



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: June 4, 2024
Placement: Administrative
Estimated Time:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Chris Sneddon, Public Works Director, 568-3010
Director:
Contact Info: Aleksandar Jevremovic, County Surveyor, 568-3020
SUBJECT: Parcel Map No. 14,845, Miradero Lot Split, 19TPM-00000-00006; Accept Public Utility Easement Dedications per said map; First Supervisorial District

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) Subject to recordation of the Parcel Map No. 14,845 (Attachment A), accept on behalf of the public and authorize the Clerk of the Board to endorse Parcel Map No. 14,845 accepting the offer of dedication as follows:
 - i) Public Utility Easements shown thereon for Public Utility Purposes; and
- b) Determine that the above-recommended action is exempt from environmental review under the California Environmental Quality Act pursuant to Section 15315 of the Guidelines for the Implementation of CEQA, which consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and Zoning, no variances or exceptions are required, all services and access to the proposed parcel to local standards are available, the parcel was not involved in a division of a large parcel within the previous 2 years and the parcel does not have an average slope greater than 20 percent. (Please see Attachment C: CEQA Exemption of the Montecito Planning Commission Memorandum dated November 9, 2021, as referenced in the Montecito Planning Commission action letter conditionally approving Tentative Parcel Map, dated November 19, 2021 – Attachment B.)

Summary Text:

This item is on the agenda in order to accept the offer of dedication for the Public Utility easements as shown on said map.

Parcel Map No. 14,845 (County Assessor Parcel Number 007-050-032) is located at 809 Park Lane, in the Montecito area, First Supervisorial District. The County Surveyor has reviewed Parcel Map No. 14,845 prior to its recordation and is satisfied that the Parcel 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.

The County Surveyor has received written notice from all agencies that imposed conditions of approval on the subdivision for Parcel Map No. 14,845, certifying that their requirements have been satisfied. The County Surveyor will also receive 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 prior to recordation.

After the Clerk of the Board of Supervisors endorses its acceptance of the offer of dedication for the Public Utility easements noted thereon, the County Surveyor will deliver the Parcel Map to the County Recorder for recordation.

Consummation of the acceptance of Public Utility easement dedications to the County of Santa Barbara is subject to recordation of the Parcel Map.

Background:

On November 19, 2021, the Montecito Planning Commission approved Parcel Map No. 14,845. Public Utility easements are being offered for dedication on the map. Pursuant to Sections 66439, 66440, and 66447 of the California Government Code, dedications of or offers to dedicate an interest in real property for specified public purposes shall be signed and acknowledged by the record title interest holders. Such dedications shall be accepted, accepted subject to improvement, or rejected by the approving legislative body on behalf of the public and shall be endorsed by the Clerk of the legislative body.

Portions of the Wiman Trail and Old Pueblo Trail occur on the property and would remain open for public use consistent with an existing Consent. As part of the proposed project, the applicant is proposing an Offer to Dedicate (OTD) for a public trail easement along the existing Wiman Trail and Old Pueblo Trail for pedestrian, bicycle, and equestrian use. The OTD could be accepted by the County under two circumstances: 1) the property is sold, or 2) the existing Consent to Use of Land is revoked. The proposed OTD is included herein as Attachment D and will be recorded prior to or concurrently with the Parcel Map.

Fiscal and Facilities Impacts:

Budgeted: None

Fiscal Analysis:

None

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Special Instructions:

The County Surveyor shall present Parcel Map No. 14,845 to the Clerk of the Board of Supervisors and request acknowledgment of the Board of Supervisors' acceptance of the dedication thereon as appropriate. Once the Parcel 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 Minute Order of Approval to the County Surveyor's Office, Attention: Aleksandar Jevremovic, County Surveyor.

Attachments:

Attachment A: Parcel Map 14,845 (10 Sheets)
Attachment B: MPC Action Letter_11-19-21 (14 Pages)
Attachment C: CEQA Exemption (5 Pages)
Attachment D: P14845_Trail OTD_Signed_Parks (17 Pages)

Authored by:

Alan Lemke, County Surveyor's Office, 568-3020

CC:

Kathleen Volpi, Planner, volpik@countyofsb.org
Surveyor, Dan Eisengart, Monument Land Surveying, dbe@monumentland.com
Surveyor, Jim Wilson, Stantec, jim.wilson@stantec.com
Agent for the Owner, Ginger Andersen, Brownstein Hyatt Farber Schreck, LLP, gandersen@bhfs.com