8 lots, by the Filipponi Family Trust, the Ned and Connie Thompson Family Trust, and Rio Vista Ranch, LLC, a California limited liability company, Las Tablas Road, Templeton. District 1.					
(5) RECOMMENDED ACTION It is recommended that the Board approve Tract Map 2992 Phase 2, a proposed subdivision resulting in 8 lots, which has been received and has satisfied all the conditions of approval that were established at the public hearing on the tentative map by Douglas Filipponi and Steve Boneso.					
(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 type="checkbox"/> Ordinances <input checked="" 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 Kristin Eriksson					
(18) SUPERVISOR DISTRICT(S) District 1					

Reference: 18.017



## COUNTY OF SAN LUIS OBISPO

TO: Board of Supervisors

FROM: Public Works  
Peter Moreci, Development Services Division

VIA: Edward Reading, County Surveyor

DATE: 11/6/2018

SUBJECT: Request to approve Tract Map 2992 Phase 2, a proposed subdivision resulting in 8 lots, by the Filipponi Family Trust, the Ned and Connie Thompson Family Trust, and Rio Vista Ranch, LLC, a California limited liability company, Las Tablas Road, Templeton. District 1.

### **RECOMMENDATION**

It is recommended that the Board approve Tract Map 2992 Phase 2, a proposed subdivision resulting in 8 lots, which has been received and has satisfied all the conditions of approval that were established at the public hearing on the tentative map by Douglas Filipponi and Steve Boneso.

### **DISCUSSION**

At the January 9, 2014 public hearing, the County Planning Commission granted approval to the proposed subdivision tentative map. All proposed real property divisions are subject to conditions of approval. The project owner has satisfied all the conditions of approval that were established for this project at the public hearing. The map was processed by the County Department of Planning and Building with input from the following County Departments: Public Works, Environmental Health, and Parks, as well as Templeton Community Services District, Templeton Fire, Air Pollution Control District, California Department of Transportation, Agricultural Commissioner, Regional Water Quality Control Board, Templeton Unified School District, Templeton Area Advisory Group, and the City of Paso Robles.

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.

Tract 2992 Phase 2 will be responsible for curb, gutter and sidewalk improvements along its frontage on Bennett Way and Las Tablas Road. The owner has submitted bonds for the future completion of the Tract's road improvements. Internal street network for the development will remain as a private road for maintenance.

**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 examination and certification of the map by the County Surveyor are paid by the project owner(s).

As there is no acceptance of a road into the County system, there is no cost associated with this action.

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. Layout Map

File: Tract 2992

Reference: 18.017

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