



Legislation Details

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On agenda:	7/19/2016	Final action:	7/19/2016
Title:	Acting as the Board of Supervisors:		

Consider recommendations regarding the 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 District, as follows:

- 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 \$43,000.00, Pine Creek (Lots 2, 11, 13 and 14) in the amount of \$10,500.00; and, Meadows and Grove (Lots 3, 5, 6, 7, 8, 9 and 15) in the amount of \$72,000.00;
- 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;
- 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;
- 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;
- 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;
- 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;

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;

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;

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

v) 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 together with the previously adopted Supplemental EIR] and the Orcutt Community Plan EIR and no subsequent EIR shall be prepared for this project; and

Acting as the Board of Directors, 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;

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;

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 together with the previously adopted Supplemental EIR] and the Orcutt Community Plan EIR and no subsequent EIR shall be prepared for this project.

Sponsors: PUBLIC WORKS DEPARTMENT, BOARD OF DIRECTORS, LAGUNA COUNTY SANITATION DISTRICT

Indexes:

Code sections:

Attachments: 1. Board Letter, 2. Rice Ranch Quitclaim Deed, 3. Tract Map

Date	Ver.	Action By	Action	Result
7/19/2016	1	BOARD OF SUPERVISORS	Acted on as follows:	Pass