

Recording requested by and)
to be returned to:)
SANTA BARBARA COUNTY)
General Services Department)
Real Property Division)
260 N. San Antonio Road-Casa Nueva)
Santa Barbara, CA 93110)
)
COUNTY OF SANTA BARBARA)
OFFICIAL BUSINESS)

No Recordation Fee Pursuant to California Government Code §27383
SPACE ABOVE THIS LINE FOR RECORDER’S USE
APN:005-177-003 (Portion)
RP File No. 004126

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF THE SUMMARY) RESOLUTION NO. _____
VACATION OF AN UNUSED PORTION)
OF A COUNTY ROAD EASEMENT) CAL. STREETS & HIGHWAYS CODE §8334(a)

**FINDINGS AND SUMMARY ORDER TO VACATE
A PORTION OF 2275 ORTEGA HILL ROAD
UNUSED PORTION OF A COUNTY ROAD EASEMENT AND RIGHT OF WAY
SUMMERLAND, CA**

WHEREAS, Santa Barbara County, a political subdivision of the State of California, (hereinafter “COUNTY”) is the holder of the certain road easement property and right of way for ingress and egress, known as a portion of 2275 Ortega Hill Road in the Community of Summerland, which easement was relinquished by the State of California to COUNTY filed in Deed Book 1250, Pages 443-445, in the Office of said County Recorder; and

WHEREAS, the portion of Ortega Hill Road proposed for abandonment (herein “Portion”) is located in the southeastern portion of County Assessor’s Parcel Number 005-177-003 (herein the “Property”), which Portion is legally described in Exhibits “A” and shown on Exhibit “B” attached hereto and incorporated herein by this reference; and

WHEREAS, on December 4, 2025, the owners of the Property applied to the COUNTY to abandon the Portion; and

WHEREAS, the Portion is situated on that certain Property, which is owned in fee by Summerland LLC, a Delaware limited liability company; and

WHEREAS, Sections 8334(a) and 8335 of the California Streets and Highways Code provide that the County Board of Supervisors may summarily vacate an excess right-of-way of a street or highway that is not required for street or highway purposes by adopting a resolution of vacation; and

WHEREAS, the proposed right-of-way abandonment would dispose of unneeded, excess areas of the COUNTY road right-of-way by permanently abandoning the COUNTY's easement interest in the Portion; and

WHEREAS, at its regular meeting of March 11, 2026, the COUNTY'S Planning Commission found the abandonment of the Portion to be in conformity with the COUNTY'S Comprehensive Plan pursuant to Government Code Section 65402(a); and

WHEREAS, it has been determined by COUNTY'S Public Works Department that, in accordance with Section 892(a) of the California Streets and Highways Code, the Portion is not useful as a nonmotorized transportation facility designed primarily for the use of pedestrians, bicyclists, or equestrians; and

WHEREAS, it has been determined by the COUNTY'S Public Works Department that the Portion is unnecessary for present or future public use as a county road and is no longer required by the traveling public or the COUNTY; and

WHEREAS, no parcels will be landlocked if the vacation of the Portion is consummated; and

WHEREAS, in accordance with California Streets and Highways Code Section 8334(a), the legislative body of a local agency may summarily vacate an excess right-of-way of a street or highway not required for street or highway purposes, and the excess Portion meets this criterion; and

WHEREAS, in accordance with Section 8340(c) of the California Streets and Highways Code, the COUNTY is required to reserve and except from the vacation of the Portion any easements and rights necessary to maintain, operate, replace, remove, or renew any in-place public utility facilities that are in use; and

WHEREAS, in accordance with California Streets and Highways Code Section 8334.5, a street may be summarily vacated if any in-place public utility facilities that are in use would not be affected by the vacation; and

WHEREAS, COUNTY has contacted all public utility companies operating in the Community of Summerland and, by reaching out to confirm, ensured the COUNTY that the public utility companies do not have any such facilities within the Portion to be abandoned.

NOW, THEREFORE, BE IT RESOLVED, the Board of Supervisors of COUNTY does hereby find, determine, and order as follows:

1. That the above recitals are true and correct.
2. The Portion being abandoned is unnecessary for present or prospective public use and is not useful as a nonmotorized transportation facility.
3. That the Portion, legally described on Exhibit A and shown on Exhibit B attached hereto and incorporated herein by this reference, is hereby summarily vacated as a County road pursuant to Division 9, Part 3, Chapter 3 of the Streets and Highways Code of the State of California.
4. That this Resolution, attested to by the Clerk of the Board under the seal of the Board, shall be recorded in the Office of the County Recorder in the County of Santa Barbara, State of California, and that the date of recording shall become the effective date of this Order to Vacate.

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PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara,
State of California, this _____ day of _____, by the following
vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

“COUNTY”

COUNTY OF SANTA BARBARA, a political
subdivision of the State of California

ATTEST:
MONA MIYASATO
COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

BOB NELSON CHAIR
BOARD OF SUPERVISORS

By: _____
Sheila de la Guerra
Deputy Clerk of the Board

APPROVED AS TO FORM:
RACHEL VAN MULLEM
COUNTY COUNSEL

Signed by:
By:  _____
0AC56B88DE46F483...
Tyler Sprague
Deputy County Counsel

Exhibit A

APN 005-177-003 (portion)

Legal Description

Being all that portion of Lots 19, 20, 21 in Block 34, as delineated and designated on a map of the Town of Summerland, in the County of Santa Barbara, State of California, as per Map recorded in Rack No. 1, Map No. 2, in the Office of the County Recorder of said County and State; described as follows:

Beginning at an angle point in the northerly line of the land shown on the Record of Survey filed in Book 88, Page 76, in the office of said County Recorder, said angle point being the westerly end of the line denoted as $S78^{\circ} 55' 05''E$, 67.75 feet on said Record of Survey; thence, along said northerly line, said line also being the southerly line of Old Coast Highway as shown on said Record of Survey, commonly referred to as Ortega Hill Road,

- 1) $S78^{\circ} 55' 05''E$, 67.75 feet; thence, continuing along said southerly line,
- 2) $N70^{\circ} 07' 12''E$, 2.07 feet to an intersection with the easterly line of said Lot 21; thence, departing said southerly line,
- 3) $N13^{\circ} 04' 15''E$, 14.68 feet to a point of intersection with a curve measured 40.00 feet southerly of the centerline of said Old Coast Highway (Ortega Hill Road), said point of intersection being a point in a curve concave southerly having a radius of 1260.00 feet, the radial center of which bears $S00^{\circ} 02' 50''W$ thence,
- 4) westerly along said curve through a central angle of $3^{\circ} 15' 52''$, an arc length of 71.79 feet to the Point of Beginning.

Containing 570 square feet +/-

End of Description

A Sketch entitled Exhibit B is attached hereto and by reference incorporated herein.

Joel Avakian 3/25/26
Joel Avakian
PLS 7324

Prepared by or under my direction:
Joel F. Avakian Land Surveyor
208 Park Road Ojai, CA 93023
PH. (805) 646-7242



Exhibit B

