



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: July 19, 2016
Placement: Administrative
Estimated Tme:
Continued Item: No
If Yes, date from:
Vote Required: Majority

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. 14,818, Rice Ranch Large Lot Conveyance 15TRM-00000-00005 and Set Monument Deposit; and Accept Various Abandonments and Fee and Easement Dedications per said map; Fourth Supervisorial District**

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. 14,818, which will record upon completion of the Land Exchange and after the recordation of the Quitclaim Deed according to the terms of the Real Property Exchange Agreement that was approved and executed on January 5, 2016;
- 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 \$125,500.00 prior to recordation of Final Map of Tract No. 14,818, to guarantee the payment of the cost of setting of the interior monuments for the Final Map of Tract No. 14,818, 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. 14,818, to be posted as three (3) separate securities to correspond to the three (3) phases identified for future development in the separate phased map known as Tract No. 14,805, as follows: Valley View (Lots 1, 4 and 10) in the amount of \$43,000; Pine Creek (Lots 2, 11, 13 and 14) in the amount of \$10,500; and, Meadows & Grove (Lots 3, 5, 6, 7, 8, 9 and 15) in the amount of \$72,000;

- c) Subject to recordation of Final Map of Tract 14,818, abandon those portions within the subdivision limits of Tract No. 14,818 as dedicated to the County of Santa Barbara for Public Road Purposes in the Document recorded September 28, 1891 in Book 31 Page 314 of Deeds, and authorize the Clerk of the Board to endorse thereon, its approval of the abandonment as noted on said Final Map; and
- d) Subject to recordation of Final Map of Tract 14,818, abandon those portions within the subdivision limits of Tract No. 14,818 as dedicated to the County of Santa Barbara for Public Road purposes in the document recorded October 30, 1893 in Book 37 page 459 of Deeds, and authorize the Clerk of the Board to endorse thereon, its approval of the abandonment as noted on said Final Map; and
- e) Subject to recordation of Final Map of Tract 14,818, abandon those easements within the subdivision limits of Tract No. 14,818 as dedicated for public water, drainage and public utilities over portions of Lot 201 of Tract 14,430 Unit 1 as shown on the map recorded in Book 203 pages 50 through 70, inclusive, in the Office of the County Recorder, and authorize the Clerk of the Board to endorse thereon, its approval of the abandonment as noted on said Final Map ; and
- f) Subject to recordation of Final Map of Tract 14,818, abandon those portions within the subdivision limits of Tract No. 14,818 of Bradley Road and Sage Crest Drive as dedicated to the County of Santa Barbara as an Easement for Public Roads, and Public Pedestrian Access over Lot 155 of Tract No. 14,430 Unit 1 as shown on the map recorded in Book 203 pages 50 through 70, inclusive, in the Office of the County Recorder, and authorize the Clerk of the Board to endorse thereon, its approval of the abandonment as noted on said Final Map; and
- g) Subject to recordation of Final Map of Tract 14,818, abandon those portions within the subdivision limits of Tract No. 14,818 as dedicated to the County of Santa Barbara for Public Road purposes in the document recorded April 5, 2010 as Instrument No. 2010-0017490 of Official Records, and authorize the Clerk of the Board to endorse thereon, its approval of the abandonment as noted on said Final Map; and
- h) Subject to recordation of Final Map of Tract No. 14,818, accept on behalf the public and authorize the Clerk of the Board to endorse the Final Map of Tract No. 14,818 accepting the offers of dedication as follows:
 - i) Lots 1 through 7, inclusive, of Tract No. 14,818 in fee for Open Space purposes as shown thereon; and
 - ii) Easements for Public Road and Public Pedestrian Access purposes over Lot 8, to be known as Stubblefield Road, and over Lot 9 to be known as Bradley Road, as shown thereon; and
 - iii) Easements for Private Fire Access (Private Secondary Access Roadway) purposes, to be open and unobstructed, for the benefit of Lots 10 and 15 as shown thereon; and
 - iv) Easements for Public Trail purposes as shown thereon; and

- i) 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:

- j) Subject to recordation of Final Map of Tract 14,818, abandon those easements within the subdivision limits of Tract No. 14,818 that were dedicated to the Laguna County Sanitation District for Sewer purposes over lots 1 through 5 of Tract No. 14,636 as shown on the Map recorded in Book 200 pages 93 through 99, inclusive, in the Office of the County Recorder, and authorize the Clerk of the Board of Directors to endorse thereon, its approval of the abandonment as noted on said Final Map; and
- k) Subject to recordation of Final Map of Tract 14,818, abandon those easements within the subdivision limits of Tract No. 14,818 that were dedicated to the Laguna County Sanitation District for Sewer purposes over portions of Lot 201 of Tract No. 14,430 Unit 1 as shown on the Map recorded in Book 203 pages 50 through 70, inclusive, in the Office of the County Recorder, and authorize the Clerk of the Board of Directors to endorse thereon, its approval of the abandonment as noted on said Final Map; and
- l) Subject to recordation of the Final Map of Tract No. 14,818, accept the offer of dedication for a Blanket Easement over Lots 1 through 5, inclusive, for Public Sewer Purposes as defined on Tract Map No. 14,818, and authorize the Clerk of the Board of Directors to endorse thereon, its acceptance of said Blanket Easement as delineated thereon; and
- m) 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. 14,818 (Rice Ranch Large Lot Conveyance 15TRM-00000-00005), to set monument deposit, to accept various abandonments and to accept fee and easement dedications per said map.

Final Map of Tract No. 14,818 (County Assessor Parcel Numbers 101-380-001, 002, 003 and 101-390-001, 002, 007 and 101-400-001, 002, 003, and 101-440-029) 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 the Final Map of Tract No. 14,818 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. 14,818, 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 a security 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. 14,818, 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.

Since the Large Lot Conveyance (the Final Map for Tract No. 14,818) is for purposes of conveyance or financing only, there is no requirement for water and sewer service. All arrangements for water service will be addressed in the Tentative Map for Tract No. 14,805 and its phases associated with the Tentative Tract Map for Tract No. 14,805 as they are developed.

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 endorses its acceptance of the offers of dedication for fees and/or easements and the Abandonments noted thereon, the County Surveyor will deliver the Final Map, in conjunction with the Quitclaim Deed as executed on January, 5, 2016 and associated executed documents required by the Escrow Officer to be recorded prior to this Final Map, to the County Recorder for recordation.

Consummation of the Abandonment and Acceptance of Easement dedications to the Laguna Sanitation District Purposes is subject to recordation of the subject Final Map.

Consummation of the Abandonment and Acceptance of Fee or Easements dedications to the County of Santa Barbara for purposes stated is subject to recordation of the subject Map.

Background:

At its regularly scheduled meeting on December 8, 2015, the Santa Barbara County Board of Supervisors met and approved Tract Map No. 14,818. On August 12, 2015, the County Planning Commission determined pursuant to Government Code Section 65402(a), that the land exchange
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agreement and open space boundaries adjustment were consistent with the Comprehensive Plan and Orcutt Community Plan. Pursuant to the Real Property Exchange Agreement approved by the Board on January 5, 2016, upon approval of the Final Map of Tract No. 14,818, recordation of the Quitclaim Deed conveying the property owned by the County as described therein, will take place immediately before Final Tract Map No. 14,818 records.

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 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. 14,818 to the Clerk of the Board of Supervisors and Clerk of the Board of Directors of Laguna Sanitation District and request acknowledgement of the Board's acceptance thereon; including the acceptance of abandonments and dedications thereon as appropriate. Once the Final Map has been endorsed by the Clerk, 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. 14,818 (17 sheets)

Attachment B: Quitclaim Deed, County to Rice Ranch Ventures LLC

Authored by:

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

Subject: Accept Final Map Tract No.14818 Rice Ranch, 15TRM-00000-00005; Fourth Supervisorial District

Agenda Date: July 19, 2016

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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