



COUNTY OF SANTA BARBARA
DEPARTMENT OF PUBLIC WORKS

SCOTT D. MCGOLPIN, DIRECTOR



GOVERNMENT CODE SECTION: 66499.36
- NOTICE OF VIOLATION HEARING -

FROST

APN: 153-300-013

OFFICE OF THE COUNTY SURVEYOR
NOVEMBER 6, 2007

MICHAEL B. EMMONS, COUNTY SURVEYOR



PURPOSE OF HEARING



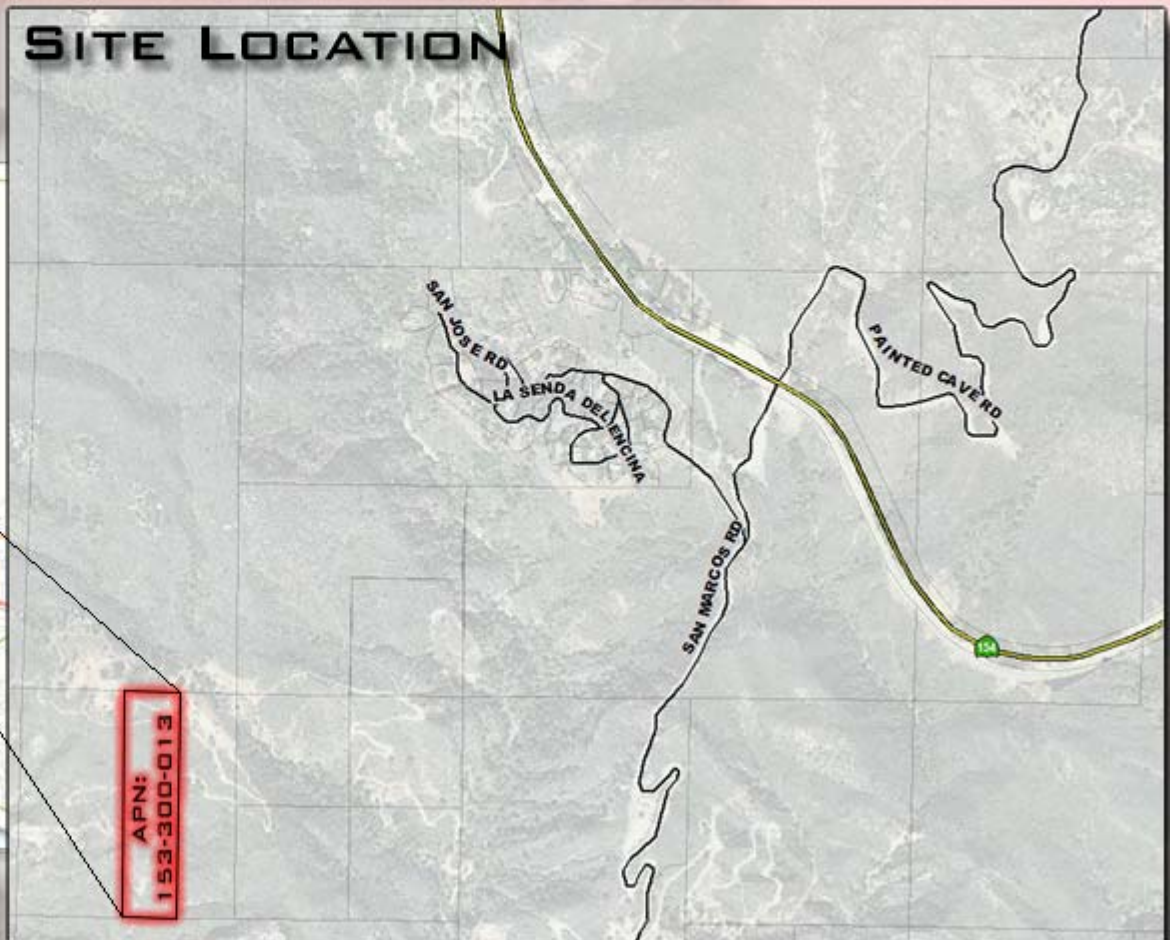
**FOR THE BOARD OF SUPERVISORS TO
DECIDE WHETHER OR NOT IT IS APPROPRIATE
TO DIRECT THE COUNTY SURVEYOR TO FILE
A NOTICE OF VIOLATION ON
APN:153-300-013
(FROST)
IN ACCORDANCE WITH CALIFORNIA
GOVERNMENT CODE SECTION
66499.36**



FROST

APN: 153-300-013

SITE LOCATION



APN:
153-300-013

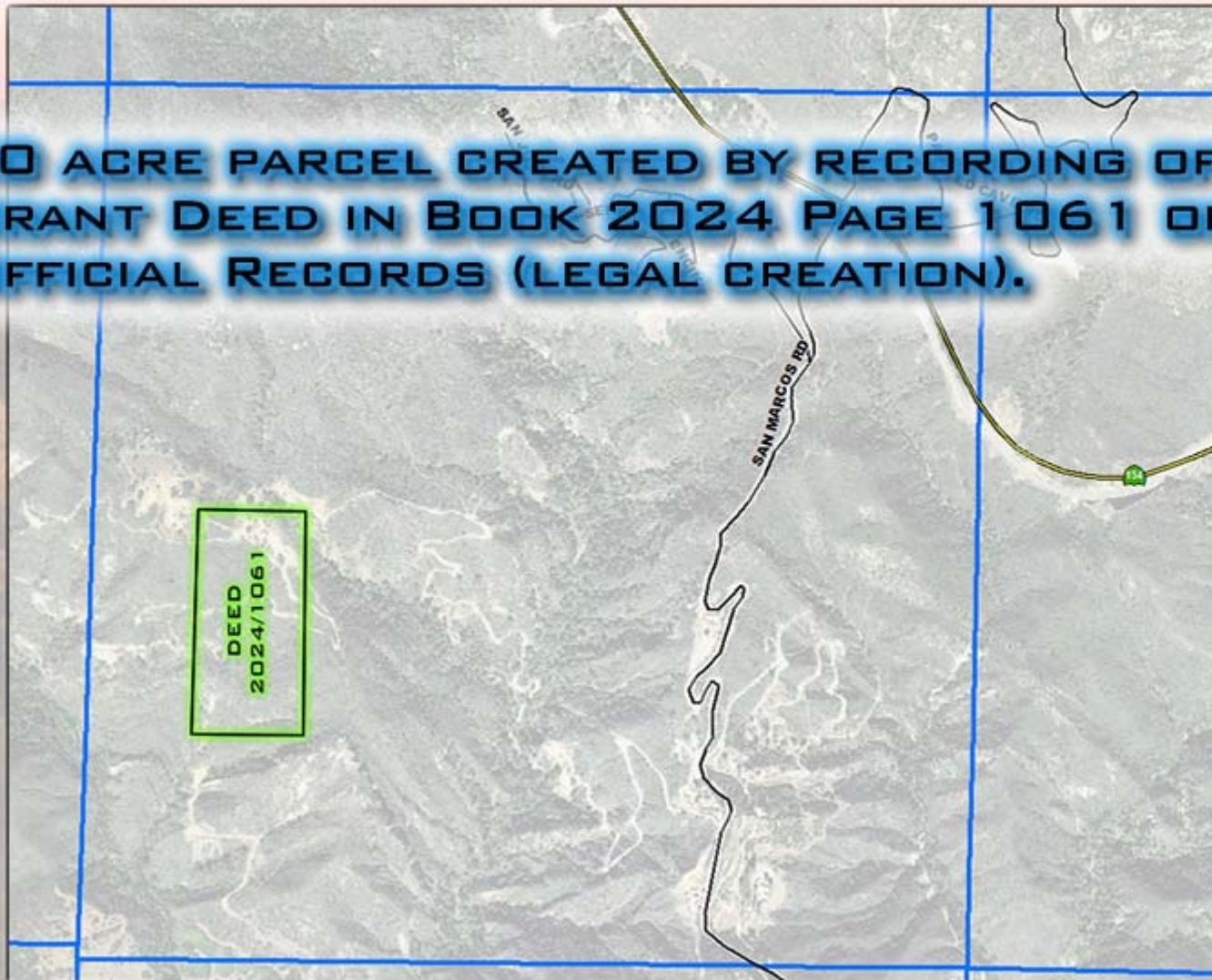
VICINITY MAP





PROPERTY CREATION HISTORY

▲ 20 ACRE PARCEL CREATED BY RECORDING OF GRANT DEED IN BOOK 2024 PAGE 1061 OF OFFICIAL RECORDS (LEGAL CREATION).

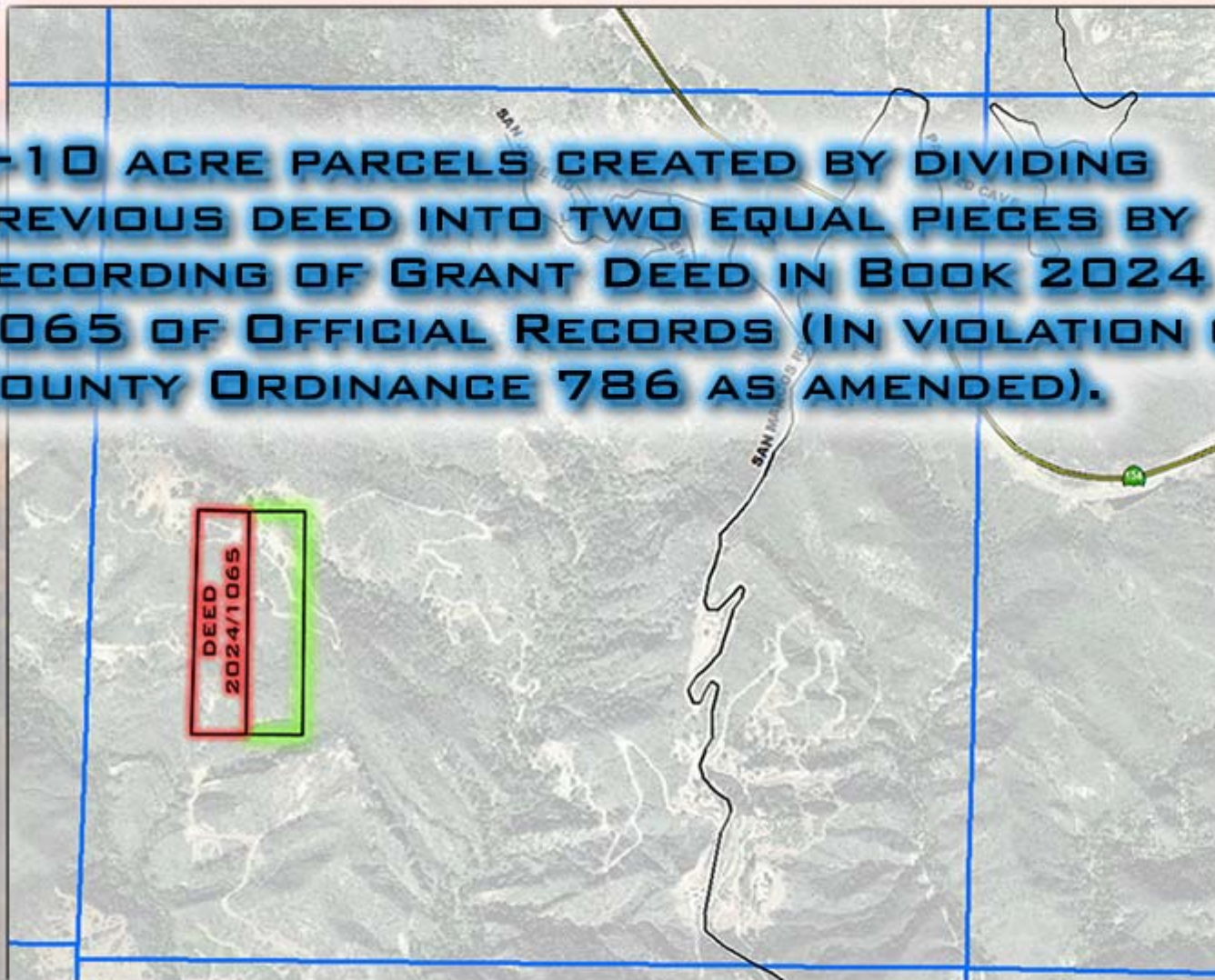




PROPERTY CREATION HISTORY



▲ 2-10 ACRE PARCELS CREATED BY DIVIDING PREVIOUS DEED INTO TWO EQUAL PIECES BY RECORDING OF GRANT DEED IN BOOK 2024 PAGE 1065 OF OFFICIAL RECORDS (IN VIOLATION OF COUNTY ORDINANCE 786 AS AMENDED).





REQUIREMENTS OF COUNTY ORDINANCE 786 (AS AMENDED)



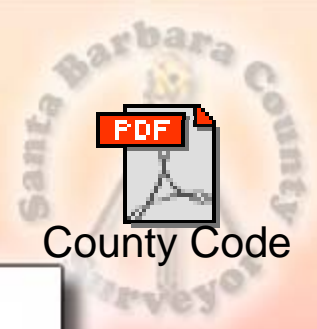
▲ DIVISION OF PROPERTY REQUIRED TO COMPLY WITH ORD. 786 EXCEPT:

- 1) EACH AND EVERY PARCEL CREATED MUST BE IN EXCESS OF 20 ACRES.
- 2) EACH AND EVERY PARCEL CREATED MUST BE IN EXCESS OF 5 ACRES (AGRICULTURAL LEASES ONLY).
- 3) EACH AND EVERY PARCEL CREATED MUST BE IN EXCESS OF 5 ACRES AND THE OPENING OF ROAD AS DEFINED BY ORDINANCE 786 IS NOT REQUIRED FOR ACCESS
- 4) EACH AND EVERY PARCEL CREATED MUST BE IN EXCESS OF 5 ACRES AND THE BOARD OF SUPERVISORS MUST WAIVE THE REQUIREMENT FOR OPENING OF ROAD (AS DEFINED BY ORDINANCE 786)
- 5) ANY LOT CREATED BY RECORD OF SURVEY RECORDED PRIOR TO JULY 27, 1955

▲ PROPERTY NOT SUBJECT TO ANY OF ABOVE EXEMPTIONS



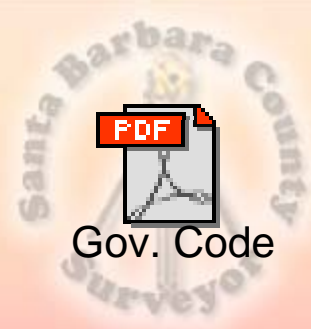
PREVIOUS ACTIONS ON PROPERTY



- July 23, 2003 – Application for CC submitted
- August 13, 2003 – County Surveyor determined parcel not created in accordance with Subdivision Map Act
- October 9, 2003 – Zoning Administrator agrees that Conditional Certificate of Compliance required
- November 17, 2003 – Letter of final decision by County Surveyor sent to applicant who was directed to file for a Conditional Certificate of Compliance within 60 days. Application filed but never deemed complete by Planning & Development
- November 27, 2003 – Appeal period for decision by County Surveyor expires
- September 21, 2007 – Applicant informed of November 6, 2007 hearing for filing of Notice of Violation



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