



Board Agenda Item 46

DATE: April 17, 2018

TO: Board of Supervisors

SUBMITTED BY: Steven E. White, Director
Department of Public Works and Planning

SUBJECT: Easement Deed Dedications for Tract Map 4968 - Millerton Specific Plan

RECOMMENDED ACTION(S):

Accept Easement Deeds dedications offered by JPJ Incorporated as a condition precedent to the acceptance and approval of Tract Map 4968, located on the south side of Millerton Road between Friant and Auberry Roads, within the Millerton Specific Plan area.

Approval of the recommended action will authorize the acceptance of five easement deed dedications relating to utilities, roads emergency access and slope and drainage associated with Tract Map 4968, located within the Millerton Specific Plan area. This item pertains to five locations within District 5.

ALTERNATIVE ACTION(S):

Your Board may reject the dedication of the subject easements; however, this would prevent JPJ Incorporated (Applicant) from meeting conditions precedent to the acceptance and approval of Tract Map 4968, thereby prohibiting recordation and development of the proposed subdivision.

FISCAL IMPACT:

There is no Net County Cost associated with the recommended action. All costs associated with the subject Easement Deeds dedication are borne by the Applicant.

DISCUSSION:

Conditions of approval imposed by the Planning Commission on Tentative Tract Map No. 4968 require the dedication of easements precedent to the acceptance and recordation of Tract Map 4968. Department staff has secured subordination agreements with all lenders holding a collateral interest in the underlying fee ownership of the subject easements agreeing that the purchaser of any foreclosure shall take title to the underlying fee subject to the following easement dedications.

Exhibit A shows the subject easements numerically corresponding to the numbered descriptions listed below:

1. 50-foot wide Public Utility Easement, a portion of Assessor Parcel Numbers (APNs): 300-340-14S, 300-542-10S, 11S, 12 and 13; Granted by Millerton Investments, LLC, et al, on behalf of Applicant.
2. Road Easement (Lakeridge Drive), a portion of APN: 300-542-12; Granted by Assemi Group, Inc., on behalf of Applicant.

3. Road Easement (Millerton Road), a portion of APN: 300-340-14S; Granted by Millerton Investments, LLC, on behalf of Applicant.
4. Emergency Access Road Easement, a portion of APN: 300-542-11S; Granted by Millerton Investments, LLC, on behalf of Applicant.
5. Slope and Drainage Easement, a portion of APN: 300-340-28S; Granted by the Clarksfield Company Inc., on behalf of Applicant.

With your Board's approval, the five easement dedications will allow the applicant to meet all the conditions associated with easement dedications precedent to the acceptance and approval of Tract Map 4968.

REFERENCE MATERIAL:

BAI #49, March 20, 2018

BAI #20, December 12, 2000

ATTACHMENTS INCLUDED AND/OR ON FILE:

Location Map

Exhibit A

On file with Clerk - Deed of Easement #1 - Public Utility Easement

On file with Clerk - Deed of Easement #2 - Road Easement Lakeridge Drive

On file with Clerk - Deed of Easement #3 - Road Easement Millerton Road

On file with Clerk - Deed of Easement #4 - Emergency Access Road Easement

On file with Clerk - Deed of Easement #5 - Slope and Drainage Easement

CAO ANALYST:

Sonia M. De La Rosa