

COUNTY OF SANTA BARBARA CALIFORNIA

PLANNING COMMISSION

COUNTY ENGINEERING BUILDING
123 E. ANAPAMU ST.
SANTA BARBARA, CALIF. 93101-2058
PHONE: (805) 568-2000
FAX: (805) 568-2030

July 24, 2012

General Services Department
Attn: Ronn Carlentine
105 E. Anapamu Street
Santa Barbara, CA 93101

PLANNING COMMISSION
HEARING OF JULY 18, 2012

RE: Abandonment of Interest of Street Government Code Conformity; 12GOV-00000-00016

Hearing on the request of Ronn Carlentine, agent for Santa Barbara County General Services Department, to consider Case No. 12GOV-00000-00016, [application filed on June 29, 2012], for a determination that abandonment of the County's interest in an unnamed street known as County AP No. 069-590-056 and also known as Parcel C of Tract Map 11,504 is in conformity with the Comprehensive Plan of the County of Santa Barbara pursuant to Government Code Section 65402(a). The subject parcel is located just west of Avenida Pequena within the Cathedral Oaks Village subdivision in the Goleta area, Second Supervisorial District.

Dear Mr. Carlentine:

At the Planning Commission hearing of July 18, 2012, Commissioner Brown moved, seconded by Commissioner Blough and carried by a vote of 5 to 0 to:

1. Determine that the County's abandonment of its interest in Parcel C of Tract Map 11,504 (APN 069-590-056) is in conformity with the Comprehensive Plan and Goleta Community Plan; and
2. Transmit the conformity report required by Government Code Section 65402(a) to Ronn Carlentine, General Services Department and the Board of Supervisors. The memo from Ronn Carlentine dated June 29, 2012 and the letter reflecting the Planning Commission's action shall constitute the required report.

The Planning Commission action relative to Government Code Section 65402(a) is advisory in nature; therefore the appeal procedure is not applicable. I am hereby forwarding the Commission's determination to the Board of Supervisors.

Sincerely,

A handwritten signature in blue ink that reads "Dianne M. Black". The signature is written in a cursive style.

Dianne M. Black
Secretary to the Planning Commission

Planning Commission Hearing of July 18, 2012
Abandonment of Interest of Street Government Code Conformity, 12GOV-00000-00016
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cc: Case File: 12GOV-00000-00016
Planning Commission File
County Chief Appraiser
Janet Wolf, Second District Supervisor
Cecilia Brown, Second District Planning Commissioner
Rachel Van Mullem, Senior Deputy County Counsel
Alex Tuttle, Planner

Attachments: Memo to Planning Commission from Alice McCurdy dated July 18, 2012

DMB/dmv

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**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

Consent Agenda

TO: County Planning Commission

FROM: Alice McCurdy, Deputy Director, Development Review South

HEARING DATE: July 18, 2012

RE: Hearing on the request of Ronn Carlentine, agent for Santa Barbara County General Services Department, to consider case number 12GOV-00000-00016, application filed on June 29, 2012, for a determination that abandonment of the County's interest in an unnamed street known as County Assessor Parcel Number 069-590-056 and also known as Parcel C of Tract Map 11,504 is in conformity with the Comprehensive Plan of the County of Santa Barbara pursuant to Government Code §65402(a). The subject parcel is located just west of Avenida Pequena within the Cathedral Oaks Village subdivision in the Goleta area, Second Supervisorial District

APPLICANT: Ronn Carlentine, Santa Barbara County General Services Department, 568-3078

Project Description: The County of Santa Barbara intends to abandon its interest in an unnamed street known as County Assessor Parcel Number 069-590-056 and also known as Parcel C of Tract Map 11,504 pursuant to Government Code section 66477.2. The reason for the abandonment is that the County wishes to terminate the offer of dedication of Parcel C that was made in association with the 1972 approval and recordation of the original Cathedral Oaks Village subdivision (Tract Map 11,504). The subject parcel was identified as a future road on the 1972 subdivision map presumably for access to the Cavaletto property once that area was developed. However, the County refused to accept the offer of dedication in 1972. On June 26, 2012, the Board of Supervisors approved the Cavaletto Tree Farm Residential Housing project, which includes a cul-de-sac at the property line adjacent to Parcel C, with no connection proposed with the existing Parcel C road through Cathedral Oaks Village. Therefore, there is no longer any reason to accept the offer of dedication of said parcel and the County intends to abandon any interest in said parcel at this time.

The County's abandonment of any interest in the offer of dedication does not change the current use of Parcel C, which is used as a private driveway serving the residents of Cathedral Oaks Village. There are no proposals submitted to alter Parcel C from its current use, and since the adjacent Cavaletto Tree Farm Residential Housing project does not connect to Parcel C, the Parcel would not be able to be used for broader circulation without further discretionary action. Thus, this project is exempt from environmental review in accordance with CEQA Guidelines Section 15061(b)(3), Commonsense Exemption.

Jurisdiction: California Government Code Section 65402 requires that before the County acquires, disposes of, vacates, or constructs upon real property to which the County's general plan applies, the location, purpose, and extent of such acquisition, disposal, vacation, or construction must be submitted to and reported on by the County's "planning agency" as to conformity with the County's general plan. Under the Santa Barbara Land Use and Development Code Section 35.100.020(A)(1), pursuant to the provisions of Section 65100 of the California Government Code, and as provided by Article V, Chapter 2 of the County Code, the County Planning Commission is designated as the "planning agency" for the unincorporated portion of the County located outside of the Montecito Community Plan Area.

Conformity with Applicable Comprehensive/Community Plan Policies:

The project conforms with all applicable policies of the County's Comprehensive Plan, including the Goleta Community Plan. Specific policies applicable to this project include:

DevStd FIRE-GV-1.3: Two routes of ingress and egress shall be required for any discretionary new development or subdivision of land unless the Fire Department waives the standard.

Both the existing COVA subdivision and the neighboring Cavaletto Tree Farm Residential Housing project recently approved by the Board of Supervisors provide two routes of ingress and egress consistent with this standard and the County's abandonment of any interest in Parcel C would not affect compliance with this standard.

Land Use Element Land Use Development Policy 4: *Prior to issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development.*

Abandonment of the County's interest in Parcel C would not affect the continued provision of adequate services to the Cathedral Oaks Village subdivision, since it would not change the existing use of that driveway for the residents and access to the site would continue to be available. In addition, it would not affect access to the recently approved residential subdivision on the adjacent Cavaletto property, as adequate access to that site would be provided from Patterson Avenue, Las Perlas Drive, and Merida Drive.

Recommendation: That the Planning Commission:

1. Determine that the County's abandonment of its interest in Parcel C of Tract Map 11,504 (APN 069-590-056) is in conformity with the Comprehensive Plan and Goleta Community Plan; and
2. Transmit the conformity report required by Government Code Section 65402(a) to Ronn Carlentine, General Services Department and the Board of Supervisors. The memo from Ronn Carlentine dated June 29, 2012 and the letter reflecting the Planning Commission's action shall constitute the required report.

Attachment A - Site Plan

Attachment B - Departmental Letter

Staff Contact/Prepared by: Alex Tuttle, Planner

Attachment A



ATTACHMENT B

Memorandum

DATE: June 29, 2012

TO: Alice McCurdy, Deputy Director
South County Development Review Division
Planning & Development Department

FROM: Ronn Carlentine (568-3078) *RC*
Manager, Office of Real Estate Services
General Services Department

SUBJECT: Government Code Section 65402(a) - Conformity with County's Comprehensive Plan
Project: Cathedral Oaks Village Association – Road Abandonment (APN: 069-590-056)



In accordance with Government Code Section 65402(a), the County of Santa Barbara, through the General Services Department, is requesting a determination on the County's abandonment of its interest in an unnamed street known as County Assessor Parcel Number 069-590-056 and also known as Parcel "C" of Tract Map 11,504 located within the Cathedral Oaks Village Subdivision off Avenida Pequena road as shown cross hatched on Exhibit "A" is consistent with the Comprehensive Plan of the County of Santa Barbara (Second District).

The County of Santa Barbara intends to abandon said unnamed street pursuant to Government Code 66477.2 whereby offers of dedication which are covered by subdivision may be terminated and abandoned in the same manner as prescribed for the summary vacation of streets by the Streets and Highway Code 8335 (Resolution of vacation) and 8336 (Recordation of resolution).

LOCATION: The subject property known as County Assessor Parcel Number 069-590-056 and Parcel "C" is located within the Cathedral Oaks Village Subdivision (Tract 11,504) approved in 1972.

EXTENT: Upon the Board of Supervisors adoption of a resolution of vacation and its recordation, the street would be vacated and no longer constitute a street.

PURPOSE: During the Cathedral Oaks Village subdivision approval in 1972, it was presumed that the Cathedral Oaks Village development would be the first phase of a larger residential developments project that that would extend into the adjacent Cavaletto property as well as the Cathedral Point property to the east. The proposed road was identified as a future road on the approved Cathedral Oaks Village subdivision tract map presumably for access to the Cavaletto property once that area were developed. During this tract map approval and recordation, the County did not accept the offer of dedication of said road (Parcel "C"). Subsequently, the Cavaletto property has been approved by the Board of Supervisors for the Tree Farm development project; as a result, there is no longer any interest in the County accepting the offer of dedication of said road (Parcel "C").

The General Services Department hereby requests that a determination that the proposed abandonment of its interest in County Assessor Parcel Number 069-590-056 also known as Parcel "C" of Tract Map 11,504 located within the Cathedral Oaks Village is consistent with the Comprehensive Plan of the of the County of Santa Barbara pursuant to Government Code Section 65402(a).

In accordance with your findings, please forward the Planning Commission final report to the Office of Real Estate Services, General Services Department, for further processing of the proposed transfer of Property.

If you have any questions or require additional information, you can contact me at 568-3078. Thank you for your assistance in this matter.

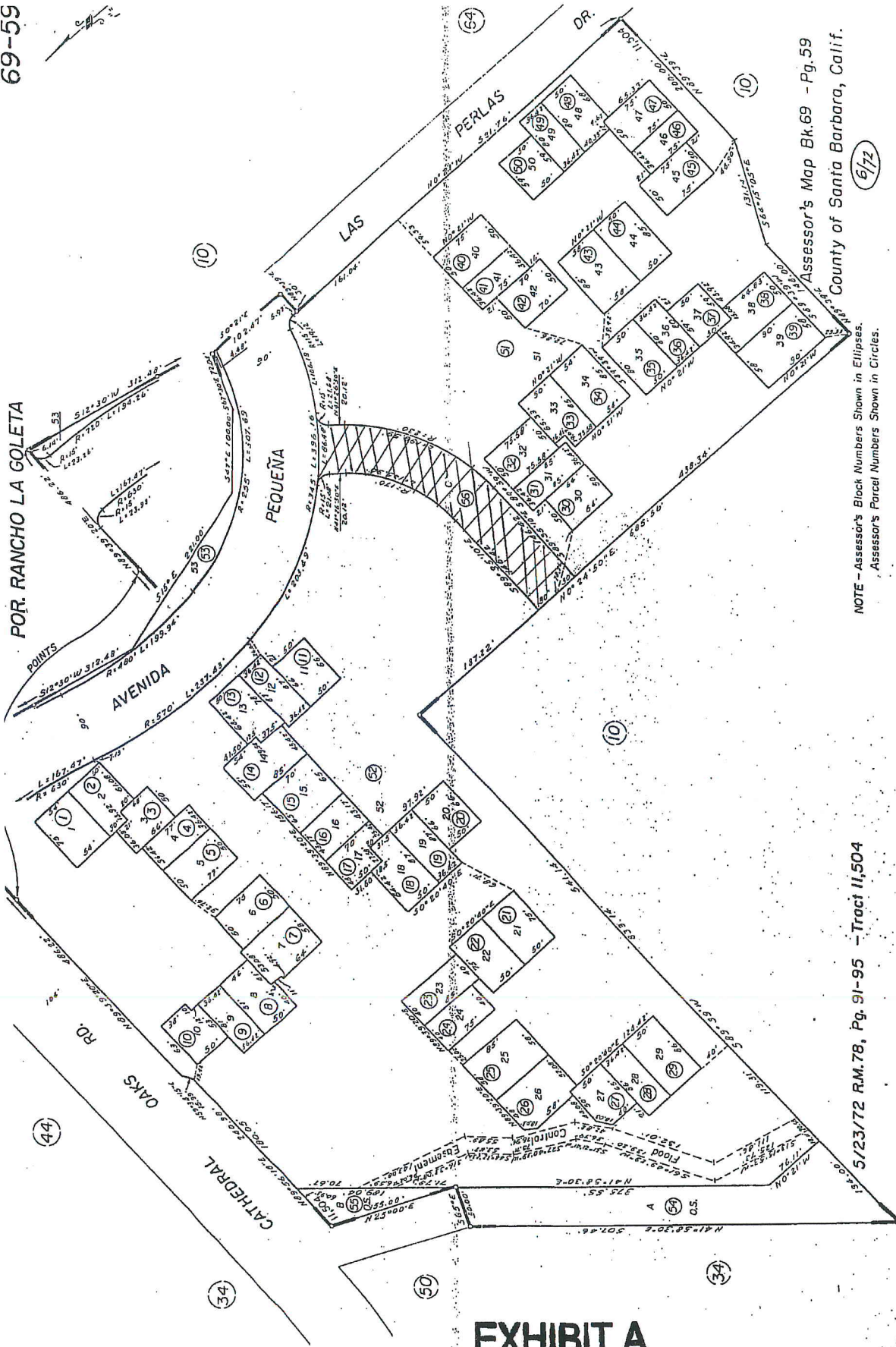


EXHIBIT A

5/23/72 R.M. 78, Pg. 91-95 - Tract II, 504

Assessor's Map Bk. 69 - Pg. 59
County of Santa Barbara, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

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