



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

(1) DEPARTMENT Public Works		(2) MEETING DATE 3/21/2017		(3) CONTACT/PHONE Armand Boutte', Development Services Division (805) 781-5268	
(4) SUBJECT Request approval of Tract 2923 Phase 1, a proposed subdivision resulting in 7 lots and 1 remainder lot, by Grande Nipomo, LLC, which has been received and has satisfied all the conditions of approval that were established at the public hearing on the tentative map, Nipomo. District 4.					
(5) RECOMMENDED ACTION It is recommended that the Board approve Tract 2923 Phase 1, a proposed subdivision resulting in 7 lots and 1 remainder lot, by Grande Nipomo, LLC, which has been received and has satisfied all the conditions of approval that were established at the public hearing on the tentative map.					
(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"/> 4/5th's 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 4					

Reference: 17MAR21-C-19



COUNTY OF SAN LUIS OBISPO

TO: Board of Supervisors

FROM: Public Works
Armand Boutte', Development Services Division

VIA: Edward M. Reading, County Surveyor

DATE: 3/21/2017

SUBJECT: Request approval of Tract 2923 Phase 1, a proposed subdivision resulting in 7 lots and 1 remainder lot, by Grande Nipomo, LLC, which has been received and has satisfied all the conditions of approval that were established at the public hearing on the tentative map, Nipomo. District 4.

RECOMMENDATION

It is recommended that the Board approve Tract 2923 Phase 1, a proposed subdivision resulting in 7 lots and 1 remainder lot, by Grande Nipomo, LLC, which has been received and has satisfied all the conditions of approval that were established at the public hearing on the tentative map.

DISCUSSION

At the August 28, 2014 public hearing, the Planning Commission granted approval to 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 for this project at the public hearing. The map was processed by the County Planning Department with input from CAL FIRE, County Public Works, Environmental Health, and other affected County Departments as well as the California Department of Transportation (Caltrans), the South County Advisory Council and the Nipomo Community Services District.

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.

The Tract has posted bonds for frontage improvements to add a left turn lane along Grande Avenue at Avenida de Amigos.

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).

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

File: Tract 2923

Reference: 17MAR21-C-19

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