

**RESOLUTION OF THE COUNTY OF SANTA BARBARA BOARD OF SUPERVISORS  
FOR THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA**

IN THE MATTER OF INSTITUTING PROCEEDINGS AND MAKING A FINDING OF PUBLIC NECESSITY FOR THE ACQUISITION OF CERTAIN PROPERTIES BY THE COUNTY OF SANTA BARBARA FROM KATHLEEN S. GRASSINI, TRUSTEE OR ANY SUCCESSOR TRUSTEE, OF THE KATHLEEN S. GRASSINI QUALIFIED PERSONAL RESIDENCE TRUST, UDT DATED JULY 18, 2000; LAWRENCE P. GRASSINI, TRUSTEE OR ANY SUCCESSOR TRUSTEE OF THE LAWRENCE P. GRASSINI QUALIFIED PERSONAL RESIDENCE TRUST, UDT DATED JULY 18, 2000

**RESOLUTION NO. 19-272**  
(4/5 vote required)

**BE IT RESOLVED** that the County of Santa Barbara Board of Supervisors (“COUNTY”), State of California, does hereby find and determine as follows:

A. COUNTY has approved the acquisition of a Native Landscape and Fish Passage Permanent Easement in connection with the Fernald Point Lane Bridge Replacement Project at Romero Creek herein referred to as the “Project”, described as a portion of County of Santa Barbara Assessor’s Parcel Number, 007–380–007 and as more fully set forth in Attachment 1 and Exhibits “A” and “B” attached hereto and incorporated herein (“Subject Property”); and

B. The Subject Property is being acquired for the PROJECT, i.e., the replacement of the existing Fernald Point Bridge No. 51C–0137, and for such all purposes under the authority of:

1. Article I, Section XIX of the California Constitution; and
2. Code of Civil Procedure; Section 1240.010, 1240.110  
1240.120, 1230.020 and 1240.020;
3. Government Code Section 25350.5; and

C. The Subject Property is within the unincorporated area of the County of Santa Barbara, State of California, and is located at 1775 Fernald Point Lane, in the Community of Montecito, Assessor’s Parcel Number 007–380–007, as described in Attachment 1, Native Landscape and Fish Passage Permanent Easement, and as more fully set forth in Exhibit “A” and shown in Exhibit “B”, attached and incorporated herein, and;

D. That the Board considered the Mitigated Negative Declaration and the Mitigation Monitoring Program (15NGD-00000-00005) for the Proposed Fernald Point Lane Bridge Replacement Project at Romero Creek approved and adopted by the Board of Supervisors on June 21, 2016 and found that pursuant to State California Environmental Quality Act Guidelines Section 15162, no substantial changes are proposed, and there are no substantial changes in circumstances or new information of substantial importance regarding significant

impacts or feasibility of mitigation measures and alternatives and, therefore, pursuant to Section 15162, the recommended actions are within the scope of the project covered by the MND and no new environmental document is required. The COUNTY has complied with environmental review process under the provisions of CEQA Guidelines adopted by the Secretary of Resources; and

E. That the acquisition of the Subject Property is necessary for the PROJECT; the public interest and necessity require the PROJECT, and; the PROJECT is planned and located in a manner that is compatible with the greatest public good and the least private injury; and

F. That pursuant to Code of Civil Procedure Section 1245.235, notice and an opportunity to be heard was given to the person(s) shown on the last equalized County assessment roll for the Subject Property and said person(s) was/were provided with a written Appraisal Summary Statement and an Eminent Domain Process Summary; and

G. That pursuant to Government Code Section 7267.2 the owner(s) of record was/were offered just compensation for the Subject Property herein described.

**NOW, THEREFORE** the Board of Supervisors for the County of Santa Barbara, State of California does hereby find, determine, and resolve by at least four-fifths (4/5) vote:

1. The Subject Property is located within the County of Santa Barbara at 1775 Fernald Point Lane, in the State of California, County of Santa Barbara, Community of Montecito, and is a portion of Assessor's Parcel Number 007-380-007, described in Attachment 1, Native Landscape and Fish Passage Permanent Easement, as set forth in Exhibit "A" and shown in Exhibit "B", attached hereto are incorporated herein as though set forth at length and is made a part hereof.

2. The public interest and necessity require the PROJECT.

3. The PROJECT is planned and located in the manner that will be most compatible with the greatest public good and the least private injury.

4. The Subject Property described in the Resolution is necessary for the Project.

5. That the offer required by Section 7267.2 of the Government Code has been made to the owner or owners of record.

6. The COUNTY has complied with the environmental review process under the provisions of CEQA and the State CEQA Guidelines adopted by the Secretary of Resources.

7. The County Counsel of the County of Santa Barbara and Special Eminent Domain Counsel, the Law Offices of Oliver, Sandifer, and Murphy are authorized and directed to perform all acts necessary on behalf of the COUNTY for the acquisition of said Subject Property, and to do any and all other things in connection with such proceedings as in his/her or their judgment may be necessary or convenient to the successful conclusion of said proceeding or proceedings, including obtaining of an Order for Prejudgment Possession, the preparation, filing, amendment, dismissal, etc. of all pleadings and stipulations that in the opinion of Counsel are necessary for the processing of the litigation.

8. The County Counsel and the Director of the Public Works Department are hereby authorized to expend funds available to the COUNTY for the acquisition of the Subject Property herein described.

**BE IT RESOLVED** that the real property interests described in Attachment 1, set forth in Exhibit "A" and shown in Exhibit "B" be acquired by eminent domain in the name of the County of Santa Barbara for public use purposes, as specified herein, and County Counsel of the County of Santa Barbara and its Special Eminent Domain Counsel are hereby authorized, empowered, and directed to prepare and prosecute in the name of the COUNTY such proceeding or proceedings in the proper Court having jurisdiction thereof, as are necessary for such acquisition, and are authorized, at their discretion are authorized to apply for an order or orders fixing the amount of such security in the way of money deposits as said Court may direct, and or an order or orders permitting said COUNTY to take immediate possession and use of said Subject Property for the public purposes.

**PASSED AND ADOPTED** by the County of Santa Barbara Board of Supervisors, State of California, this the 15th day of October, 2019, by the following vote:

**AYES:** Supervisors Hart, Hartmann, Adam and Lavagnino

**NOES:** Supervisor Williams

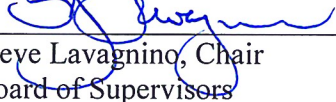
**ABSTAINED:** None

**ABSENT:** None


"COUNTY"

"COUNTY SANTA BARBARA"

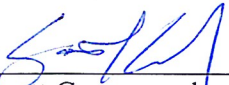
a political subdivision of the State of California

By:   
Steve Lavagnino, Chair  
Board of Supervisors

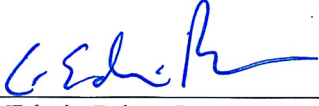
ATTEST:  
MONA MIYASATO  
CLERK OF THE BOARD

By:   
Sheila de la Guerra  
Deputy Clerk

APPROVED AS TO FORM:  
MICHAEL C. GHIZZONI  
COUNTY COUNSEL

By:   
Scott Greenwood  
Deputy County Counsel

APPROVED AS TO ACCOUNTING FORM:  
BETSY M. SCHAFFER, CPA  
AUDITOR-CONTROLLER

By:   
C. Edwin Price, Jr.  
Deputy Auditor-Controller

# ATTACHMENT "1"

## NATIVE LANDSCAPING AND FISH PASSAGE EASEMENT

An easement for native landscape and fish passage ("Easement") for erosion control, riparian restoration and fish passage in the real property described in Exhibit A and depicted on Exhibit B attached hereto and incorporated herein. The area of the Easement is approximately 1,082 sq. ft.

The Easement will be used for the restoration and maintenance of Romero Creek as part of the Fernald Point Lane Bridge Replacement Project at Romero Creek # 862330, including erosion control and revegetation, riparian restoration, the safe passage of migratory aquatic wildlife, and will ensure that the migration within the low flow fish passage channel and notched rock weir will be protected and maintained in perpetuity by preventing any use that will impair or interfere with its purpose.

The Easement shall be monitored in accordance with California Fish and Game Code 1602, for the restoration of riparian vegetation and fish passage.

All other rights in the Easement not herein acquired shall be reserved to the owner including use rights that are not expressly prohibited herein and are not inconsistent with the purpose of the Easement.

Notwithstanding the foregoing, the following acts are expressly prohibited in the Easement:

- (a) The grading of land that would damage the vegetation, irrigation and fish passage facilities.
- (b) The physical removal of or damage to plants or other facilities installed as part of the restoration activities.
- (c) The physical removal of or damage to rest pools, notched rock weir or other facilities installed as part of the fish passage facility for migration of aquatic wildlife activities.
- (d) The placement of any materials, inert and/or organic, vegetation, or wildlife that may or will obstruct flow or operation of the fish passage facility.

State of California, Department of Fish & Wildlife, is an intended beneficiary of this Easement and shall have the right to enforce the conditions and restrictions imposed herein.

The Easement does not create a public street or highway.

The metes and bounds description, Exhibit "A" and depicted on Exhibit "B" of the Native Landscaping and Fish Passage Easement is as follows:

## Exhibit "A"

### NATIVE LANDSCAPING AND FISH PASSAGE EASEMENT

APN: 007-380-007

#### LEGAL DESCRIPTION

That portion of the Fernald Tract, in the unincorporated territory of the County of Santa Barbara, State of California, shown on the map filed in the office of the County Recorder of said County in Book 8, Page 9 of Maps & Surveys, dated December 1914, described as follows:

COMMENCING at the northwest corner of Parcel 1 of Parcel Map No. 13,506 in said County, as per map recorded in Book 41, Pages 68 and 69 of Parcel Maps in the office of said County Recorder of said County, thence;

- 1) North 81°54'00" East, along the northerly line of said Parcel 1, 160.00 feet, to the northeast corner thereof, thence;
- 2) Leaving said northerly line of said Parcel 1, along the easterly line of said Parcel 1, South 15°17'30" East, 26.96 feet to the southerly face of the existing wall referred to in the "Wall Agreement" recorded in October 6<sup>th</sup> 1999, as instrument 1999-0081183, and the TRUE POINT OF BEGINNING, thence;
- 3) From said TRUE POINT OF BEGINNING, continuing along said easterly line of Parcel 1, South 15°17'30" East, 39.94 feet to the northerly face of a concrete wall on the southerly side of Romero Creek (formerly Picay Creek) (as it existed October 13, 2016), thence;
- 4) Leaving said easterly line of Parcel 1, along said northerly face, North 83°50'45" East, 34.37 feet, to a point on said northerly face, said point being on a line 5 feet offset westerly from the westerly edge of a foot bridge as it existed October 13, 2016, thence;
- 5) Leaving said northerly face of said wall, along said 5 foot offset line, North 08°59'50" West, 22.01 feet, to said southerly face of said "Wall Agreement" wall, thence;
- 6) Leaving said 5 foot offset line, along said southerly face of said "Wall Agreement" wall the following four courses, North 83°27'09" West, 12.15 feet, thence;
- 7) North 70°10'17" West, 6.66 feet, to a non-tangent curve concave southwesterly, the radial center of which bears South 50°24'45" West, 20.78 feet, thence;
- 8) Northwesterly along the arc of said non-tangent curve, through a central angle of 24°33'11", and arc length of 8.91 feet, thence;
- 9) North 75°56'03" West, 16.47 feet, to the TRUE POINT OF BEGINNING.

End of Description

Containing 1082 square feet, more or less.

(See attached exhibit map made a part hereof)

This legal description was prepared by me or under my direction in conformance with the Professional Land Surveyors Act.

E. Terrell Matlovsky

E. Terrell Matlovsky, PLS 8629



9/27/2013

Date

APN 007-010-002

# Exhibit "B"

APN 007-380-004

NORTHEAST CORNER OF PARCEL 1 PER PWS06 41/294/88-69

APN 007-380-004

APN 007-380-007

TRUE POINT OF BEGINNING

POINT OF COMPLETION

ROAD EASEMENT PER BOOK 1778, PAGE 134, O.R.

FERNALD

FERNALD POINT LAKE

POINT LAKE

Permanent Habitat 1082 sqft

POOL BRICK

ROMERO CREEK FLUME (FORMERLY PICAY CREEK)

ROMERO CREEK

LANDSCAPE & HORTICULTURAL EASEMENT PER 2003-0149128

INGRESS & EGRESS EASEMENT PER 41/294/88

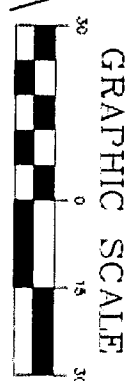
APN 007-380-003

APN 007-380-024

APN 007-380-006

- COURSE TABLE**
- 1) N 87°54'30" E, 180.00'
  - 2) S 15°17'30" E, 26.96'
  - 3) S 15°17'30" E, 39.94'
  - 4) N 8°50'45" E, 34.37'
  - 5) N 08°59'50" W, 22.01'
  - 6) N 83°27'09" W, 12.15'
  - 7) N 70°10'17" W, 6.66'
  - 8) R=20.78', Δ=24.3311", L=8.91'
  - 9) N 75°56'03" W, 16.47'

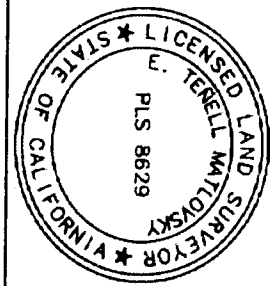
EASEMENT AREA = 1,082 sq ft



THIS EXHIBIT MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT.

*E. Terrell Matlovsky*  
E. TENELL MATLOVSKY

*9/27/2018*  
DATE



COUNTY OF SANTA BARBARA DEPARTMENT OF PUBLIC WORKS  
COUNTY SURVEYOR'S OFFICE

**NATIVE LANDSCAPING AND FISH PASSAGE EASEMENT**

FERNALD POINT LAKE  
Portion of APN: 007-380-007  
SANTA BARBARA COUNTY, CALIFORNIA  
OCTOBER 2016  
5957