

**SANTA BARBARA COUNTY
BOARD AGENDA LETTER**



Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Agenda Number:
Prepared on: 09/12/05
Department Name: Public Works & Parks
Department No.: 054 & 052
Agenda Date: 09/27/05
Placement: Administrative
Estimate Time: Staff - None Required
Continued Item: NO
If Yes, date from:

TO: Board of Supervisors

FROM: Phillip M. Demery, Public Works Director

STAFF CONTACT: Michael B. Emmons, County Surveyor, (Ext. 3020)
Claude Garciacelay, Park Planner, (Ext. 2469)

SUBJECT: Final Tract Map No. 14,487 Phase 3, 4 & 5 (Providence Landing Residential Project) and Changes of legal description of previously dedicated Public Park; Third Supervisorial District, Vandenberg Village Area

Recommendation(s):

That the Board of Supervisors:

- A. Abandon the public park easement as dedicated on the Final Map of Tract No. 14,487 Phase 1 and 2 recorded in Map Book 200 Pages 1-11.
- B. Approve the Final Map of Tract No. 14,487 Phase 3, 4 & 5.
- C. Accept the replacement easement for public park purposes over Lot 269.
- D. Reject the fee as offered as Lot 269 for public park purposes at this time but reserve the right to accept Lot 269 as fee in the future.
- E. Accept Lot 284 (Voyager Road and a portion of Mercury Avenue), Lot 285 (Enterprise Avenue and a portion of Celestial Way), Lot 286 (A portion of Celestial Way, Pluto Avenue, a portion of Enterprise Way, and Goddard Drive), Lot 287 (A portion of Moonglow Road, Europa Avenue, Stardust Road, and Carina Drive) and Lot 288 (a portion of Moonglow Road, Sagan Court and Sagan Circle) as public road and utility easements.
- F. Accept easements for public trail purposes across Lot 272 (Open Space), Lot 273 (Open Space), Lot 274 (Open Space), and Lot 275 (Open Space).
- G. Accept the easements shown on the Final Map of Tract No. 14,487 Phase 3, 4 and 5 as dedicated for the purposes set forth.
- H. Adopt Resolution accepting all the denial strips which were offered to the County in connection with the Vandenberg Village housing development in 1959 via Tract Map number 10034.

Alignment with Board Strategic Plan:

The recommendation(s) are primarily aligned with Goal No. 1. An Efficient Government Able to Anticipate and Respond Effectively to the Needs of the Community.

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Executive Summary and Discussion:

The County Surveyor's Office has received the Final Map of Tract No. 14,487 Phase 3, 4, and 5, which is located along the southern portion of Vandenberg Village and north of and adjacent to the Lompoc city limits, Third Supervisorial District.

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 certified that the Final Map 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 County Surveyor's Office is in receipt of a Can & Will Serve letter from the Vandenberg Village Community Service District, the entity that will provide water and sanitary services for said Tract No. 14,487 Phase 3, 4, and 5.

The County Surveyor is satisfied that the public park being abandoned in Recommendation A and being dedicated as Lot 269 as an easement by this map in Recommendation C is only a minor change in the legal description of the previously dedicated park. The County Surveyor is satisfied that all other conditions and aspects of any previously signed agreement between the owner and the County for the stated public park are unaffected by this change and remain in force if applicable.

Recommendation A, C, and D:

The County accepted an easement for public park purposes as dedicated on the Final Map of Tract 14,487 Phase 1 and 2 recorded in Book 200 Pages 1-11 of Maps. The County has an agreement with the owners, CPH Lompoc, LLC, to create a public park and said agreement sets forth the requirements per the Phase 1 and 2 conditions for the developer to build the park on the property conveyed through the map recordation as park and open space easements. The agreement sets forth the requirements and timing for construction by the developer, approval and acceptance by the County of the improvements and the subsequent transfer of fee title to the park property to the County whether or not the development is ever built. The change in the legal description is a minor change due to the previous easement not coinciding with road and lot boundaries in a small area on the northeast side of the park. Abandoning the current easement and accepting the new easement for a public park will clear up any boundary problems created by the previously accepted easement.

Recommendation B, E, F, G and H:

On July 9, 2002, the Board of Supervisors gave tentative approval of Tract Map TM 14,487 in Vandenberg Village known as Providence Landing. The County Surveyor is satisfied that the map being considered as TM 14,487 Phase 3, 4, & 5 is technically correct and that all conditions necessary to record the Final Map have been met. Adoption of Recommendation B would approve the final map for recordation. Adoption of Recommendations E, F, G, and H provide necessary easements for road, utility and other purposes necessary for the development of the project.

Mandates and Service Levels: No change in programs or service levels.

Fiscal and Facilities Impacts: None.

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Special Instructions:

After the Clerk of the Board endorses its approval thereon, the Final Map of Tract No. 14,487 shall then be transmitted to the County Recorder's Office. A copy of the Board of Supervisor's Minute Order of Approval shall be sent to the County Surveyor's Office.

Concurrence:

Recommendations A, B, and D: County Parks Department

Recommendations C, E, F, and G: None.

Recommendation H: County Counsel.

Cc: Kevin Ready – County Counsel
Claude Garciacelay, Planner, County Parks
Steve Rodriguez, Planning & Development

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