



BOARD OF SUPERVISORS  
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

Department Name: Public Works  
Department No.: 054  
For Agenda Of: October 12, 2021  
Placement: Administrative  
Estimated Tme:  
Continued Item: No  
If Yes, date from:  
Vote Required: Majority

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**TO:** Board of Supervisors  
Board of Directors, Laguna County Sanitation District

**FROM:** Department Director: Scott D. McGolpin, Public Works Director, 568-3010

Contact Info: Aleksandar Jevremovic, County Surveyor, 568-3020

**SUBJECT:** **Approve Final Map of Tract No. 14,812, Vintage Ranch, 15TRM-00000-00002; and, accept waiver of abutter's access rights and accept various Easement Dedications per said map; Set Monument Deposit; Fourth Supervisorial District**

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**County Counsel Concurrence**

As to form: Yes

Other Concurrence: N/A

**Auditor-Controller Concurrence**

As to form: N/A

**Recommended Actions:**

Acting as the Board of Supervisors:

- a) Approve the Final Map of Tract No. 14,812, Vintage Ranch; and
- b) Pursuant to Government Code Section 66496 of the Subdivision Map Act, require the subdivider to post a security to the Clerk of the Board in the total amount of \$10,500 prior to recordation of Final Map of Tract No. 14,812, Vintage Ranch, to guarantee the payment of the cost of setting of the interior monuments for the Final Map of Tract No. 14,812, Vintage Ranch, which must be set on or before three years from the date of recordation of this Final Map, as certified by the Surveyor on the Final Map of Tract Map No. 14,812, Vintage Ranch;
- c) Subject to recordation of the Final Map of Tract No. 14,812, Vintage Ranch, accept on behalf of the public and authorize the Clerk of the Board to endorse the Final Map of Tract No. 14,812, Vintage Ranch, accepting the offers of dedication as follows:
  - i) Easement for public road purposes over Black Oak Drive as shown thereon; and

- ii) Easements for public utility purposes as shown thereon; and
  - iii) Easements for Public Pedestrian Access purposes as shown thereon; and
  - iv) Waiver of Abutter's Access Rights to Black Oak Drive as shown thereon;
- d) Determine that pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, no new effects will occur and no new mitigation measures would be required as a result of the recommended actions because there are no substantial changes proposed, no substantial changes in circumstances, and no new information of substantial importance regarding environmental effects of the project or of the sufficiency or feasibility of mitigation measures, and therefore the recommended actions are within the scope of the environmental review documents for this project [Addendum dated December 8, 2016 together with the Orcutt Community Plan Environmental Impact Report (95-EIR-01) previously certified July 22, 1997] and no new environmental document shall be prepared for this project.  
<https://cosantabarbara.app.box.com/s/q97rv82305oyfnbdjhcyxrrdhu3dgkqy/folder/65345063100>

Acting as the Board of Directors of the Laguna County Sanitation District:

- a) Subject to recordation of the Final Map of Tract Map No. 14,812, Vintage Ranch, accept the offer of dedication for Easements for Public Sewer purposes as shown on Tract Map 14,812, Vintage Ranch, and authorize the Clerk of the Board of Directors to endorse thereon the acceptance of said Easements; and
- b) Determine that, pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, no new effects will occur and no new mitigation measures would be required as a result of the recommended actions because there are no substantial changes proposed, no substantial changes in circumstances, and no new information of substantial importance regarding environmental effects of the project or of the sufficiency or feasibility of mitigation measures, and therefore the recommended actions are within the scope of the environmental review documents for this project [Addendum dated December 8, 2016 together with the Orcutt Community Plan Environmental Impact Report (95-EIR-01) previously certified July 22, 1997] and no new environmental document shall be prepared for this project.  
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**Summary Text:**

This item is on the agenda in order to approve the Final Map of Tract No. 14,812 (Vintage Ranch 15TRM-00000-00002), to set the monument deposit amount, to accept the waiver of abutter's access rights, and to accept easement dedications per said map.

Final Map of Tract No. 14,812 Vintage Ranch (County Assessor Parcel Number 101-400-008) is located approximately 0.5 acres south of Clark Avenue at the terminus of Black Oak Drive, in the Orcutt Community Plan area, Fourth Supervisorial District. The County Surveyor has received and examined the Final Map of Tract No. 14,812 Vintage Ranch and is satisfied that the Final Map is technically correct, is substantially the same as and conforms to the approved Tentative Map and any approved alterations thereto, and complies with all applicable laws and regulations.

Steven Webster, the surveyor for the Final Map of Tract No. 14,812, has informed the County Surveyor's Office that he will be unable to have the interior property monuments in place at the time the Final Map is recorded. The monuments shall be installed to meet the requirements of Government Code Section 66495 et seq. (the State Subdivision Map Act) and Section 21-16 of Chapter 21 of the Santa Barbara County Code (the Santa Barbara County Subdivision Regulations) within the time frame of three years from the date of recordation as specified on the map. The County Surveyor recommends that the subdivider be required to provide security in the amount of \$10,500 prior to the Final Map recordation to guarantee payment of the cost of installation of said monuments

The County Surveyor has received written notice from all Departments and agencies that imposed conditions of approval on the subdivision for Tract No. 14,812, certifying that their requirements have been satisfied. The County Surveyor has also received written notice from the Clerk of the Board that the payment of real property taxes has been made and deposited with the Clerk of the Board.

The County Surveyor's Office is in receipt of a Final Can-and-Will Serve and Easement Acceptance Letter for water and sewer services for Tract No. 14,812 Vintage Ranch, provided by Golden State Water Company and Laguna Sanitation District, which state that all arrangements have been made for service of said Tract.

After the Clerk of the Board of Supervisors endorses its approval of the Final Map, and the Clerk of the Board of Supervisors and the Clerk of the Board of Directors endorses their acceptance of the offers of dedication of easements and waiver of abutter's access rights noted thereon, the County Surveyor will deliver the Final Map to the County Recorder for recordation.

Consummation of the acceptance of the easement dedications to the County of Santa Barbara is subject to recordation of the subject Final Map.

Consummation of the acceptance of the easement dedications to Laguna County Sanitation District is subject to recordation of the subject Final Map.

**Background:**

At its regularly scheduled meeting on January 11, 2017, the Santa Barbara County Planning Commission met and approved Tract Map No. 14,812 and Addendum dated December 8, 2016 to the Orcutt Community Plan Environmental Impact Report (95-EIR-01) previously certified 7/22/97, pursuant to the State Guidelines for Implementation of the California Environmental Quality Act.

Under California Environmental Quality Act (CEQA) Guidelines Section 15162, since the recommended actions do not exceed the scope of previously conducted environmental review documents, no subsequent environmental document is required. Here, no substantial changes are proposed in the project and no substantial changes will occur with respect to the circumstances under which the project is undertaken. Furthermore, no new information of substantial importance has come to light regarding environmental effects of the project or of the sufficiency or feasibility of mitigation measures. Consequently, the recommended actions are within the scope of the project covered by the environmental review documents certified and adopted by the County Board of Supervisors. Therefore, no subsequent environmental document is required.

Subject: Accept Easements, Set Monument Deposit and Approve Final Map Tract No.14812 Vintage Ranch, 15TRM-00000-00002; Fourth Supervisorial District  
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**Fiscal and Facilities Impacts:**

None.

**Fiscal Analysis:**

None.

**Special Instructions:**

After the Subdivider furnishes the \$10,500 security for the setting of the interior monuments to the Clerk of the Board, the County Surveyor shall present the Final Map of Tract No. 14,812 to the Clerk of the Board of Supervisors and Clerk of the Board of Directors of Laguna County Sanitation District and request acknowledgement of the Board of Supervisors' and Board of Directors' acceptance thereon, including the acceptance of the waiver of abutter's access rights and acceptance of the dedications thereon, as appropriate. Once the Final Map has been endorsed by the Clerks, the County Surveyor shall transmit it to the County Recorder's Office for recordation.

Please send a copy of the Board of Supervisor's Minute Order of Approval to the County Surveyor's Office  
Attention: Aleksandar Jevremovic, County Surveyor.

**Attachments:**

Attachment A: Final Map of Tract No. 14,812 Vintage Ranch (8 sheets)

**Authored by:**

Connie Adams, County Surveyor's Office, 568-3021

**CC:**

Shannon Reese – County Planner

Marty Wilder- Laguna County Sanitation District

George Amoon- Santa Barbara Community Services, george@gkaconsulting.com

Surveyor-Steven Webster, RRM Design Group, 102 S, Higuera St, Ste. 102, San Luis Obispo, CA 93401

Agent-Quincy Daniels, Vintage Ranch Orcutt LLC, 330 James Way Ste. 270, Pismo Beach, CA 93449

Owners- Vintage Ranch Orcutt, LLC, Manager Gary Grossman, 330 James Way, Ste. 270, Pismo Beach, CA 93449