



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: General Services/Public Works
Department No.: 063/054
For Agenda Of: July 3, 2018
Placement: Administrative
Estimated Tme:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Janette Pell, General Services 560-1011
Directors: Scott McGolpin, Public Works 568-3010
Contact Info: Skip Grey, Assistant Director of General Services 568-3083
Chris Sneddon, Assistant Director of Public Works 568-3005
SUBJECT: Proposed Vacation of Portions of Pine Street, Lincoln Street & Camino Arroyo Rights-of-Way, Santa Ynez; Third Supervisorial District (Real Property File # 3559)

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: NA

Other Concurrence: NA

As to form:

Recommended Actions: That the Board of Supervisors:

- A) Adopt the attached Resolution and Order to Vacate a County Road (Attachment 1) vacating portions of Pine Street, Lincoln Street & Camino Arroyo Road across Assessor's Parcel Number 143-141-007 in Santa Ynez; and
- B) Determine that there is no possibility that the recommended action may have a significant effect on the environment and therefore is exempt from further review under the California Environmental Quality Act (CEQA) Guidelines, pursuant to Section 15061(b)(3), Review for Exemption, and approve and direct staff to file and post the attached Notice of Exception (Attachment 2) on that basis.

Summary Text:

This item is being brought to the Board of Supervisors in order to vacate portions of Pine Street, Lincoln Street, and Camino Arroyo Road (the "Portions") located across County APN: 143-141-007 (the "Property") commonly known as 1187 Lincoln Street, Santa Ynez, CA. This action will remove from the County inventory, unimproved and underdeveloped portions of public rights-of-way. County will reserve easements for in-place and in-use public utility facilities located within the Portions that are in use by Frontier Communications, Pacific Gas and Electric Company, and Santa Ynez River Water

Conservation District, Improvement District No. 1. County will also reserve a public non-vehicular trail easement over a portion along the Pine Street abandonment area.

Background:

The application to vacate the Portions was submitted to the County's Real Property Division on September 22, 2014. The proposed rights-of-way vacation will dispose of County road rights-of-way by removing the County's easement interest in the Portions. The Portions are approximately 14,636 square feet cumulatively.

At its regular meeting on July 30, 2014, the County's Planning Commission determined that the proposed road vacations conform to the Comprehensive Plan and the Santa Ynez Valley Community Plan, pursuant to Government Code Section 65402(a).

All public utility providers were informed of the proposed vacation and asked if they maintain facilities in the Portions. Frontier Communications (formerly Verizon), Pacific Gas and Electric Company, and Santa Ynez River Water Conservation District, Improvement District No. 1 each have indicated that they have in-place and in-use public utility facilities located within the Portions, an easement for which shall be reserved and excepted from the vacation of the Portions in accordance with California Streets and Highways Code Section 8340(c). No County departments objected to the proposed vacation.

The Portions and trail easement are located within the Property, and are described and shown on Exhibits "1A", "1B", "2A", "2B", "3A", "3B", "4A", and "4B" of the Resolution and Order to Vacate a County Road (herein the "Order"). The subject rights-of-way are held in easement by the County. No parcels will be landlocked if the vacation is consummated. The Portions are currently unimproved and situated on an undeveloped parcel. The property owners of the parcel would like to develop the parcel, however, the rights-of-way easements create a significant burden on the parcel.

On June 5, 2018 your Board adopted the Resolution and Notice of Intent to Vacate a County Road, declaring the County's intent to vacate portions of Pine Street, Lincoln Street & Camino Arroyo Road in Santa Ynez and set the date of July 3, 2018 on the Board's Administrative Agenda for final Board action to approve the vacation of Portions. Notice of such final Board action shall have been posted in the vicinity of the Portions for at least two (2) successive weeks in three locations along the Portions pursuant to Streets and Highways Code Section 8323. The Notice of Intent was also advertised in the *Santa Maria Times* and *Santa Ynez Valley News* pursuant to Streets and Highways Code Section 8322 and Government Code Section 6066. The Board shall consider the final Resolution and Order to Vacate a County Road at its meeting on July 3, 2018, which, if approved, shall be recorded and permanently remove the County's interest in the public rights-of-way easements over the Portions.

Commented [GS1]: 8323 requires posting; 8322 requires publication. Please confirm that noticing was completed as required

Pursuant to the California Environmental Quality Act (CEQA) 14 CCR Section 15061(b)(3), the recommended action should be considered exempt from CEQA review, there is no possibility that the activity in question will have a significant effect on the environment. Furthermore, any future development that may occur on this parcel will be subject to the Development Review process and CEQA guidelines will be considered at that time in conjunction with any future proposed project.

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Fiscal and Facilities Impacts:

Budgeted: N/A

Narrative:

The applicant paid for the County staff time needed to facilitate this transaction. There are no facilities impacts associated with the proposed actions. Other than paying for staff time, there is no compensation received by the County in exchange for the easement vacated.

Special Instructions:

Clerk of the Board, please distribute as follows:

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|----|--|-------------------------------------|
| 1. | Original Order to Vacate | General Services, Attn: Netza Ortiz |
| 2. | <i>Certified</i> Copy of Order to Vacate | Clerk of the Board |
| 3. | Minute Order | General Services, Attn: Netza Ortiz |

Attachments:

1. Resolution and Order to Vacate a County Road
2. CEQA Notice of Exemption

Authored by:

Netza Ortiz, Real Property Agent II, General Services – Real Property Division, 568-3073