



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

(1) DEPARTMENT Public Works	(2) MEETING DATE 11/5/2019	(3) CONTACT/PHONE Edward M. Reading, County Surveyor (805) 781-5265	
(4) SUBJECT Request to approve Tract Map 2162 Phase 2A, a proposed subdivision resulting in 3 open space lots, by The BU Houses, LLC; and adopt the attached resolution to accept the open space easement in the community of Oak Shores. District 1.			
(5) RECOMMENDED ACTION It is recommended that the Board: <ol style="list-style-type: none"> 1. Approve Tract Map 2162 Phase 2A, a proposed subdivision resulting in 3 open space 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 the owner at that time, Oak Shores Development Co.; and 2. Adopt the attached resolution to accept the open space easement; and 3. Authorize and instruct the Clerk of the Board to have the open space easement and a certified copy of the resolution recorded in the Clerk Recorder's Office. 			
(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"/> 4/5th'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 Kristin Eriksson			
(18) SUPERVISOR DISTRICT(S) District 1			

Reference: 19.151



COUNTY OF SAN LUIS OBISPO

TO: Board of Supervisors

FROM: Public Works
Edward M. Reading, County Surveyor

VIA: David E. Grim, Development Services Division Manager

DATE: 11/5/2019

SUBJECT: Request to approve Tract Map 2162 Phase 2A, a proposed subdivision resulting in 3 open space lots, by The BU Houses, LLC; and adopt the attached resolution to accept the open space easement in the community of Oak Shores. District 1.

RECOMMENDATION

It is recommended that the Board:

1. Approve Tract Map 2162 Phase 2A, a proposed subdivision resulting in 3 open space 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 the owner at that time, Oak Shores Development Co.; and
2. Adopt the attached resolution to accept the open space easement; and
3. Authorize and instruct the Clerk of the Board to have the open space easement and a certified copy of the resolution recorded in the Clerk Recorder's Office.

DISCUSSION

At the September 24, 1996 public hearing, the Board of Supervisors 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 and Recreation.

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 adopt the attached resolution accepting the open space easement. The attached letter from the County Planning and Building provides the discussion and recommendation regarding the open space easement.

OTHER AGENCY INVOLVEMENT/IMPACT

The Clerk of the Board is to hold the map until your Board approves it. The Clerk of the Board 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 Clerk Recorder. The Clerk Recorder certifies and files the map as prescribed by the Subdivision Map Act and records the approved resolution.

County Counsel has reviewed and approved the attached resolution as to legal form and effect.

FINANCIAL CONSIDERATIONS

All costs for examination and certification of the map by the County Surveyor are paid by the project owner.

The owner has submitted bonds for the future completion of the overall Tract's improvements. This is a gated community and the roads will be maintained by the Homeowner's Association.

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 Clerk Recorder.

ATTACHMENTS

- 1 Vicinity Map
- 2 Layout Map
- 3 Planning and Building Staff Report
- 4 Resolution Approving and Accepting an Open Space Agreement Granting an Open Space Easement to the County of San Luis Obispo by The BU Houses, LLC, a California Limited Liability Company (Department of Planning and Building)
- 5 Open Space Agreement Granting an Open Space Easement to the County of San Luis Obispo on Lots 67, 68, and 69 of Tract 2162 Phase 2A (Department of Planning and Building)

File: Tract 2162 Phase 2A

Reference: 19.151

L:\DevServ\2019\November\BOS\Tract Map 2162\TR 2162 2A brd ltr.docx.ER.nd