



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: Community Services
Department No.: 057
For Agenda Of: 3/15/2022
Placement: Administrative
Estimated Tme: NA
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Community Services George Chapjian, Director (805) 568-2467
Contact Info: Jeff Lindgren, Parks Superintendent (805) 568-2475
SUBJECT: Accept Grant of Easement for Riding and Hiking Trail Purposes from Railway Jonata, LLC; 2326 Railway Avenue (APN 135-360-002); Third Supervisorial District

County Counsel Concurrence

As to form: Yes

Other Concurrence:

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Accept the Grant of Easement for a Riding and Hiking Trail from Railway Jonata, LLC for 2326 Railway Avenue, Assessor Parcel Number (APN) 135-360-002 (Attachment 1, Exhibits A & B); and approve and authorize the Clerk of the Board to endorse the certificate of acceptance (Attachment 2).
- b) Consider the environmental effects of the project as shown in the Final Environmental Impact Report (FEIR, 12EIR-00000-00001), certified by the County Planning Commission on January 30, 2013, together with the EIR Addendum dated May 15, 2017 adopted by the Planning & Development Director (Environmental Documents), and find that pursuant to California Environmental Quality Act (CEQA) Guidelines §15162, no substantial changes are proposed, and there are no substantial changes in circumstances or new information of substantial importance regarding significant impacts or feasibility of mitigation measures and alternatives, and therefore approval of the Recommended Actions are within the scope of the Final Environmental Impact Report and EIR Addendum, and no subsequent Environmental Impact Report or Negative Declaration shall be prepared.

<https://cosantabarbara.app.box.com/s/o9fp2865sykaqn98s0702plaa96xj7t5/file/444764182093>

Summary Text:

Staff recommends that the Board accept the grant of easement for a riding and hiking trail from Railway Jonata, LLC (Inn at Mattei's Tavern project) (County Assessor Parcel Number 135-360-002), included as Attachment 1 to this Board Letter. The trail easement generally follows the proposed trail route from Highway 154 southward through the subject lots as identified on the Santa Ynez Valley Community Plan Parks, Recreation and Trails (PRT) Map.

The subject property is located at 2326 Railway Avenue, in the Los Olivos area, Third Supervisorial District. The County Surveyor has received and examined the easement exhibit and is satisfied that it is technically correct and complies with all applicable laws and regulations.

After the Clerk of the Board of Supervisors endorses acceptance of the easement, the County Community Services Department will deliver the document to the County Recorder for recordation.

Background:

The PRT Map of the Santa Ynez Valley Community Plan proposes a trail generally following between Highway 154 and the Santa Barbara Avenue/Alamo Pintado Avenue intersection and continues southward on Santa Barbara Avenue as a proposed on-road trail. Given that two parcels between the subject property and the Santa Barbara Avenue/Alamo Pintado Avenue intersection are privately owned, staff conditioned the trail easement from Highway 154 to connect to the Nojoqui Avenue/Jonata Street intersection which is along the eastern frontage of the subject parcels. Doing so provides a usable segment of connecting trail from one end of the project to the other for the public and patrons of the Inn at Mattei's Tavern to enjoy. Jonata Street continues in an easterly direction directly into downtown Los Olivos. Flexibility in trail easement routing is inherent in all County PRT maps upon their adoption. Future discussions by the Parks Division may ensue with the two property owners between the subject parcels and Santa Barbara Avenue to determine if continuing the trail in a southerly direction can occur.

Therefore, per the trail route generally depicted on the PRT Map as described above, the Community Services Department Parks Division condition letter dated November 19, 2012 (as conditioned in the Project Description of 09DVP-00000-00019 as Amended by 16AMD-00000-00004 and Condition No. 54) required the Railway Jonata, LLC property owner to dedicate a public trail easement from the northwest corner of the subject property at Highway 154, along the east bank of Alamo Pintado Creek outside its setback area, and then easterly to connect to Nojoqui Avenue. The easement will also provide connections near the southwest corner of the project to Jonata Street old right of way to provide a future connection to the Jonata/Steele Street neighborhood. The connection to the neighborhood would require the Parks Division to construct a short bike/pedestrian bridge over Alamo Pintado Creek at a later time.

The Parks Division condition letter also requires the applicant to construct the trail to be available for public use prior to completion of the Inn at Mattei's Tavern project.

On October 20, 2010, the Santa Barbara County Planning Commission approved 09DVP-00000-00019 and certified 12EIR-00000-00001 for the subject project. On May 22, 2017, the Planning and Development Director approved an Amendment to the project's Development Plan (16AMD-00000-

00004) and determined that the previous environmental review (12EIR-00000-00001) was adequate for the amended project. Environmental review for the trail easement and construction was included as part of the EIR.

Fiscal and Facilities Impacts:

No ongoing costs to the County are anticipated once the easement has been accepted, as the easement is limited to use of a public trail for recreational purposes and any costs associated with maintenance of the trail would be the responsibility of the property owner.

Staffing Impacts:

None

Special Instructions:

Please hold the endorsed Grant of Easement and Certificate of Acceptance for pick up at the Clerk of Board office, Attention: George Amoon. Once the Grant of Easement and Certificate of Acceptance have been executed, the County Parks Division shall transmit it to the County Recorder's Office for recordation. Once the Clerk of the Board has received copies of the recorded documents from the County Recorder, please send scanned copies and send hardcopies of the recorded documents to General Services, Real Estate Services Division, Attention: Carlo Achdjian, and to the Parks Division, Attention: Jeff Lindgren.

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; to the Planning & Development Department, Attention: David Villalobos; to General Services, Real Estate Services Division, Attention: Carlo Achdjian, and to the Parks Division, Attention: Jeff Lindgren.

Attachments:

Attachment 1: Grant of Easement

Attachment 2: Certificate of Acceptance

Authored by:

George Amoon, Contract Park Planner, Community Services - Parks Division