



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 4, 2016  
**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. 14,805, Rice Ranch Unit One, Pine Creek 14TRM-00000-00001 and Set Monument Deposit; and Accept Waiver of Abutter's Access Rights and various Easement Dedications per said map; 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. 14,805 Unit One Pine Creek;
- 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 \$126,000 prior to recordation of Final Map of Tract No. 14,805 Unit One Pine Creek, to guarantee the payment of the cost of setting of the interior monuments for the Final Map of Tract No. 14,805 Unit One Pine Creek, which must be set on or before one year from the date of recordation of this Final Map, as certified by the Surveyor on the Final Map of Tract Map No. 14,805 Unit One Pine Creek;
- c) Subject to recordation of the Final Map of Tract No. 14,805 Unit One Pine Creek, accept on behalf of the public and authorize the Clerk of the Board to endorse the Final Map of Tract No. 14,805 Unit One Pine Creek accepting the offers of dedication as follows:
  - i) The twenty-five foot (25') wide easement for Public Pedestrian Access as shown thereon; and

- ii) The Waiver of Abutters Access Rights to access Rice Ranch Road, Sage Crest Drive, Alderwood Lane and Yarrow Drive as shown thereon; and
- ii) Easements for Public Utility Purposes as shown thereon; and
- 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 [Revised Addendum dated December 22, 2015 (<https://santabarbara.legistar.com/View.ashx?M=F&ID=4157263&GUID=F6095C53-D29F-4F78-AB85-A54CD63302CC>)] together with the previously adopted Supplemental EIR (<http://sbcountyplanning.org/projects/14SPP-00001RiceRanch/index.cfm>) and the Orcutt Community Plan EIR (<http://longrange.sbcountyplanning.org/planareas/orcutt/OCP1995EIR.php>) and no subsequent EIR shall be prepared for this project.

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

- a) Subject to recordation of the Final Map of Tract No. 14,805 Unit One Pine Creek, accept the offer of dedication for an Easement for Public Sewer purposes as defined on Tract Map No. 14,805 Unit One Pine Creek, and authorize the Clerk of the Board of Directors to endorse thereon, the acceptance of said Easement; 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 [Revised Addendum dated December 22, 2015 (<https://santabarbara.legistar.com/View.ashx?M=F&ID=4157263&GUID=F6095C53-D29F-4F78-AB85-A54CD63302CC>)] together with the previously adopted Supplemental EIR (<http://sbcountyplanning.org/projects/14SPP-00001RiceRanch/index.cfm>) and the Orcutt Community Plan EIR (<http://longrange.sbcountyplanning.org/planareas/orcutt/OCP1995EIR.php>) and no subsequent EIR shall be prepared for this project.

**Summary Text:**

This item is on the agenda in order to approve the Final Map of Tract No. 14,805 (Rice Ranch Unit One Pine Creek 14TRM-00000-00001), to set the monument deposit, and to accept easement dedications per said map.

Final Map of Tract No. 14,805 Unit One Pine Creek (County Assessor Parcel Number 101-390-007) is located on the south side of Stubblefield and Rice Ranch Roads in the southeastern portion of the Orcutt

Community Plan area, Fourth District. The County Surveyor has received and examined the Final Map of Tract No. 14,805 Unit One Pine Creek 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.

Ian McClain, the Surveyor for Final Map of Tract No. 14,805 Unit One Pine Creek, has informed the County Surveyor 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 Section 66496 of the State Subdivision Map Act and Section 21-16 of Chapter 21 of the Santa Barbara County Code. The County Surveyor recommends that the subdivider be required to furnish security in the amount of \$126,000 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. 14,805, 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 from Golden State Water Company and a Can-and-Will Serve Letter from Laguna County Sanitation District, the entities that will provide water and sewer services for Tract No. 14,805 Unit One Pine Creek, which state that all arrangements have been made for service of said Tract.

After the Clerk of the Board of Supervisors endorses its acceptance of the Final Map thereon and the Clerk of the Board of Supervisors and the Clerk of the Board of Directors endorse their acceptance of the offers of dedication 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 Laguna County Sanitation District for Public Sewer Purposes is subject to recordation of the subject Final Map.

Consummation of the Acceptance of the Waiver of Abutter's Access Rights and of the Easement dedications to the County of Santa Barbara for Public Pedestrian purposes and Public Utility purposes is subject to recordation of the subject Final Map.

**Background:**

At its regularly scheduled meeting on January 5, 2016, the Santa Barbara County Board of Supervisors met and approved Tract Map No. 14,805.

Under CEQA Guidelines Section 15162, since the recommended actions do not exceed the scope of previously conducted environmental review documents, including the Revised Addendum dated December 22, 2015, together with the previously adopted Supplemental EIR and the Orcutt Community Plan EIR, 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.

**Fiscal and Facilities Impacts:**

None.

**Fiscal Analysis:**

None.

**Special Instructions:**

After the Subdivider furnishes the \$126,000 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. 14,805 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's acceptance thereon, including the acceptance of dedications thereon. 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. 14,805 Unit One Pine Creek (8 sheets)

**Authored by:**

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

**CC:**

Mike Munoz – Deputy County Counsel

John Zorovich – County Planner

Surveyor-Ian McClain, Stantec Consulting Services, Inc., 2646 Santa Maria Way, STE 107a, Santa Maria, CA 93455

Agent – Ginger Anderson, Stantec Consulting Services, Inc., 111 E. Victoria Street, Santa Barbara, CA 93101

Agent – Frances Romero, FORMA, 237 Town Center West #272, Santa Maria, CA 93458

Owners- Rice Ranch Communities LLC, 1640 Trilogy Parkway, Nipomo, CA 93444

Tom Fayram - Deputy Director Public Works

Chris Sneddon - Deputy Director Public Works

Claude Garciacelay - County Parks

Glen Fidler – County Fire

Don Grady – Real Property Manager General Services