



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: Community Services
Department No.: 057
For Agenda Of: January 11, 2022
Placement: Administrative
Estimated Tme: NA
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Community Services George Chapjian, Director (805) 568-2467
Contact Info: Jeff Lindgren, Parks Assistant Director (805) 568-2475

SUBJECT: Accept Grants of Easement for Riding and Hiking Trail Purposes from Claudia Arango and Tomas Villamil; 843 Park Hill Lane (APN 007-030-019); and John E. Byrne and Penelope S. Kapousouz; 812 Park Hill Lane (APN 007-030-005); and Vacate and Quitclaim Riding and Hiking Trail Easement, known as APN 007-030-005; First Supervisorial District

County Counsel Concurrence

As to form: Yes

Other Concurrence:

As to form: NA

Auditor-Controller Concurrence

As to form: NA

Recommended Actions:

That the Board of Supervisors:

- A. Accept Grants of Easement for a Riding and Hiking Trail from Claudia Arango and Tomas Villamil for 843 Park Hill Lane, Assessor Parcel Number (APN) 007-030-019 and from John E. Byrne and Penelope S. Kapousouz for 812 Park Hill Lane, APN 007-030-005 (Attachment 1, Exhibits A & B); and approve and authorize the Clerk of the Board to endorse the certificates of acceptance (Attachment 2, Exhibits A & B); and
- B. Adopt and authorize the Chair to execute the attached Resolution and Summary Order to Vacate a County Trail (Attachment 3) vacating Portions of the County's easement for a riding and hiking trail for APN 007-030-005 and APN 007-030-019; and
- C. Quitclaim to Claudia Arango and Tomas Villamil the Portion of the County's easement for a riding and hiking trail for APN 007-030-019 in an "as is" condition and to John E. Byrne and Penelope S. Kapousouz the Portion of the County's easement for a riding and hiking trail for APN 007-030-005

in an “as is” condition (Attachment 4, Exhibits A and B), and approve and authorize the Chair of the Board of Supervisors to execute the Quitclaim Deeds; and

- D. Determine that there is no possibility the above recommended actions may have a significant effect on the environment and are therefore exempt from further review under the California Environmental Quality Act (CEQA) guidelines, pursuant to Section 15061(b)(3).

Summary Text:

This item is on the agenda so the Board may consider acceptance of grants of easements for a riding and hiking trail from Claudia Arango and Tomas Villamil (County Assessor Parcel Number 007-030-019) and from John E. Byrne and Penelope S. Kapousouz (County Assessor Parcel Number 007-030-005), included as Attachment 1 to this Board Letter, and vacating and quitclaiming Portions of an easement for a riding and hiking trail along 812 Park Hill Lane (County Assessor Parcel Number 007-030-005) and along 843 Park Hill Lane (County Assessor Parcel Number 007-030-019), included as Attachments 3 and 4, located in the Montecito area, First Supervisorial District. These actions will relocate 500 feet of the Old Pueblo Trail from the dirt shoulder of the southern side of Park Hill Lane to the paved northern side of the roadway along 843 Park Hill Lane and will include crossing the roadway to connect to the existing trail. Park Hill Lane is a private roadway. The trail is identified on the Carpinteria-Montecito-Summerland Parks, Recreation and Trails (PRT-2) Map.

After the Clerk of the Board of Supervisors endorses acceptance of the easements and after the Chair executes the vacation resolution and order and quitclaims, the County Community Services Department will deliver these documents to the County Recorder for recordation.

Background:

The Old Pueblo Trail extends predominantly in an east-west direction for approximately three quarters of a mile between Park Lane and West Park Lane in Montecito. It is identified on the Carpinteria-Montecito-Summerland Parks, Recreation and Trails (PRT-2) Map. Relocating approximately 500 feet of the trail alongside Park Hill Lane is requested by an applicant proposing to reconstruct a fire damaged single-family dwelling located at 843 Park Hill Lane. To allow for the development to occur, the Montecito Fire Protection District requires a turn around and widening of the roadway that necessitates relocating the trail. The proposed roadway improvements will also allow an adjacent landowner to construct a recently permitted single-family dwelling farther along the roadway at 871 Park Hill Lane. The Land Use Permit for the proposed turn around was approved on September 22, 2020, as case number 20LUP-00000-00169. Condition No. 8 of the LUP approval requires the owners of the parcels to work with the Parks Department and County Surveyor to modify the existing trail prior to permit issuance.

In order to relocate the trail, the existing easement along the dirt shoulder is proposed to be vacated and quitclaimed, and a new easement is proposed along the roadway pavement at the base of a retaining wall on the northern side. No public utilities exist within the extent of the trail easement to be vacated. At the western end of the proposed trail easement, the trail will cross the roadway to join the existing trail that continues along the southern dirt shoulder of the roadway in a westerly direction. At the eastern end of the proposed trail easement, the trail will directly connect to the existing dirt trail that continues in an easterly direction. The pavement surface where the easement is proposed will be scored for equestrian

use. The Montecito Trails Foundation, which improves and maintains trails in the Montecito area, has reviewed the proposed relocated trail easement and found it acceptable.

Pursuant to the California Environmental Quality Act (CEQA), 14 CCR Section 15061(b)(3), the acceptance of the easements and the vacation and quitclaims of the Portions of the trail easement should be considered exempt from CEQA review as there is no possibility that these actions will have a significant effect on the environment. These transactions will not result in physical impacts or changes to the environment or land.

Fiscal and Facilities Impacts:

No additional costs to the County are anticipated once the easement has been accepted, as the easement is a replacement for another easement being relinquished.

Staffing Impacts:

None

Special Instructions:

Please send the endorsed Grants of Easement, Quitclaims and Vacation Resolution and Order to the Parks Division, Attention: Jeff Lindgren. Once the Easements, Quitclaims and Vacation Resolution and Order have been executed, the County Parks Division shall transmit them to the County Recorder's Office for recordation.

Please also send a copy of the Board of Supervisor's Minute Order of Approval to the County Surveyor's Office, Attention: Aleksandar Jevremovic, County Surveyor; to the Planning & Development Department, Attention: David Villalobos; to General Services, Real Estate Services Division, Attention: Carlo Achdjian, and to the Parks Division, Attention: Jeff Lindgren.

Attachments:

Attachment 1: Grants of Easement

Attachment 2: Certificates of Acceptance

Attachment 3: Resolution and Summary Order to Vacate a County Trail Easement

Attachment 4: Quitclaim Deeds

Authored by:

George Amoon, Contract Park Planner, Community Services - Parks Division