

# county of ventura

**PUBLIC WORKS AGENCY**  
**JEFF PRATT**  
Agency Director

December 11, 2012

Board of Supervisors  
County of Ventura  
800 S. Victoria Avenue  
Ventura, CA 93009

Watershed Protection District  
Tully Clifford, Director

Transportation Department  
David Fleisch, Director

Engineering Services Department  
Phil Nelson, Director

Water & Sanitation Department  
R. Reddy Pakala, Director

Central Services Department  
Janice Turner, Director

**Subject:**      **Approval of Final Map and Agreement for Construction of Subdivision Improvements for Tract No. 5347 for the property located in the East Santa Rosa Valley, south of Santa Rosa Road, three miles east of the City of Camarillo city limits, between the Camelot Estates Subdivision and the Wildwood Ranch Subdivision in the unincorporated area of Ventura County; Supervisorial District No. 2.**

**Recommendations:**

1. Approve the Final Map for Tract No. 5347 and accept all public access rights and easements described therein on behalf of the County, and authorize the Chair to sign the Final Map title sheet. Upon execution by the Chair, return the Final Map to the Public Works Director for recordation.
2. Approve the attached Agreement for Construction of Subdivision Improvements.

**Fiscal/Mandates Impact:**

Mandatory:	Yes
Cite Authority:	Government Code Section 66456
Source of Funding:	Developer Fees
Funding Match Required:	No
Impact on Other Departments:	None



<u>Summary of Revenue and Total Costs</u>	<u>FY 2012-2013</u>	<u>FY 2013-2014</u>
Revenue	\$3,710	-0-
Costs:		
Direct	\$1,996	-0-
Indirect - Dept.	1,666	-0-
Indirect - County CAP	48	-0-
Total Costs	\$3,710	-0-
Net County Cost Including Indirects	-0-	-0-
Recovered Indirect Cost	\$1,714	-0-

Current FY Budget Projections:

Current FY 2012-13 Budget Projection for Development Services General Fund Development Services Org 6108				
	Adopted Budget	Adjusted Budget	Projected Budget	Estimated Savings/(Deficit)
Appropriations	\$1,485,900	\$1,512,175	\$1,512,175	\$0
Revenue	\$1,351,711	\$1,351,711	\$1,351,711	\$0
Net Cost	\$134,189	\$160,464	\$160,464	\$0

Appropriations and revenue are included within the FY 2013 Adopted Budget for Public Works Agency General Fund Org 6108-2197.

**Discussion:**

The Carolynn B. Nicholson Trust, the developer, has met the conditions of approval for recordation of the Final Map for Tract 5347. Tract 5347 is the subdivision of 57 acres into 18 estate-sized residential lots. The subdivision is within the Santa Rosa Valley on Santa Rosa Road immediately east of the Camelot Estates Subdivision and immediately west of the Wildwood Ranch Subdivision. A location map is attached (see Exhibit 2).

The Tentative Map for Tract No. 5347 was recommended for approval by the Planning Commission on October 9, 2003, and subsequently approved by your Board on May 25, 2004. The Tentative Map would have expired on May 25, 2009; however, the State Legislature extended the expiration of pending subdivision maps several times over the last several years. The current expiration date of the Tract Map is May 25, 2014. The developer has satisfied all conditions of approval for the Tentative Map, and all other requirements precedent to recordation of the Final Map have been fulfilled.

As part of the development, the pavement on Santa Rosa Road will be widened up to 15 feet along the property frontage and striped for right and left turn lanes at the entrance to the tract. Traffic signals were installed on Santa Rosa Road by the



Transportation Department and the cost is being paid by an assessment district. The Tentative Map was conditioned to support the formation of the district. The property has been assessed for its share of the cost of those signals. The internal streets are private and will be maintained by the Homeowner's Association. Sumac Lane will connect with Sumac Lane in Camelot Estates on the West side of the subdivision. The Wildwood Ranch Homeowner's Association was not receptive to such a connection. The road improvements will end at the easterly property line and not physically connect to the Sumac Lane cul-de-sac on the East side.

A flowage easement is being dedicated to the Watershed Protection District over the floodplain of the Arroyo Santa Rosa Tributary that runs along the southern edge of the property. The main channel of the tributary is being left in a natural condition. No homes will be built within the FEMA regulated Special Flood Hazard Area.

The street and lot drainage will be discharged into a detention basin to maintain the amount of runoff from the development at the current rate. The Arroyo Santa Rosa which crosses the Northwesterly corner of the property was channelized with the construction of Camelot Estates.

An easement for an equestrian trail is provided along the westerly property lines of Lots 10-14 from the Arroyo Santa Rosa Tributary to the Arroyo Santa Rosa as shown on the approved Tentative Map.

The County will inspect construction of the development's improvements. The construction inspection fee schedule adopted by your Board requires the developer to pay these actual County inspection costs, including overhead. The developer has deposited \$29,340 in a trust fund for these costs. The developer will be required to deposit additional funds if and when necessary.

Included in this submittal are the following items:

The developer has provided Letters of Credit as security guaranteeing the construction of the improvements and the completion of survey monuments and permitted grading for the development. The following Letters of Credit will be on file with the Public Works Agency:

<u>Type</u>	<u>Amount</u>	<u>Issuer</u>
Performance & Payment	\$1,567,500	First California Bank
Survey Monuments	\$ 25,000	First California Bank
Grading	\$ 255,000	First California Bank

The Final Map has been reviewed by the County Surveyor and found to be sufficient to record. A reduced copy of the Final Map is attached (see Exhibit 1).

Water service for the development will be provided by Camrosa Water District. Sewer service will be provided by private septic systems.



Approval of the Final Map supports the County's Strategic Plan Focus Area 3, Goal No. 2 to provide infrastructure by requiring the widening of Santa Rosa Road along the project frontage and by requiring public type street and storm drainage improvements throughout the subdivision.

The County Executive Office, Auditor-Controller's Office, and County Counsel have reviewed this item. If you have any questions regarding this item, please call me at 654-2096.



Phillip L. Nelson  
Director - Engineering Services Department

- Exhibit 1 – Reduced copy of the Final Map for Tract 5347
- Exhibit 2 – Location Map
- Exhibit 3 – Agreement for Construction of Subdivision Improvements
- Exhibit 4 – Tentative Tract Map 5347

