



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 6, 2016
Placement: Administrative
Estimated Tme:
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, 568-3020

SUBJECT: **Approve Final Map of Tract No. 14,604, Hourigan Residential Development (AMC Patterson/Oakside), 02TRM-00000-00005; and Set Monument Deposit; Abandon various Easements and Accept Public Utility Easement Dedications per said map; Second 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. 14,604 Hourigan Residential Development;
- b) Pursuant to California 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 \$10,000 prior to recordation of Final Map of Tract No. 14,604 Hourigan Residential Development, to guarantee the payment of the cost of setting of the interior monuments for the Final Map of Tract No. 14,604 which must be set on or before one year from the date of recordation of this Final Map, as certified by the Surveyor on the Final Map of Tract Map No. 14,604;
- c) Pursuant to California Government Code section 66434(g) of the Subdivision Map Act, subject to recordation of the Final Map of Tract No. 14,604 Hourigan Residential Development, abandon on behalf of the public and authorize the Clerk of the Board to endorse thereon its approval of the abandonment as to those portions within the subdivision limits of Tract No. 14,604 as follows:

- i) That portion of a 40-foot wide easement for road and public utility purposes as depicted on the record of survey recorded on May 2, 1947 in Book 28, Page 50 of Records of Survey, filed in the office of the Santa Barbara County Recorder State of California, and as modified by Instrument No. 42252 recorded on November 24, 1961 in Book 1886, pages 725 and 726 of Official Records of the county of Santa Barbara, State of California, lying with the lands subdivided by this map; and
 - ii) That portion of a 20-foot wide easement and right of way for all the uses and purposes of a public road, over, along and under the lands subdivided by this map, as granted by Instrument No. 45008 recorded December 15, 1961 in Book 1891, Pages 236 and 237 of Official Records of Santa Barbara County, State of California; and
 - iii) A variable width Easement for Sewer purposes and Incidental purposes as granted to Goleta Sanitary District by Instrument No. 2016-0008830 Recorded February 26, 2016, Official Records of Santa Barbara County, State of California; and
- d) Subject to recordation of the Final Map of Tract No. 14,604 Hourigan Residential Development, accept on behalf of the public and authorize the Clerk of the Board to endorse the Final Map of Tract No. 14,604 accepting the offers of dedication as follows:
- i) The Public Utility Easements shown thereon as E-2, E-7 & E-8 for the purposes set forth thereon; and
- e) 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 actions because there are no substantial changes proposed, no substantial changes in circumstances, and no new information of substantial importance regarding environmental effects of the project or of the sufficiency or feasibility of mitigation measures, and therefore the recommended actions are within the scope of the environmental review documents for this project [Final Mitigated Negative Declaration (06NGD-00000-00010) approved and adopted by the Santa Barbara County Board of Supervisors on April 17, 2007] and no new environmental document shall be prepared for this project.

Summary Text:

This item is on the agenda in order to approve the Final Map of Tract No. 14,604 (Hourigan Residential Development 02TRM-00000-00005), to set the monument deposit, and to abandon and accept easement dedications per said map.

Final Map of Tract No. 14,604 Hourigan Residential Development (County Assessor Parcel Number 069-060-044, formerly 069-060-040) is located at 1118 North Patterson, in the Goleta area, Second Supervisorial District. The County Surveyor has received and examined the Final Map of Tract No. 14,604 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.

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Barry Waters, the Surveyor for Final Map of Tract No. 14,604, has informed the County Surveyor 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 Section 66496 of the State Subdivision Map Act and Section 21-16 of Chapter 21 of the Santa Barbara County Code. The County Surveyor recommends that the subdivider be required to furnish security in the amount of \$10,000 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. 14,604, 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 and Easement Acceptance Letter from Goleta Water District and a Can-and-Will Serve Letter from Goleta Sanitary District, the entities that will provide water and sewer services for Tract No. 14,604, which state that all arrangements have been made for service of said Tract. The County Surveyor's Office is also in receipt of a letter, pursuant to Section 66434(g) of the Subdivision Map Act, from Goleta Sanitary District consenting to the abandonment of the Easement Deed recorded as Instrument No. 2016-0008830 of Official Records.

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

Consummation of the abandonments is subject to recordation of the subject Final Map.

Consummation of the acceptance of the easement dedications to the County of Santa Barbara for Public Utility purposes is subject to recordation of the subject Final Map.

Background:

At its regularly scheduled meeting on April 17, 2007, the Santa Barbara County Board of Supervisors met and approved Tract Map No. 14,604 and adopted Final Mitigated Negative Declaration 06NGD-00000-00010 for the subject project, which can be found at:

<https://cosantabarbara.box.com/v/TM14604FinalND>

Under CEQA Guidelines Section 15162, since the recommended actions do not exceed the scope of previously conducted environmental review documents, including the Final Mitigated Negative Declaration 06NGD-000000-00010 dated April 17, 2007, no subsequent environmental document is required. Here, no substantial changes are proposed in the project and no substantial changes will occur with respect to the circumstances under which the project is undertaken. Furthermore, no new information of substantial importance has come to light regarding environmental effects of the project or of the sufficiency or feasibility of mitigation measures. Consequently, the recommended actions are within the scope of the project covered by the environmental review documents adopted by the County Board of Supervisors.

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Fiscal and Facilities Impacts:

None.

Fiscal Analysis:

None.

Special Instructions:

After the Subdivider furnishes the \$10,000 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. 14,604 to the Clerk of the Board of Supervisors and request acknowledgement of the Board's acceptance thereon, including the abandonments and acceptance of the dedications thereon. Once the Final Map has been endorsed by the Clerks, 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. 14,604 Hourigan (AMC Patterson/Oakside) (9 sheets)

Attachment B: Letter of consent to abandon Easement from Goleta Sanitary District

Authored by:

Connie Adams, County Surveyor's Office, 568-3021

CC:

Jay Ritterbeck – County Planner

Surveyor-Barry Waters, Waters Land Surveying, 5553 Hollister Ave., Suite 7, Goleta, CA 93117

Owners- SR Harmon,LLC

Chris Sneddon - Deputy Director Public Works