



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: November 6, 2007  
Placement: Administrative  
Estimated Tme:  
Continued Item: No  
If Yes, date from:  
Vote Required: Majority

---

**TO:** Board of Supervisors  
**FROM:** Department Scott McGolpin, Director; Public Works Department  
Director(s) 568-3010  
Contact Info: Dace Morgan, Interim Deputy Director, Transportation, 568-3064  
Michael B. Emmons, County Surveyor, 568-3012  
**SUBJECT: Stadium Drive; Quitclaim Right-of-Way adjacent to APN 141-340-005**

---

**County Counsel Concurrence**

As to form: Yes

**Auditor-Controller Concurrence**

As to form: N/A

**Other Concurrence:** N/A

**Recommended Actions:**

Authorize the Chair of the Board to:

- (a) Approve the attached "Notice of Exemption" pursuant to California Environmental Quality Act (CEQA) guidelines regarding the quitclaim of a portion of road right-of-way known as Stadium Drive adjacent to APN 141-340-005 (herein the "Subject Parcel") in the Town of Santa Ynez; and
- (b) execute the Quitclaim Deed with Reservations regarding the above referenced portion of Stadium Drive.

**Summary Text:**

The subject parcel was intended to be at least one acre in size; however Stadium Drive (which crosses the parcel) was dedicated to the County in fee and reduced the net size of the parcel. Executing the Quitclaim will return the ownership of the fee to the owner of the subject parcel so that it will comply with the one acre minimum zoning requirements in that area. The public and utility rights to use and maintain the Stadium Drive right-of-way within the area being quitclaimed are specifically reserved from the Quitclaim. The Quitclaim will have no impact on the public's continued use of Stadium Drive.

If no action is taken the subject parcel will remain out of compliance with zoning standards and the owner will not be able to obtain building permits.

**Background:**

The subject parcel was created in 1973 by Tract No. 11,646, Book 79, Page 85 and was intended to be one acre. On the first draft of Tract 11,646 the subject parcel is one acre gross and Stadium Drive is offered to the County as an easement. Planning and Development circulated that map for comments and in response Public Works requested the road be granted to the County in fee. The fact that taking the fee had the unintended effect of making the Subject Parcel substandard in size was not noted, and the Map was eventually approved and recorded.

The Planning Commission at its regularly scheduled meeting of September 5, 2007 ruled that the execution of the Quitclaim by the County Board of Supervisors is in compliance with the County's adopted General Plan (65402 determination).

**Performance Measure:** NA

**Fiscal and Facilities Impacts:**

**Budgeted: Yes** There are no structures within the area being quitclaimed, the Stadium Drive right-of-way and improvements will not be impacted. The applicant is paying for the County staff time needed to complete this transaction. There are no Fiscal or Facilities impacts.

**Fiscal Analysis:**

Narrative: The applicant is paying for staff time required to process the quitclaim.

**Staffing Impacts:**

**Legal Positions:**

**FTEs:**

**Special Instructions:** After Board action, please distribute as follows:

- |    |                         |                                 |
|----|-------------------------|---------------------------------|
| 1. | Original Quitclaim Deed | Public Works, Attn: Jeff Havlik |
| 2. | Copy of Quitclaim Deed  | Clerk of the Board Files        |
| 3. | Minute Order            | Public Works, Attn: Jeff Havlik |

**NOTE:** Public Works, Real Property will deliver the original, executed Quitclaim Deed with Reservations for recordation. After recordation the original Quitclaim will be returned to the Clerk of the Board. Real Property will mail a certified copy of that document to the owner of the subject property and keep a regular copy in its files.

**Attachments:** "Quitclaim Deed with Reservations" and Exhibit

**Authored by:** Jeff Havlik, SR/WA

**cc:** Mr. Bret Stewart