



Clerk of the Board of Supervisors

105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

BOARD OF SUPERVISORS AGENDA LETTER

Department Name:

General Services and County Health

Department Number:

063

Agenda Date:

August 18, 2026

Placement:

Administrative Agenda

Estimated Time:

N/A

Continued Item:

No

If Yes, date from:

Vote Required:

4/5

TO: Board of Supervisors

FROM: Department Director(s): Kirk Lagerquist, Director, General Services

CONTACT: Ted Teyber, Assistant Director, General Services

SUBJECT: Summary Vacation of Unused Portion of a County Road at 2275 Ortega Hill Road, APN 005-177-003, in the Community of Summerland, First Supervisorial District (Folio #004126)

Concurrences:

County Counsel Concurrence:

As to form: Yes

Auditor-Controller Concurrence:

As to form: Yes

Other Concurrence:

As to form: N/A

Recommended Actions:

That the Board of Supervisors:

- a) Approve, adopt and authorize the Chair to execute the original and certified copy and authorize staff to record the Resolution, Findings, and Summary Order to Vacate, thereby abandoning a portion of a County Road and Right-of-Way, approximately 400-square feet being that portion of Assessor's Parcel Number 005-177-003 in the Community of Summerland; and
- b) Determine that the recommended action is exempt from environmental review in accordance with California Environmental Quality Act (CEQA) Guidelines Sections 15061(b)(3), no possibility of an Environmental Impact.

Summary Text:

This item is being brought to the Board of Supervisors in order to vacate a portion of County road Right-of-Way ("ROW"). The ROW portion of Ortega Hill Road proposed for abandonment is approximately 400-square feet, (herein "Portion"), located immediately east of 2275 Ortega Hill Road, County Assessor's Parcel Number 005-177-003 (herein the "Property"), which Portion is legally described and shown in the Resolution hereto and incorporated herein by this reference. This action will remove from the County inventory, the Portion of public ROW.

Discussion:

The project consists of a real property transaction to abandon and transfer the easement ownership of a triangular strip of land approximately 70 feet long by 40 feet wide, of approximately 400-square feet portion of a right-of-way. Summerland LLC, a Delaware limited liability company is the current fee owner of the property encumbered by the road right-of-way ("ROW") and have petitioned the County to vacate the unused portion of Ortega Hill Road in the Community of Summerland. The portion of Ortega Hill Road proposed for abandonment ("Portion") is in the northeasterly portion of County Assessor's Parcel Number 005-177-003 ("Property"), which Portion is legally described and shown in Exhibits A and B attached hereto and incorporated herein by this reference

In accordance with Section 8334 of the California Streets and Highways Code, a county may summarily vacate real property in the manner prescribed by law for such action by counties if the County Board of Supervisors for that county determines by resolution that the street or highway right-of-way that is no longer required for public street or highway purposes. The Portion does meet this criterion

The vacation of the ROW area within the Property does not impact the existing two-story building of approximately 2,780 square feet, currently occupied by three tenants, a restaurant, retail and coffee shop. The abandonment of the existing easement will allow the remodel and expansion of the existing building to approximately 3,070 square feet. In addition, the abandonment will allow, new hardscape and landscape, a covered rear patio, and the

construction of a trash enclosure, pursuant to Planning and Development Coastal Development Permit (Case No. 24CDP-00055) and Variance (Case No. 24VAR-00001).

The proposed vacation is for vehicular ROW and In accordance with Section 8340(c) of the California Streets and Highways Code reserves public service and utilities in place upon vacating the street or highway reserves the easements rights after abandonment. The public utility companies servicing the area do not have facilities in the Portion requested to be vacated. The Santa Barbara Flood Control District easement for drainage purposes shall remain therefore, no County Departments have objected to the proposed summary vacation.

The proposed action is exempt from environmental review in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3). The proposed action will have "No Possibility of Significant Effect".

Background:

Ortega Hill Road ROW was deeded to the County by the State of California upon the completion of Highway 101, with Ortega Hill Road along and adjacent to the Property being County ROW. The Portion to be vacated was originally believed to be fee owned by the County, yet the Portion was only an easement granted to the County Therefore, the proposed easement to be vacated within a portion of the Property was relinquished by the State of California to County and is filed in Deed Book 1250, Pages 443-445, in the Office of Santa Barbara County Recorder's Office.

At its regular meeting on March 11, 2026, the County's Planning Commission determined that the abandonment of the County's rights-of-way to be in conformity with the County's Comprehensive Plan pursuant to Government Code Section 65402(a).

Fiscal and Facilities Impacts:

The Board of Supervisors' approval and authorization of the Chair to execute the original and certified copy approval and staff's recordation of the Resolution, Findings, and Summary Order to Vacate will have no direct fiscal or facilities impacts. The applicant will be paying County's staff time necessary to facilitate this action. There are no facilities nor impacts associated with the proposed actions. Other than paying for staff time, no compensation was received by the County in exchange for the unused road and right of way easement to be summarily vacated, as the Owner already owns the underlying real property in fee.

Special Instructions:

After Board action, distribute as follows:

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| 1. Original Board of Supervisors Resolution
Findings and Summary Order to Vacate | Clerk of the Board Files |
| 2. Certified Copy of Board of Supervisors
Resolution Findings and Summary | Real Property Division
Attn: James Cleary |

Order to Vacate & Minute Order

Attachments:

Attachment A – Original and Copy of Resolution and Summary Order to Vacate County Road

Contact Information:

jamEs Cleary
Project Manager

