



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

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. 14,839, Ocean Meadows Residential Development (Lot 3), 19TRM-00000-00003; Second 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) Approve the Final Map of Tract No. 14,839, Ocean Meadows Residential Development (Lot 3);
- b) 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.14,839, Ocean Meadows Residential Development (Lot 3) (19TRM-00000-00003).

The Final Map of Tract No. 14,839, Ocean Meadows Residential Development (Lot 3), (County Assessor Parcel Number 073-090-073), 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. 14,839, Ocean Meadows Residential Development (Lot 3) 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.

The County Surveyor has received written notice from all Departments and agencies that imposed conditions of approval on the subdivision for Tract No. 14,839, Ocean Meadows Residential Development (Lot 3), 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 3), 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 no future easements were projected for this project, and that all on site facilities shall be retained by the owner. 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 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.14,839, Ocean Meadows Residential Development (Lot 3), and adopted Mitigated Negative Declaration 20NGD-00000-000007 for the subject project.

Fiscal and Facilities Impacts:

None.

Fiscal Analysis:

None.

Subject: Approve Final Map of Tract No.14,839 Ocean Meadows Residential Development (Lot 3) 19TRM-00000-00003;
Second Supervisorial District
Agenda Date: December 12, 2023
Page 3 of 3

Special Instructions:

The County Surveyor shall present the Final Map of Tract No. 14,839, Ocean Meadows Residential Development (Lot 3), to the Clerk of the Board of Supervisors and request acknowledgement of the Board's map approval 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. 14,839, Ocean Meadows Residential Development (Lot 3) (5 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