



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:** August 25, 2015  
**Placement:** Administrative  
**Estimated Tme:**  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** 4/5

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**TO:** Board of Supervisors  
Board of Directors, Flood Control and Water Conservation District

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

Contact Info: Aleksandar Jevremovic, County Surveyor, 568-3020

**SUBJECT:** **Approve Final Map of Tract No. 14,760, Noel Housing-Cavaletto-Tree Farm 09TRM-00000-00001 and Set Monument Deposit; and Approve Various Related Transfers of Real Property between Public and Private Entities; 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 and authorize the Chair to execute the original and duplicate original Real Property Exchange Agreement between the County of Santa Barbara ("County") and Cavaletto Family, LP ("Cavalettos"), which involves the County property, described as County Assessor's Parcel Number ("APN") 069-100-059 and the Cavalettos property, described as APN: 069-350-033;
- B. Accept the attached Grant Deed conveying a parcel in fee from the Cavalettos to the County, described as APN: 069-350-033, by authorizing the Clerk of the Board to execute the Certificate of Acceptance thereto;
- C. Approve and authorize the Chair to execute the Grant Deed, conveying a parcel in fee from the County to the Cavalettos, described as APN: 069-100-059;
- D. Approve the Final Map of Tract No. 14,760;

- E. Require the subdivider to post a certified check in the amount of \$25,000.00 to guarantee the setting of the interior monumentation for Tract No. 14,760, pursuant to Section 66496 of the State Subdivision Map Act;
- F. Accept on behalf of the Public, pending recordation of Final Map of Tract No. 14,760, the offers of dedication for Easements for Public Utility purposes as shown on said map, and authorize the Clerk of the Board to endorse the Final Map of Tract No. 14,760 accepting said Easements as defined on said map. Consummation of the acceptance of Easements for Public Utility Purposes is subject to recordation of the subject Map;
- G. Accept in Fee, Tree Farm Lane (Parcels "A1", "A2" and "F" on said map), pending recordation of Final Map of Tract No. 14,760, and authorize the Clerk of the Board to endorse the Final Map of Tract No. 14,760 accepting said Fee Rights to Tree Farm Lane as defined on said map. Consummation of the acceptance of the Fee Rights to Tree Farm Lane is subject to recordation of the subject Map;
- H. Accept in Fee, Parcel "D" on said map for Public Park Purposes pending recordation of the Final Map of Tract No. 14,760, and authorize the Clerk of the Board to endorse the Final Map of Tract No. 14,760 accepting said Fee Rights to Parcel "D" for Public Park Purposes as defined on said map. Consummation of the acceptance of the Fee Rights to Parcel "D" is subject to recordation of the subject Map;
- I. Accept the offer of dedication for San Jose Creek Bike Path for Public Easement purposes as shown on said map pending recordation of Final Map of Tract No. 14,760, and authorize the Clerk of the Board to endorse the Final Map of Tract No. 14,760 accepting said easement for Bike Path Purposes as defined on said map. Consummation of the acceptance of the Bike Path Easement is subject to recordation of the subject Map; and
- J. Find that pursuant to State California Environmental Quality Act (CEQA) Guidelines Section 15162, no substantial changes were proposed, and no new information of substantial importance has come to light regarding environmental effects of the project or of the sufficiency or feasibility of mitigation measures, and therefore the proposed actions are within the scope of the Environmental Impact Report (11EIR-00000-00002) and Mitigation Monitoring Program adopted by the Board upon approval of the project on June 26, 2012, and that therefore no new environmental document is required. The Environmental Impact Report 11EIR-00000-00002 and Mitigation Monitoring Program and the associated information can be found at:  
<http://www.sbcountyplanning.org/projects/08DVP-00012Cavaletto/index.cfm>

That the Board of Directors of the Santa Barbara County Flood Control District:

- A. Accept the offer of dedication for Easements for Flood Control purposes as shown on said map as E-9, E-11, E-14, E-16 & E-17, pending recordation of Final Map of Tract No. 14,760, and authorize the Clerk of the Board of Directors to endorse the Final Map of Tract No. 14,760 accepting said Easements as defined on said map. Consummation of the acceptance of Easements for Flood Control Purposes is subject to recordation of the subject Map;

- B. Approve abandonment of previously existing 10' wide easement and 13' wide easement for Storm Drain purposes recorded on August 3, 1973, as Instrument No. 30877 in Book 2475, Page 327 of Official Records and a 13' wide easement for Storm Drain purposes recorded on April 25, 1972, as Instrument No. 14700 in Book 2396, Page 1378 of Official Records, both affecting Final Map of Tract No. 14,760; and
  
- C. Find that pursuant to State CEQA Guidelines Section 15162, no substantial changes were proposed, and no new information of substantial importance has come to light regarding environmental effects of the project or of the sufficiency or feasibility of mitigation measures, and therefore the proposed actions are within the scope of the Environmental Impact Report (11EIR-00000-00002) and Mitigation Monitoring Program adopted by the Board upon approval of the project on June 26, 2012, and that therefore no new environmental document is required. The Environmental Impact Report 11EIR-00000-00002 and Mitigation Monitoring Program and the associated information can be found at:  
<http://www.sbcountyplanning.org/projects/08DVP-00012Cavaletto/index.cfm>

**Summary Text:**

Final Map of Tract 14,760 (County Assessor Parcel Numbers 069-100-051, 054, 057 and 058) located at 555 Las Perlas Drive in the Goleta Area, Second Supervisorial District. The County Surveyor has received the Final Map of Tract No. 14,760 and 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; and is satisfied that all the conditions of approval for Tract No. 14,760 have been met.

Barry Waters, the Surveyor for Final Map of Tract No. 14,760, has informed the County Surveyor's Office that he will be unable to have the interior property monuments in place at the time the map is recorded. The monuments shall be installed to meet the requirements of Section 66496 of the State Subdivision Map Act and Section 21-16 of Chapter 21, Santa Barbara County Subdivision Regulations. The County Surveyor recommends that the subdivider be required to provide surety prior to the map recordation in the form of a certified check or cash to guarantee installation of said monuments.

All Departments concerned with the processing of Subdivision Maps have certified that the Final Map is ready for Board approval. The payment of Real Property Taxes has been made or bonded for and deposited with the Clerk of the Board.

The County Surveyor's Office is in receipt of preliminary water services determination letter from Goleta Water District and a permit for service from Goleta Sanitary district, the entities that will provide water and sewer services for Tract No. 14,760 which state that all arrangements have been made for service of said Tract.

After the Clerk endorses its acceptance thereon, the County Surveyor will deliver the Land Exchange Agreement and Deeds along with the Final Map to the County Recorder for recordation.

**Background:**

At its regularly scheduled meeting on June 26, 2012, the Santa Barbara County Board of Supervisors met and approved Tract Map No. 14,760 and certified the Environmental Impact Report 11EIR-00000-00002 for the subject project. On February 1, 2012, the County Planning Commission determined pursuant to Government Code Section 65402(a) that the land exchange was consistent with the Comprehensive Plan.

California Government Code section 25365 authorizes the County to exchange real property of equal value where the real property to be exchanged is not needed for county use and the property to be acquired is required for County use provided that such exchange is approved by four-fifths (4/5) vote of the County's Board of Supervisors. As shown in the Real Property Exchange Agreement, Attachment 1 Exhibit A, the County's Parcel B, consisting of approximately 0.48 acres, which is not needed for County use, is of equal size, location and value as the portions of Owners' Property, Parcel A consisting of approximately 0.27 acres plus Parcel F (being Parcel D as shown on Tract Map No. 14,760) consisting of approximately 0.23 acres, which are required for County use, and therefore represent an exchange of real properties of equal value. The property exchange between the County and the Cavalettos will be at no cost to the County.

Execution of this Real Property Exchange Agreement and the associated documents is in accordance with the CEQA, Section 15162. Under this section, when a new project does not exceed the scope of a previously conducted Environmental Initial Study/Environmental Impact Report (EIS/EIR), no subsequent environmental document is required. Here, no substantial changes are proposed in the project and no substantial changes will occur with respect to the circumstances under which the project is undertaken. Furthermore, no new information of substantial importance has come to light regarding environmental effects of the project or of the sufficiency or feasibility of mitigation measures. Consequently, the property transfers are within the scope of the project covered by the Environmental Impact Report 11EIR-00000-00002 and Mitigation Monitoring Program certified and adopted by the County Board of Supervisors on June 26, 2012. Therefore, no subsequent environmental document is required.

**Fiscal and Facilities Impacts:**

None.

**Fiscal Analysis:**

The property exchange between the County and the Cavalettos will be at no cost to the County.

**Special Instructions:**

After Board action, distribute as follows:

1. Original Real Property Exchange Agreement and  
Copies of Grant Deeds Clerk of the Board Files
  
2. Duplicate Original Real Property Exchange Agreement,  
Grant Deeds and Minute Order Real Property, Attn: James Cleary

3. Copies of documents and Minute Order

Auditor-Controller,  
Financial Reporting Division,  
Attn: Betsy Schaffer

**Note:** Upon recordation, Real Property will return copies of the recorded Grant Deeds to the Clerk for file and reference.

After the Subdivider furnishes the 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. 14,760 to the Clerk of the Board and request acknowledgement of the Board's acceptance thereon; including the acceptance of dedicated thereon. Once the 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 Supervisor's Minute Order of Approval to the County Surveyor's Office Attention : Aleksandar Jevremovic, County Surveyor.

**Attachments:**

- Attachment 1 - Real Property Exchange Agreement
- Attachment 2 - Grant Deed Cavaletto to County
- Attachment 3 - Grant Deed County to Cavaletto
- Attachment 4 - Final Map of Tract No. 14,760 (19 sheets)

**Co-Authored by:**

Connie Adams, County Surveyor's Office, 568-3021  
James Cleary, General Services, Real Property Agent, 568-3072

**CC:**

Kevin Ready Sr. – Senior Deputy County Counsel  
Alex Tuttle, Joyce Gerber – County Planners  
Surveyor-Barry Waters, Waters Land Surveying, Inc., 5553 Hollister Ave, Suites 7 & 8, Santa Barbara, CA 93117  
Owner- Cavaletto Family LP, 555 Las Perlas Drive, Santa Barbara, CA 93111  
Jason Nelson, The Oak Creek Company, 21 E. Carrillo St. Suite 200, Santa Barbara, CA 93101  
Tom Fayram - Deputy Director Public Works  
Chris Sneddon - Deputy Director Public Works  
Claude Garciacelay - County Parks  
Don Grady – Real Property Manager General Services