

**SANTA BARBARA COUNTY
BOARD AGENDA LETTER**



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

Agenda Number:
Prepared on: November 19, 2004
Department: Public Works
Department No.: 054
Agenda Date: December 7, 2004
Placement: Administrative
Estimate Time:
Continued Item: NO
If Yes, date from:

TO: Board of Supervisors

FROM: Phillip M. Demery, Director
Public Works Department

STAFF

CONTACT: Michael B. Emmons, County Surveyor, (568-3012)
Jeff Havlik, Real Property Agent, (568-3073)

SUBJECT: Execution of Quitclaim
Third Supervisorial District
A.P.N. 141-460-005

Recommendation(s): That the Board of Supervisors:

- A. Approve the Notice of Exemption pursuant to the California Environmental Quality Act (CEQA) guidelines regarding the proposed execution of a Quitclaim Deed from the County of Santa Barbara to the Old College Ranch LLC;
- B. Execute the attached Quitclaim Deed with Reservations regarding a portion of North Refugio Road running thru or adjacent to Santa Barbara County parcel number 141-460-005 which is located in the unincorporated area of the County near the Town of Santa Ynez. The above parcel is owned by the Old College Ranch LLC.

Alignment with Board Strategic Plan:

The recommendation(s) are primarily aligned with Goal No. 2: A Safe and Healthy Community in Which to Live, Work, and Visit, and with actions required by law or by routine business necessity.

Executive Summary and Discussion:

The County of Santa Barbara (hereinafter the "COUNTY") has been determined to be the fee owner of that certain road in the unincorporated area of the County of Santa Barbara, State of California, commonly identified as North Refugio Road, (herein the "Road"). The Road was dedicated to the COUNTY for public use via Book 40, page 207 of Deeds, and in the Dedication found on Rack 3, Map 4 (Canada De Los Pinos) by the Santa Ynez Land and Improvement Company, recorded October 12, 1895 in the Office of the County Recorder of the County of Santa Barbara.

Subject: Execution of Quitclaim Deed; No. Refugio Road (Ranch Portion)
Third Supervisorial District
Agenda Date: December 7, 2004
Real Property File: R-186
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Executive Summary and Discussion (Cont.):

Local title companies incorrectly represented that the portion of the Road running thru or adjacent to Santa Barbara County parcel number 141-460-005 (herein the "Parcel") is an easement owned by the County and encumbering the Parcel. Based upon that information the Planning Commission approved a lot line adjustment amending the configuration of the Parcel. In fact, the Road is owned in fee by the COUNTY, therefore the County Surveyor cannot approve the tentative lot line adjustment unless and until the COUNTY quitclaims fee ownership of the portion of the Road running thru or adjacent to the Parcel to the owner of said Parcel. The portion of the Road running thru or adjacent to the Parcel is approximately 101,727 square feet (herein the "Portion"). The Parcel and the Portion can be seen on the Exhibit attached to the Quitclaim Deed.

The public and utility rights to use and maintain the right-of-way within the Portion are specifically reserved from the Quitclaim and will not be transferred. Execution and recordation of the Quitclaim Deed will have no impact on the public's continued use of the Portion, or of North Refugio Road.

Mandates and Service Levels:

No change in programs or service levels.

Fiscal and Facilities Impacts:

There are no structures on the Portion. The North Refugio Road right-of-way and road improvements will not be impacted. There are no Fiscal or Facilities impacts.

Special Instructions:

After Board action, please distribute as follows:

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|----|-------------------------|---------------------------------|
| 1. | Original Quitclaim Deed | Public Works, Attn: Jeff Havlik |
| 2. | Copy of Quitclaim Deed | Clerk of the Board Files |
| 3. | Minute Order | Public Works, Attn: Jeff Havlik |

NOTE: Public Works, Real Property will deliver the original, executed Quitclaim Deed with Reservations for recordation. After recordation the original Quitclaim Deed will be presented to the Clerk of the Board with a request for two certified copies, one for the Real Property files and one for the owners of the above referenced Parcel. The original recorded Quitclaim Deed will be filed with the Clerk of the Board.