



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 18, 2023  
**Placement:** Administrative  
**Estimated Time:** N/A  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** Majority

---

**TO:** Board of Supervisors

**FROM:** Department Director: Scott D. McGolpin, Public Works Director, 568-3010

Contact Info: Aleksandar Jevremovic, County Surveyor, 568-3012

**SUBJECT:** Approve Final Map of Tract No. 14,831 Polo Villas, 17TRM-00000-00002; and, accept various Dedication of Easements for Public Utilities and Public Trail per said map; Set Monument Deposit; First Supervisorial District.

---

**County Counsel Concurrence**

As to form: Yes

Other Concurrence: N/A

**Auditor-Controller Concurrence**

As to form: N/A

**Recommended Actions:**

That the Board of Supervisors:

- a) Approve the Final Map of Tract No. 14,831 Polo Villas;
- 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 \$39,000 prior to recordation of Final Map of Tract No. 14,831 Polo Villas to guarantee the payment of the cost of setting of the interior monuments for the Final Map of Tract No. 14,831 Polo Villas, which must be set within one year from the recordation of the map, as certified by the Surveyor on the Final Map of Tract Map No. 14,831 Polo Villas;
- c) Subject to recordation of the Final Map of Tract No. 14,831 Polo Villas, accept on behalf of the public and authorize the Clerk of the Board to endorse the Final Map of Tract No. 14,831 Polo Villas, accepting the offers of dedication as follows:
  - i) 5' wide public utility easement as shown thereon; and
  - ii) Public utility easement over Lot 8 as shown thereon; and

- iii) 20' wide public utility easement as shown thereon; and
  - iv) Variable width public utility easement as shown thereon; and
  - v) 15' wide public trail easement as shown thereon;
- d) 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 action because there are no substantial changes propose, no environmental effects of the project or of the sufficiency or feasibility of mitigation measures, and therefore the recommended action is within the scope the environmental review documents for this project [Revised Final Mitigated Negative Declaration (20NGD-00000-00001 approved and adopted by the Santa Barbara County Planning Commission on February 24, 2021)] and no new environmental document shall be prepared for this project.

<https://cosantabarbara.app.box.com/s/q97rv82305oyfnbdjhcyxrrdhu3dgtkqy/file/777359782056>

**Summary Text:**

This item is on the agenda in order to approve the Final Map of Tract No. 14,831 Polo Villas (17TRM-00000-00002), to set the monument deposit amount, and to accept the easement dedications per said map.

The Final Map of Tract No. 14,831 Polo Villas, (County Assessor Parcel Numbers 005-270-017, 005-270-029, 005-270-033, 005-270-034 and 005-270-019) is located in the Carpinteria area, First Supervisorial District. The County Surveyor has received and examined the Final Map of Tract No. 14,831 Polo Villas 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.

Ryan Edwards, the surveyor for the Final Map of Tract No. 14,831 Polo Villas, has informed the County Surveyor's Office 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 Government Code Section 66495 et seq. (the State Subdivision Map Act) and Section 21-16 of Chapter 21 of the Santa Barbara County Code (the Santa Barbara County Subdivision Regulations) within one year from the recordation of the map as specified on the Final Map. The County Surveyor recommends that the subdivider be required to provide security in the amount of \$39,000 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. 14,831 Polo Villas, 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.

The County Surveyor's Office is in receipt of a Final Can-and-Will Serve letter; and Easement Acceptance Letter; for water service for Tract No. 14,831 Polo Villas provided by Carpinteria Water District, regarding arrangements for service of said Tract.

Subject: Accept Easements, Set Monument Deposit and Approve Final Map Tract No.14831 Polo Villas, 17TRM-00000-00002; First Supervisorial District  
Agenda Date: July 18, 2023  
Page 3 of 3

The County Surveyor's Office is in receipt of a Final Can-and-Will Serve letter; and Easement Acceptance Letter; for sewer service for Tract No. 14,831 Polo Villas provided by Carpinteria Sanitary District, regarding arrangements for service of said Tract.

After the Clerk of the Board of Supervisors endorses its approval of the Final Map, and the Clerk of the Board of Supervisors endorses its acceptance of the offers of dedication of easements as noted thereon, the County Surveyor will deliver the Final Map to the County Recorder for recordation.

Consummation of the acceptance of the easement dedications to the County of Santa Barbara by the County of Santa Barbara is subject to recordation of the subject Final Map.

**Background:**

At its regularly scheduled meeting on February 24, 2021 the Santa Barbara County Planning Commission met and approved Tract Map No. 14,831 Polo Villas and adopted Negative Declaration 20NGD-00000-000001 for the subject project.

**Fiscal and Facilities Impacts:**

None.

**Fiscal Analysis:**

None.

**Special Instructions:**

After the Subdivider furnishes the \$39,000 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. 14,831 Polo Villas to the Clerk of the Board of Supervisors and request acknowledgement of the Board of Supervisors' acceptance thereon, including the acceptance of the public utility and trail easement 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. 14,831 Polo Villas (10 sheets)

**Authored by:**

Alan Lemke, County Surveyor's Office, 568-3020

**cc:**

Christopher Schmuckal – County Planner  
Eric Pearson- Public Works Transportation  
Surveyor-Ryan Edwards, Stantec, 200 E Carillo Street, Suite 101, Santa Barbara, CA 93101  
Agent-SEPPS, Inc., Alec Perez, 1625 State Street, Ste 1, Santa Barbara, CA 93101  
Owner-29 PVS Owner, LLC