



**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

Submitted on:
(COB Stamp)

Department Name: Public Works
Department No.: 054
For Agenda Of: 12/8/2009
Placement: Administrative
Estimate Time:
Continued Item: NO
If Yes, date from:
Vote Required: 4/5

TO: Board of Supervisors
FROM: Department Director: Scott D. McGolpin, Public Works Director, Ext. 3010
Contact Info: Michael B. Emmons, Deputy Director, Ext. 3020,
Ronn Carlentine, Manager Real Estate Services, Ext. 3078
SUBJECT: Execute 2 Grant Deeds to abandon the Needlegrass Easements that were accepted on Recorded Tract Map No. 14,011 and approve Final Tract Map No. 14,681 Wilks Fourth Supervisorial District

County Counsel Concurrence:

As to form/legality: Yes No N/A

Auditor-Controller Concurrence:

As to form: Yes No N/A

Recommended Action(s):

That the Board of Supervisors:

- A) Execute the attached Grant Deed for the Reconveyance and Abandonment of Open Space Easement (Lot 8) which grants, transfers, and reconveys to Robert C. Wilks and Jackie C. Wilks that certain Needlegrass Conservation Easement area affecting (APN 105-210-032) as determined by the County Planning Commission that the release of the easement is appropriate and complies with the original intent of the grant; and
- B) Execute the attached Grant Deed for the Reconveyance and Abandonment of Open Space Easement (Lots 15 & 16) which grants, transfers, and reconveys to Robert C. Wilks and Jackie C. Wilks that certain Needlegrass Conservation Easement area affecting (APN 105-210-039 and -040) as determined by the County Planning Commission that the release of the easement is appropriate and complies with the original intent of the grant; and
- C) Approve the Final Map of Tract No. 14,681

Summary:

The attached Grant Deeds provide for the reconveyance of the open space easements located on APN #s 105-210-032, 105-210-039, and 105-210-040. Condition #36 of TM 14,681 requires the Board of Supervisors to approve the abandonment of the open space easements prior to recordation of TM 14,681.

The County Surveyor's Office has received the Final Map of Tract Map No. 14,681 (APN 105-210-032) located west of US Hwy 101, south of Clark Avenue, east of Hwy 135 in the Oakhill Country Estates Subdivision, Orcutt area, Fourth Supervisorial. The County Surveyor is satisfied that the Final Map is technically correct, conforms to the approved Tentative Map or any approved alterations thereto, and complies with all applicable laws and regulations.

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All Departments concerned with the processing of subdivision maps have verified to the County Surveyor that Final Map 14,681 is ready for Board approval. The payment of Real Property Taxes has been made or bonded for and deposited with the Clerk of the Board. The interior monuments for the tract have been set by the Surveyor and the County Surveyor has verified that the monuments are in place.

The County Surveyor's Office is in receipt of a letter from Golden State Water Company and Laguna Sanitation District, the entities that will provide water and sewer service for Tract No. 14,681 which states that all arrangements have been made for service of said Tract.

Background:

On July 23, 2008 the County Planning Commission approved the Wilks Tentative Tract Map, and Recorded Map Modification (Case Nos. 05TRM-00000-00004 / TM 14,681, and 07RMM-00000-00012). The project subdivided Lot 8 (APN 105-210-032) of TM 14,011 into 3 lots of 1.09 acres (Lot A), 1.02 acres (Lot B), and 1.09 acres (Lot C). As part of the TM 14,011 approval in 1991, Lot 8 was set aside as an open space preservation easement (Needlegrass Preservation Easement), and an Open Space Conservation easement (Twenty Foot (20') Needlegrass Conservation Area Easement) located on adjacent Lots 15 (APN 105-210-039) and 16 (105-210-040). The County Planning Commission approved the Recorded Map Modification which allowed for the abandonment of the two open space easements in order to allow for future development on the three 1 acre lots.

In addition, the Planning Commission approved the Wilks Tract Map TM 14681, 05TRM-00000-00004 subject to the conditions included in Attachment C.1 of the staff report dated July 28, 2008, as revised in the staff memo dated July 23, 2008 and as revised at the hearing of July 23, 2008. Action Item C is for the Board to perform an administrative action to approve Final Map of Tract 14,681 so that it can be submitted to the County Recorder's Office for recording.

Fiscal and Facilities Impacts:

Budgeted: Yes No

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Narrative:

Staffing Impact(s):

Legal Positions:

FTEs:

Special Instructions: After the Clerk of the Board endorses its acceptance thereon, the 2 Grant Deeds to abandon the Needlegrass easements accepted on Final Map of Tract 14,011 and Final Map of Tract Map No. 14,681 shall then be transmitted to the County Recorder's Office. A copy of the Board of Supervisor's Minute Order of Approval shall be sent to the County Surveyor's Office.

Execute 2 Grant Deeds to abandon the Needlegrass Easements that were accepted on Recorded Tract Map No. 14,011 and approve Final Tract Map No. 14,681 Wilks
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Attachments: (list all)

Grant Deed for Reconveyance and Abandonment of Open Space Easement (Needlegrass Preservation Lot 8);
Grant Deed for the Reconveyance and Abandonment of Open Space Easement (Twenty Foot (20') Needlegrass Conservation Area Lots 15 & 16)

Authored by: Connie Adams with contributions by Dana Carmichael of P&D and Ronn Carlentine of Real Property

cc: Robert and Jackie Wilks, 6495 Briney Deep , Las Vegas, NV 89139
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