



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:** December 10, 2013  
**Placement:** Administrative  
**Estimated Tme:**  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** Majority

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**TO:** Board of Supervisors, Laguna Sanitation District and the Santa Barbara County Flood Control & Water Conservation Board of Directors

**FROM:** Department Scott D. McGolpin, Public Works Director, 568-3010  
Director(s)  
Contact Info: Aleks Jevremovic, Deputy Director, County Surveyor, 568-3020  
Mark Schleich, Deputy Director; Resource Recovery, 882-3605

**SUBJECT:** Final Map of Tract Map No. 14,770, Vacation of rights-of-way, Vacation of Public Sewer and Utility Easements, Acceptance of Public Utility Easement and Public Sewer Easement, all regarding Terrace Villas Santa Maria, Western Sky Development, Santa Barbara County Assessor Parcel numbers 129-300-001 through -021. 4<sup>th</sup> Supervisorial District.

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**County Counsel Concurrence**

As to form: Yes

Other Concurrence: N/A

**Auditor-Controller Concurrence**

As to form: N/A

**Recommended Actions:**

Sitting as the County of Santa Barbara Board of Supervisors and the Board of Directors of the Laguna County Sanitation District:

That the Board of Supervisors:

- A. Approve and accept the offer of dedication of public utility easements as shown on Final Map of Tract 14770 and;
- B. Approve the vacation and abandonment of the public road easement for Terrace Ranch Drive, previously accepted and shown on subdivision Tract Map No. 14,330 and;
- C. Approve the vacation and abandonment of the public utility easement adjoining Terrace Ranch Drive, previously accepted and shown on subdivision Tract Map No. 14,330 and;
- D. Approve the Final Map of Tract No. 14,770.
- E. Find that no new effects will occur and no new mitigation measures would be required as a result of the above actions, and therefore pursuant to CEQA Section 15162, those actions are within the scope of the project covered by the Final Mitigated Negative Declaration for the "Terrace Villas" development (11NGD-00000-00007) adopted by the Board of Supervisors as the Lead Agency on September 13, 2011, and no new environmental document is required.

That the Board of Directors of the Laguna County Sanitation District:

- A. Approve the vacation and abandonment of the public sewer easement, previously accepted and shown on subdivision Tract Map No. 14,330.
- B. Approve and accept the offer of dedication of a 60' public sewer easement within Tuscan Way as shown on Final Map of Tract 14,770 and
- C. Find that no new effects will occur and no new mitigation measures would be required as a result of the above actions, and therefore pursuant to CEQA Section 15162, those actions are within the scope of the project covered by the Final Mitigated Negative Declaration for the "Terrace Villas" development (11NGD-00000-00007) adopted by the Board of Directors of the Laguna County Sanitation District as a Responsible Agency on September 13, 2011, and no new environmental document is required.

**Summary Text:**

Final Tract Map 14,770 is a re-subdivision of the Final Tract Map 14,330, recorded April 18, 2008, where the Santa Barbara County Board of Supervisors would approve the Tract Map 14,770 and accept new easements offered on the Tract Map 14,770, and abandon and vacate old easements accepted on the Tract Map 17,330. The Board of Directors of the Laguna County Sanitation District would abandon and vacate old easements accepted in Tract Map 17,330 and accept new easements offered on this map.

The Final Map of Tract No. 14,770 commonly known as 5320 Stillwell Road, located on the east side of Stillwell Road, south of the Clark Avenue/Stillwell Road intersection, in the Orcutt Community Planning area, Fourth Supervisorial District, (Santa Barbara County Assessor parcel numbers 129-300-001 thru -021). The County Surveyor is satisfied that the Final Map is technically correct, conforms to the approved Tentative Map (or any approved alterations thereto), and complies with all applicable laws and regulations.

All Departments concerned with the processing of subdivision maps have verified to the County Surveyor that the Final Map of Tract No. 14,770 is ready for Board approval. The payment of Real Property Taxes has been made or bonded for and deposited with the Clerk of the Board. The interior monuments for the tract have been guaranteed to be set at a later date through a surety posted with the County.

The County Surveyor's Office is in receipt of a letter from Golden State Water, the entity that will provide water and Laguna County Sanitation District, the entity that will provide the sewer service for Tract No. 14,770, which letters state that all arrangements have been made for water and sewer services for said Tract.

**Background:**

At its regularly scheduled meeting on September 13, 2011 the Santa Barbara County Board of Supervisors ("Board") met to consider the County Planning Commission's recommendation of approval for the Terrace Villas Project (Subdivision Tract Map No. 14,770, herein the "Project"). On that date the Board approved the Project and adopted Negative Declaration 11NGD-00000-00007 for same.

**Special Instructions:**

After approval by the Boards: 1) The Clerk of the Board of Supervisors shall certify the Board of Supervisors' approval of Tract Map 14,770; including the acceptance of Public Utility easements, and

the vacation and abandonment of the public road easement for Terrace Ranch Drive and the vacation and abandonment of the public utility easement adjoining Terrace Ranch Drive, both shown on Tract Map 14,330 2) The Clerk of the Board of Directors of the Laguna County Sanitation District shall certify the Board's approval of the public sewer easement vacation and abandonment as accepted on Tract No 14330 and the Board's acceptance of a 60' public sewer easement with Tuscan Way as dedicated on Tract Map 14,770, 3) after consultation with the County Surveyor- transmit the executed Map to the County Recorder's Office, 4) send copies of the Boards Minute Order to the County Surveyor's Office, Attention Aleksandar Jevremovic and to the Laguna County Sanitation District, Attention Martin Wilder.

**Attachments:**

TM 14770 (4 Pages)

**Authored by:**

Connie Adams 568-3012

Jeff Havlik, 568-3073

**cc:**

Kevin Ready Sr. – County Counsel

Jon McKellar PLS, 2605 South Miller Street #107, Santa Maria, CA 93454

Western Sky Development, LLC. 2255 So. Broadway #9, Santa Maria, CA 93454