



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: Public Works
Department No.: 054
For Agenda Of: December 6, 2011
Placement: Administrative
Estimated Tme:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Scott D. McGolpin, Director Public Works: 568-3010
Director(s)
Contact Info: Michael Emmons, County Surveyor: 568-3020
SUBJECT: Approve Tract Map No. 14,769
Fourth Supervisorial District

County Counsel Concurrence

As to form: N/A

Auditor-Controller Concurrence

As to form: N/A

Other Concurrence: N/A

Recommended Actions: That the Board of Supervisors:

- A. Approve the Final Map of Tract No. 14,769 by authorizing the Clerk of the Board to sign said map. Consummation of the Tract Map process is subject to completion and recordation of said map; and
- B. Accept the offer of dedication of a public road easement as defined on page three of the subject Tract Map by authorizing the Clerk of the Board to sign said map. Consummation of the easement acceptance process is subject to completion and recordation of said map; and
- C. Accept the Planning Commission's finding of February 9, 2011 that approval of the Final Map of Tract 14,769 is exempt under California Environmental Quality Act (CEQA) guideline Section 15301(k).

Summary Text:

The County Surveyor's Office has received the Final Map of Tract Map No. 14,769, which map impacts the property commonly known as 4012 South Bradley Road in Orcutt (APNs 107-150-017 & 107-240-024: herein the "Property"), Fourth Supervisorial District. If consummated this Tract Map will convert the existing spaces in the mobile home park from rentals to condominium status and will grant to the County a right-of-way easement to extend Cedarhurst Drive from East Foster Road to Santa Maria Way. 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. The provisions of the Tract Map will not be consummated until it is recorded.

This action was found to be categorically exempt per CEQA Guideline Section 15301(k) by the Santa Barbara County Planning Commission at its regular meeting of February 11, 2011.

Background:

In 1978, the County of Santa Barbara and Michael Towbes reached an agreement in conjunction with Tentative Parcel Map for Lot Split 12,127 whereby Mr. Towbes agreed to construct specified public roads and in exchange the County would vacate and transfer unused right-of-way along the project boundary which the County holds in fee. That agreement was signed by the Board of Supervisors on October 9, 1978 and subsequently recorded in Santa Barbara as Instrument No. 78-47120 (the "Agreement").

The roads specified in the Agreement were constructed by the Towbes Group and accepted by the Santa Barbara County Director of Transportation. In exchange, the County vacated the right-of-way as specified in the Agreement via Resolution 78-416, which Resolution contained a reservation of utility rights and was recorded as Instrument No. 78-47614. Your Board executed a Quitclaim Deed with Reservations to formally complete the conveyance in accordance w/ the Agreement. That Quitclaim inadvertently removed a portion of Cedarhurst Drive from County ownership. That portion is being granted back to the County via the subject Tract Map.

The subject Property is improved with the Knollwood Village Mobile Home Park. The owner of the Property applied to the County for the "Knollwood Village Mobile Home Park Conversion" via Tract Map 14,769. If approved that Tract Map will convert the spaces in the Knollwood Village Mobile Home Park from rentals to condominium status. That conversion will allow each owner to purchase the land beneath their unit. In addition the Tract Map grants to the County a right-of-way easement so that all of Cedarhurst Drive is owned and maintained by the County. The Tentative Tract Map implementing the above actions was approved by the Santa Barbara County Planning Commission at its regularly scheduled meeting of February 9, 2011.

The Tentative Tract Map project was studied in accordance with CEQA guidelines and was found to be exempt from CEQA pursuant to Section 15301(k) by the Santa Barbara County Planning Commission at its regularly scheduled meeting of February 9, 2011.

Fiscal and Facilities Impacts:

Budgeted: No

Fiscal Analysis: NA

Staffing Impacts: NA

Special Instructions:

Clerk of the Board: Please send a copy of the Board of Supervisor's Minute Order to the County Surveyor's Office.

The subject map will be held by the County Surveyor until he is satisfied that all conditions of approval have been met. When all conditions are met the County Surveyor will deliver the map to the Clerk to be endorsed, once endorsed the map will be delivered to the Recorder's Office for recordation.

Attachments:

Tract Map 14,769 (5 Sheets)

Authored by:

Jeff Havlik

CC:

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