



property (Cavaletto Tree Farm Subdivision) which does not include a connection to Parcel “C,” making it unlikely that Parcel “C” would be used for circulation in the future.

**Background:**

During the Cathedral Oaks Village Subdivision approval in 1972, it was presumed that the Cathedral Oaks Village development would be the first phase of a larger residential development project that would extend into the adjacent neighboring Cavaletto property, as well as the Cathedral Point property to the east. Parcel “C” was identified as a future road on the approved Cathedral Oaks Village Subdivision Tract Map 11,504; presumably for access to the Cavaletto property once that area was developed. During the Cathedral Oaks Village Subdivision Tract Map approval and recordation, the County rejected the offer of dedication of Parcel “C” (APN: 069-590-056). Subsequently, development on the Cavaletto property that does not require connection to or through Parcel “C” has been approved by the Board of Supervisors. As a result, the County is no longer interested in accepting the offer of dedication of said Parcel “C.”

The County’s abandonment of any interest in the offer of dedication does not change the current use of Parcel “C”, which is used as a private driveway serving the residents of Cathedral Oaks Village. There are no proposals submitted to alter Parcel “C” from its current use, and since the adjacent Cavaletto Tree Farm Residential Housing Project does not connect to Parcel “C,” the Parcel would not be able to be used for broader circulation without further discretionary action. Thus, this project is exempt from environmental review in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15061 (b) (3), Commonsense Exemption, because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

On July 18, 2012, the County Planning Commission determined that the proposed transfer is in conformity with the applicable Comprehensive Plan, in accordance with California Government Code Section 65402.

The Board’s adoption of the Resolution to Vacate, and the recordation of said resolution shall become the effective date of this vacation, which will terminate and abandon the offer of dedication.

**Fiscal and Facilities Impacts:**

None

**Special Instructions:**

After Board action, distribute as follows:

- |                                |                                      |
|--------------------------------|--------------------------------------|
| 1. Original Resolution         | Clerk of the Board files             |
| 2. Copy of original Resolution | Real Estate Svcs, Attn R. Carlentine |
| 3. Minute Order                | Real Estate Svcs, Attn R. Carlentine |

Note: the Clerk of the Board shall cause a certified copy of the resolution of vacation, attested by the Clerk under seal to be recorded in the Office of the Clerk Recorder. Upon recordation, the Office of Real Estate Services shall provide the Clerk of the Board a copy of the recoded resolution for its file and reference.

**Attachments:**

1. Resolution to Vacate
2. CEQA, NOE
3. Planning Commission Report

**Authored by:** RC, Office of Real Estate Services