



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

Submitted on:
(COB Stamp)

Department Name: Public Works
Department No.: 054
Agenda Date: May 12, 2026
Placement: Administrative Agenda
Estimated Time: N/A
Continued Item: No
If Yes, date from: <Insert Date>
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Director(s): Chris Sneddon, Public Works Director, 568-3008
Contact: Aleksandar Jevremovic, County Surveyor, 568-3012
SUBJECT: **Approve Final Map of Tract No. 14,786 Zaca Preserve LLC, 12TRM-00000-00001; and, accept various Dedication of Easements for Public Utilities per said map; Set Monument Deposit Amount; Third Supervisorial District.**

County Counsel Concurrence

As to form: Yes

Other Concurrence:

As to form: N/A

Auditor-Controller Concurrence

As to form: N/A

Recommended Actions:

That the Board of Supervisors:

- a) Approve the Final Map of Tract No. 14,786 Zaca Preserve LLC;
- b) Subject to recordation of the Final Map of Tract No. 14,786 Zaca Preserve LLC, accept on behalf of the public and authorize the Clerk of the Board to endorse the Final Map of Tract No. 14,786 Zaca Preserve LLC, accepting the offers of dedication as follows:
 - i) 40' wide public utility easement as shown thereon; and
 - ii) 30' wide public utility easement as shown thereon; and
 - iii) 100' diameter public utility easement as shown thereon;
- c) Pursuant to Government Code Section 66496 of the Subdivision Map Act, require the subdivider to post a security in the form of a certified check to the Clerk of the Board in the total amount of \$23,700.00 prior to recordation of the Final Map of Tract No. 14,786, Zaca Preserve LLC, to guarantee the payment of the cost of setting of the interior monuments for the Final Map of Tract No. 14,786, Zaca Preserve LLC, which must be set by December 31, 2027, as certified by the Surveyor on the Final Map of Tract No. 14,786, Zaca Preserve LLC;

- d) Direct the Clerk of the Board to deposit into Fund 0999 the certified check in the amount of \$23,700.00 as security for the setting of the interior monuments;
- e) Determine that pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, no new effects will occur and no new mitigation measures would be required as a result of the recommended action because there are no substantial changes proposed, no substantial changes in circumstances, and no new information of substantial importance regarding environmental effects of the project or of the sufficiency or feasibility of mitigation measures, and therefore the recommended action is within the scope of the environmental review documents for this project [Mitigated Negative Declaration (16NGD-00000-00019) approved and adopted by the Santa Barbara County Planning Commission on March 29, 2017) <https://cosantabarbara.app.box.com/s/q97rv82305oyfnbdjhcyxrrdhu3dgkqy/folder/65347114592>] and no new environmental document shall be prepared for this project.

Summary Text:

This item is on the agenda in order to approve the Final Map of Tract No. 14,786 Zaca Preserve LLC (12TRM-00000-00001), to accept the public utility easement dedications per said map, and to set the monument deposit amount.

The Final Map of Tract No. 14,786, Zaca Preserve LLC, (County Assessor Parcel Number 099-400-017 and 099-600-041), is located in the unincorporated Santa Ynez Valley, off Jonata Park Road (a Public Street) and Bobcat springs Road (a Private Road), Third Supervisorial District.

Discussion:

On December 8, 2022, Marshal Fargen, the surveyor for the Final Map of Tract No. 14,786, Zaca Preserve LLC, informed the County Surveyor's Office that he will be unable to have the interior property monuments in place at the time the Final Map is recorded. He also estimated that the cost of setting the monuments would be \$23,700.00, which matches the County Surveyor's independent cost estimate. The monuments shall be installed to meet the requirements of Government Code sections 66495 et seq. (the State Subdivision Map Act) and Section 21-16 of the Santa Barbara County Code (the Santa Barbara County Subdivision Regulations) by December 31, 2027, as specified thereon. The County Surveyor recommends that the subdivider be required to provide security in form of a certified check in the amount of \$23,700.00 prior to the Final Map recordation to guarantee payment of the cost of installation of said monuments. The agreement for setting interior monuments is signed by the subdivider, and it is posted with the Clerk of the Board (Attachment B).

The County Surveyor has received written notice from all Departments and agencies that imposed conditions of approval on the subdivision for Tract No. 14,786 Zaca Preserve LLC, certifying that their requirements have been satisfied. The County Surveyor has also received written notice from the Clerk of the Board that the payment of real property taxes has been made and deposited with the Clerk of the Board.

Water service for Tract No. 14,786 Zaca Preserve LLC will be provided by a private multi-parcel water system utilizing two existing on-site water wells located on Lot 7, and installation of water storage tanks on each of the lots.

Sanitary services for future residences developed on Tract No. 14,786 Zaca Preserve LLC would be provided by septic disposal systems constructed in conformance with Environmental Health Services requirements.

After the Clerk of the Board of Supervisors endorses its approval of the Final Map, and the Clerk of the Board of Supervisors endorses its acceptance of the offers of dedication of public utility easements as noted thereon, the County Surveyor will deliver the Final Map to the County Recorder for recordation.

Consummation of the acceptance of the easement dedications to the County of Santa Barbara by the County of Santa Barbara is subject to recordation of the subject Final Map.

Background:

At its regularly scheduled meeting on March 29, 2017, the Santa Barbara County Planning Commission met and approved Tract No.14,786, Zaca Preserve LLC, and adopted Mitigated Negative Declaration 16NGD-00000-00019 for the subject project.

Fiscal and Facilities Impacts:

None. No general fund impact. Certified check in the amount of \$23,700.00 will be held in Fund 0999.

Special Instructions:

The Subdivider shall furnish to the Clerk of the Board a certified check in the amount of \$23,700.00 as security for the setting of the required interior monuments. The Clerk of the Board shall deposit the security in Fund 0999. Please send a copy of the Board of Supervisors' Minute Order of Approval to the County Surveyor's Office Attention: Aleksandar Jevremovic, County Surveyor.

Attachments:

Attachment A – Attachment A_T14786_Final Map

Attachment B – Attachment B_T14786_AgreementForSettingInteriorMonuments

Contact Information:

Aleksandar Jevremovic
County Surveyor
ajevrem@countyofsb.org