



**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:** General Services/Public Works  
**Department No.:** 063/054  
**For Agenda Of:** June 2, 2020  
**Placement:** Administrative  
**Estimated Time:**  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** Majority

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**TO:** Board of Supervisors  
**FROM:** Department: Janette D. Pell, General Services 560-1011  
Directors: Scott McGolpin, Public Works 568-3010  
Contact Info: Skip Grey, Assistant Director, General Services (805) 568-3083  
Chris Sneddon, Assistant Director, Public Works 568-3005  
**SUBJECT: Proposed Vacation and Sale of Portion of Camino Arroyo Road Right-of-Way, Santa Ynez; Third District (R/P File No.: 003713)**

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**County Counsel Concurrence**

As to form: Yes

**Other Concurrence:** N/A

As to form: N/A

**Auditor-Controller Concurrence**

As to form: N/A

**Recommended Actions:**

That the Board of Supervisors:

- a) Approve and authorize the Chair to direct General Services to sell to Randolph and Janice Stone (“Buyer”) the County’s excess, fee simple road right-of-way consisting of a portion of Camino Arroyo Road (the “Portion”) located adjacent to 1182 Cuesta Avenue, Santa Ynez (County Assessor Parcel Number 143-341-007) (the “Property”) for \$7,500.00; and
- b) Approve and authorize the Chair to direct General Services to execute a drainage easement across the easterly part of the Portion in favor of John William Ward and Ayla Renee Ward; and
- c) Adopt the attached Resolution and Summary Order to Vacate a County Road (Attachment 1) vacating the County’s fee simple interest in the Portion, and reserving public utility easements for existing in-place utilities for Pacific Gas & Electric Company, Santa Ynez River Water Conservation District 1, Santa Ynez Community Services District, Frontier Communications, and Comcast Communications; and

- d) Approve and authorize the Chair to execute the attached Grant Deed (Attachment 2) conveying the Portion to the Buyer in “as is” condition ; and
- e) Determine that there is no possibility that the recommended actions may have a significant effect on the environment and are therefore exempt from further review under the California Environmental Quality Act (CEQA) guidelines, pursuant to Section 15061(b)(3), *Review for Exemption*, and approve and direct staff to file and post the attached Notice of Exemption (Attachment 3) on that basis.

**Summary Text:**

This item is being brought to the Board of Supervisors to request the Board’s approval of the Resolution and Summary Order to Vacate a County Road (the “Resolution”). The Board actions will effectuate the vacation and sale of unneeded, excess portions of fee simple road right-of-way in Camino Arroyo Road (the “Portion”) from the County to the Buyer for the sale price of \$7,500.00.

**Background:**

The Property is located in the Town of Santa Ynez. The adjacent Portion is a paper road that has never been improved or maintained by the County for transportation purpose. The transaction will consummate the vacation and sale of the Portion by the County to the Buyer for the appraised value of \$7,500.

The Portion totals approximately 5,875 square feet in size. The Portion is legally described on Exhibit A and shown on Exhibit B attached to the Resolution and Summary Order to Vacate a County Road (the “Resolution”). The Portion is held in fee simple interest by the County pursuant to that certain dedication recorded in Maps and Surveys Book 1, Page 1.

The proposed right-of-way vacation will dispose of excess County road right-of way by vacating the right of way and selling the County’s fee simple interest in the Portion. It has been determined by the County’s Public Works Department that the Portion is unnecessary for present or future public use as a county road and is not required by the traveling public or the County. No parcels will be landlocked if the vacation is consummated.

At its regular meeting on July 30, 2014, the County’s Planning Commission found the abandonment of the Portion to be in conformity with the County’s Comprehensive Plan pursuant to Government Code Section 65402(a). Additionally, pursuant to Streets and Highways Code 892(a), the Portions to be vacated have not been found to be useful as a non-motorized transportation facility such as a pedestrian trail, bike path, or equestrian trail.

All public utility providers operating in the Town of Santa Ynez were informed of the proposed vacation and asked if they maintain facilities in the Portion. Pacific Gas & Electric Company, Santa Ynez River Water Conservation District 1, Santa Ynez Community Services District, Frontier Communications, and Comcast Communications have indicated they have in-place and in-use public utilities in the area of the Portion, easements for which shall be reserved and excepted from the vacation of the Portion in accordance with California Streets and Highways Code Section 8340(c).

If the Board approves and authorizes General Services to sell the Portion, General Services will collect \$7,500 in certified funds from the Buyer prior to recording the Grant Deed to consummate the sale. If the

Board approves the attached Summary Order to Vacate and Grant Deed, the County's interest in the Portion will be permanently abandoned and conveyed to the Buyer in "as is" condition when these documents are recorded by General Services. The Buyer will also be required to complete a Voluntary Merger with the County Surveyor's Office which merges the Portion with the Buyer's Property upon recordation of this document concurrently with recordation of the Grant Deed.

Pursuant to the California Environmental Quality Act (CEQA) 14 CCR Section 15061(b)(3), the vacation of the Portion should be considered exempt from CEQA review as there is no possibility that the proposed road vacation and sale of the Portion will have a significant effect on the environment. This transaction will not result in physical impacts or changes to the environment or land. As noted herein, the Portion is a paper road that has never been improved by the County for transportation use.

**Fiscal and Facilities Impacts:**

Budgeted: N/A

The applicant for the road vacation is paying for the County staff time needed to facilitate this transaction. The County will receive \$7,500 in compensation for the Portion.

**Special Instructions:**

After Board action, please distribute as follows:

1. Original Resolution and Summary Order to Vacate: Clerk of the Board Files
2. **Certified copy** of the Resolution and Summary Order to Vacate: General Services, Attn: A. Chumney
3. Copy of Grant Deed: Clerk of the Board Files
4. Original Grant Deed: General Services, Attn: A. Chumney
5. Minute Order: General Services, Attn: A. Chumney

**Attachments:**

1. Camino Arroyo Resolution and Summary Order to Vacate a County Road
2. Camino Arroyo Grant Deed
3. Notice of Exemption