



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 12, 2023  
**Placement:** Administrative  
**Estimated Time:** N/A  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** Majority

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**TO:** Board of Supervisors

**FROM:** Department Director: Scott D. McGolpin, Public Works Director, 568-3010

Contact Info: Aleksandar Jevremovic, County Surveyor, 568-3012

**SUBJECT:** Approve Final Map of Tract No. 14,838, Ocean Meadows Residential Development (Lot 2), 19TRM-00000-00002; and Set Monument Deposit; Second Supervisorial District.

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**County Counsel Concurrence**

As to form: Yes

Other Concurrence: 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. 14,838, Ocean Meadows Residential Development (Lot 2);
- b) Pursuant to Government Code Section 66496 of the Subdivision Map Act, require the subdivider to post a security to the Clerk of the Board in the total amount of \$26,000 prior to recordation of Final Map of Tract No. 14,838, Ocean Meadows Residential Development (Lot 2), to guarantee the payment of the cost of setting of the interior monuments for the Final Map of Tract No. 14,838, Ocean Meadows Residential Development (Lot 2), which must be set within one year from the recordation of the map, as certified by the Surveyor on the Final Map of Tract No. 14,838, Ocean Meadows Residential Development (Lot 2); and
- c) 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 [Initial Study / Mitigated Negative Declaration (20NGD-00000-00007 (Lots 2 and 3) approved and adopted by the Santa Barbara County Planning Commission on December 9, 2020)  
<https://cosantabarbara.app.box.com/s/o9fp2865sykaqn98s0702plaa96xj7t5/file/688838672339>] 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.14,838, Ocean Meadows Residential Development (Lot 2) (19TRM-00000-00002), and to set the monument deposit amount.

The Final Map of Tract No. 14,838, Ocean Meadows Residential Development (Lot 2), (County Assessor Parcel Number 073-090-072), is located in the unincorporated Goleta Valley area, off Sierra Madre Court (a Private Street), Second Supervisorial District. The County Surveyor has received and examined the Final Map of Tract No. 14,838, Ocean Meadows Residential Development (Lot 2) and is satisfied that the Final Map is technically correct, is substantially the same as and conforms to the approved Tentative Map and any approved alterations thereto, and complies with all applicable laws and regulations.

Jim Wilson, the surveyor for the Final Map of Tract No. 14,838, Ocean Meadows Residential Development (Lot 2), has 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. The monuments shall be installed to meet the requirements of Government Code Section 66495 et seq. (the State Subdivision Map Act) and Section 21-16 of Chapter 21 of the Santa Barbara County Code (the Santa Barbara County Subdivision Regulations) within one year from the recordation of the map as specified on the Final Map. The County Surveyor recommends that the subdivider be required to provide security in the amount of \$26,000 prior to the Final Map recordation to guarantee payment of the cost of installation of said monuments.

The County Surveyor has received written notice from all Departments and agencies that imposed conditions of approval on the subdivision for Tract No. 14,838, Ocean Meadows Residential Development (Lot 2), 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.

Regarding arrangements for service of Tract No. 14,839, Ocean Meadows Residential Development (Lot 2), the County Surveyor's Office is in receipt of a letter dated March 31, 2022, provided by Goleta Water District, for water service for said Tract, stating that no new easements are necessary at this time, and that the District has no objection to the map recording; . Pursuant to Condition of Approval #53 (Map-12 Water Info), and pursuant to Santa Barbara County Code Section 21-9.1 and Government Code section 66434.2, an additional information map sheet is added to the Tract Map, with a Notice to the future property owners that the lots were created without a guaranty of public water service, and that future lot owners will be required to demonstrate adequate public water service prior to obtaining Zoning and Building Permits for future lot development.

The County Surveyor's Office is in receipt of a letter provided by Goleta West Sanitary District, dated June 6, 2023, stating that upon completion of construction and dedication of facilities, a grant of

easement shall be executed and recorded for sewer service for Tract No. 14,838 Ocean Meadows, Residential Development (Lot 2). Pursuant to Condition of Approval #53 (Map-12 Water Info), and pursuant to Santa Barbara County Code Chapter 21 Section 21-9.1 and Government Code section 66434.2, an additional information map sheet is added to the Tract Map, with a Notice to the future property owners that the lots were created without a guaranty of public sewer service, and that future lot owners will be required to demonstrate adequate public sewer service prior to obtaining Zoning and Building Permits for future lot development.

**Background:**

At its regularly scheduled meeting on December 9, 2020, the Santa Barbara County Planning Commission met and approved Tract No.14,838, Ocean Meadows Residential Development (Lot 2), and adopted Mitigated Negative Declaration 20NGD-00000-000007 for the subject project.

**Fiscal and Facilities Impacts:**

None.

**Fiscal Analysis:**

None.

**Special Instructions:**

After the Subdivider furnishes the \$26,000 security for the setting of the interior monuments to the Clerk of the Board, the County Surveyor shall present the Final Map of Tract No. 14,838, Ocean Meadows Residential Development (Lot 2), to the Clerk of the Board of Supervisors and request acknowledgement of the Board of Supervisors' acceptance thereon. Once the Final Map has been endorsed by the Clerk, the County Surveyor shall transmit it to the County Recorder's Office for recordation.

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: Final Map of Tract No. 14,838, Ocean Meadows Residential Development (Lot 2) (7 sheets)

**Authored by:**

Aleksandar Jevremovic, County Surveyor, 568-3020

**CC:**

Willow Brown – County Planner  
Eric Pearson- Public Works Transportation  
Surveyor-Jim Wilson, Stantec, jim.wilson@stantec.com  
Agent- Andrew Ellis, Cardinal Group Development, ellis@cardinalgroup.com  
Owner-Ocean Meadows Investors, LLC