

COUNTY OF SANTA BARBARA  
CALIFORNIA

PLANNING COMMISSION

COUNTY ENGINEERING BUILDING  
123 E. ANAPAMU ST.  
SANTA BARBARA, CALIF. 93101-2058  
PHONE: (805) 568-2000  
FAX: (805) 568-2030

June 6, 2011

Ronn Carlentine  
General Service Department  
105 E. Anapamu Street  
Santa Barbara, CA 93101

PLANNING COMMISSION  
HEARING OF JUNE 1, 2011

**RE: *Summerland Sanitary District Land Conveyance Government Code Consistency; 11GOV-00000-00004***

Hearing on the request of Ron Carlentine, agent for General Services, Office of Real Estate Services, to consider case number 11GOV-00000-00004, [application filed on April 26, 2011], for a determination that conveyance of land to the Summerland Sanitary District is consistent with the Comprehensive Plan of the County of Santa Barbara pursuant to Government Code Section 65402(c). This site is identified as Carey Place, west of AP No. 005-240-019 in the Summerland area, First Supervisorial District.

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Dear Mr. Carlentine:

At the Planning Commission hearing of June 1, 2011, Commissioner Cooney moved, seconded by Commissioner Blough and carried by a vote of 5 to 0 to:

1. Determine that the proposed conveyance of land to the Summerland Sanitary District is consistent with the Comprehensive Plan; and
2. Transmit the consistency report required by Government Code Section 65402(c) to Ron Carlentine, Office of Real Estate Services and the Board of Supervisors. The memo from Ron Carlentine, dated April 26, 2011, and the letter reflecting the Planning Commission's action shall constitute the required report.

The Planning Commission action relative to Government Code §65402(c) is advisory in nature; therefore the appeal procedure is not applicable. Your Commission's determination will be forwarded to the General Services Department and the Board of Supervisors.

Sincerely,

Dianne M. Black  
Secretary to the Planning Commission

cc: Case File: 11GOV-00000-00004

Planning Commission File  
County Chief Appraiser  
County Surveyor  
Fire Department  
Flood Control  
Park Department  
Public Works  
Environmental Health Services  
APCD  
Salud Carbajal, Third District Supervisor  
C. Michael Cooney, Third District Planning Commissioner  
Rachel Van Mullem, Deputy County Counsel  
Nicole Lieu, Planner

**Attachments:        Memo to Planning Commission from Alice McCurdy Anthony, Deputy  
                                 Director**

DMB/dmv

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**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**Consent Agenda**

**TO:** County Planning Commission

**FROM:** Alice McCurdy, Deputy Director, Development Review-South

**HEARING DATE:** June 1, 2011

**RE:** Hearing on the request of Ron Carlentine, agent for General Services, Office of Real Estate Services, to consider case number 11GOV-00000-00004, application filed on April 26, 2011, for a determination that conveyance of land to the Summerland Sanitary District is consistent with the Comprehensive Plan of the County of Santa Barbara pursuant to Government Code §65402(c). This site is identified as Carey Place, west of Assessor's Parcel Number 005-240-019 in the Summerland area, First Supervisorial District.

**APPLICANT:** Ron Carlentine, General Services, Office of Real Estate Services, 568-3078

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**Project Description:** Conveyance of land within the Coastal Zone and Summerland Community Plan Area, know as Carey Place, from Santa Barbara County to the Summerland Sanitary District. Stairway access over the subject property to the beach would remain unobstructed, perpetuating an informal public access to the beach.

**Consistency with Applicable Comprehensive/Community Plan Policies:** The subject property is designated as RES-4.6 (Residential, 4.6 units per acre) under the comprehensive plan. Utilities such as the lift station and other facilities on-site are allowed under the residential comprehensive plan and zoning designation of the parcel. The project is consistent with the County's Local Coastal Program and Summerland Community Plan. In specific, it is consistent with the two following policies which are most pertinent:

*Coastal Act Policy 30211: Development shall not interfere with the public's right of access to the sea where acquired through use, custom, or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.*

A stairway over the subject property is currently used infrequently by the public in order to obtain coastal access. Following the proposed land transfer, the stairway would remain in place and available for public access. Therefore the proposed transfer would be consistent with Coastal Act Policy 30211.

*Coastal Land Use Plan Policy 2-6: Prior to issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development. ...*

The subject property is currently developed with a lift station and back-up generator that are owned and operated by the Summerland Sanitary District. The facilities on-site provide support for Sanitary Service throughout Summerland. Service by the Sanitary District provides the basis for consistency with Coastal Land Use Plan Policy 2-6 for many properties in the Summerland area. No development requiring services is proposed on the subject parcel. Therefore, the proposed transfer would be consistent with Coastal Land Use Plan Policy 2-6.

**Recommendation:** That the Planning Commission:

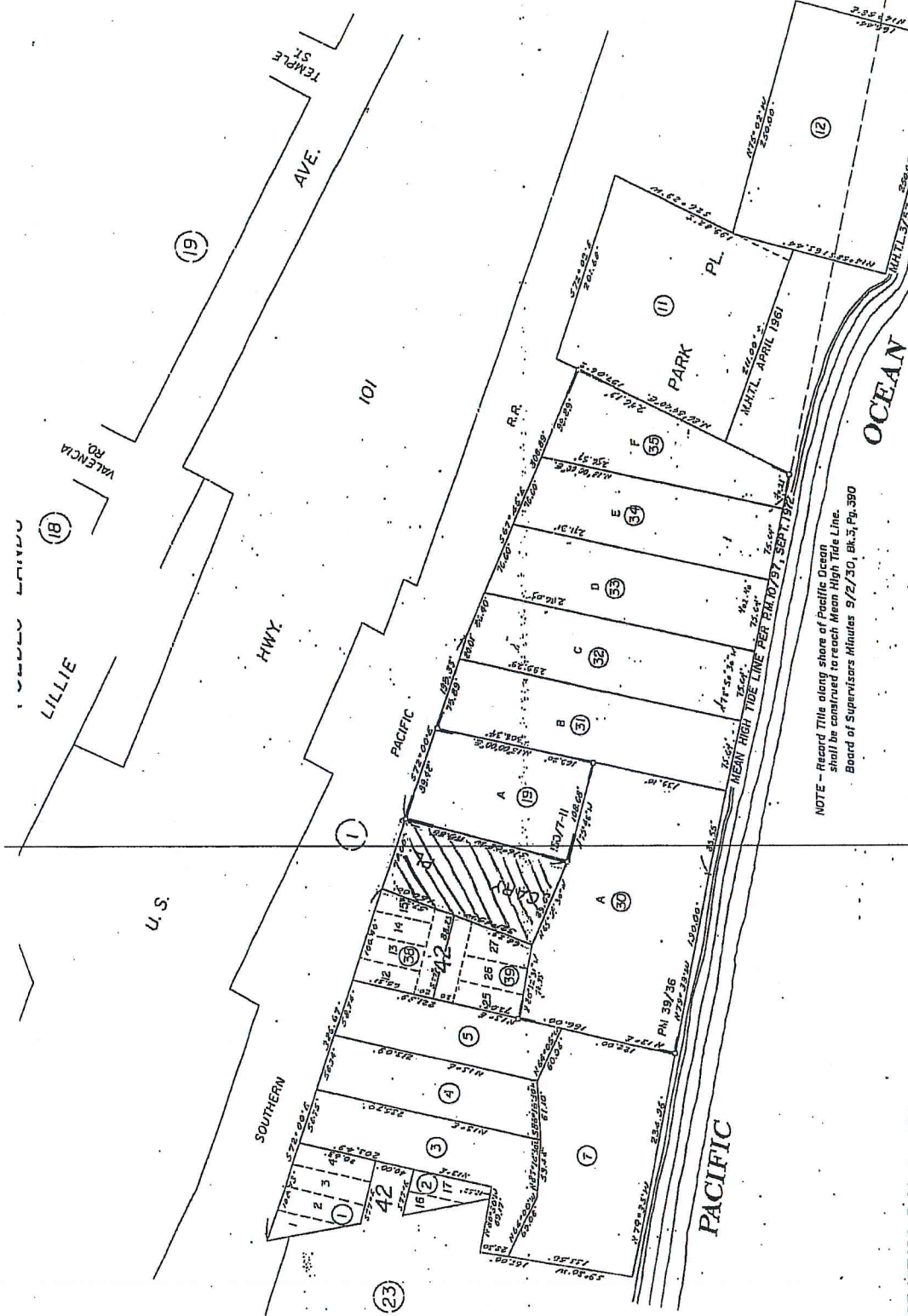
1. Determine that the proposed conveyance of land to the Summerland Sanitary District is consistent with the Comprehensive Plan; and
2. Transmit the consistency report required by Government Code Section 65402(c) to Ron Carlentine, Office of Real Estate Services and the Board of Supervisors. The memo from Ron Carlentine, dated April 26, 2011, and the letter reflecting the Planning Commission's action shall constitute the required report.

**Attachment A** - Site Plan

**Attachment B** - Departmental Letter

**Staff Contact/Prepared by:** Nicole Lieu, Planner, 884-8068

U.S. 1" = 1'



05/27/86 R.M. Bk. 150, Pg. 7-11 - Reversion to Acreage (Map of Vacation)

Town of Summerland

Pg. 24  
Assessor's Map Bk. 5

County of Santa Barbara, Calif.

9/89  
S.A.S.  
V.C. ROBERT

NOTE - Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.

NOTE - Record Title along shore of Pacific Ocean shall be construed to reach Mean High Tide Line. Board of Supervisors Minutes 9/2/30, Bk. 5, Pg. 390

ATTACHMENT A

*U. McCurdy*

# Memorandum

**11GOV-00000-00004**

COUNTY CONVEYANCE OF LAND

SANTA BARBARA, CA

4/26/11

**DATE:** April 26, 2011

**TO:** ~~David Ward~~, Deputy Director,  
Development Review Division  
Planning & Development Department

**FROM:** Ronn Carlentine *RC*  
General Services  
Office of Real Estate Services



**SUBJECT:** Government Code Section 65402(a) - Conformity with County's Comprehensive Plan. Carey Place, Summerland, First Supervisorial District

In accordance with Government Code Section 65402, the County of Santa Barbara, General Services Department request a determination as to the conformity of the County's proposed conveyance of land to the Summerland Sanitation District. The General Services Department is contemplating a recommendation to the County Board of Supervisors to convey (in fee simple) a county owned parcel of land (78"x 170") to the Summerland Sanitation District.

In 1890, the County accepted by deed dedication a public place, known as Carey Place, in the town of Summerland. This parcel has remained undeveloped except for sewer related improvements made by the Summerland Sanitation District. The District has operated and maintained sewer equipment (underground sewer pipelines, valves, lift station, electrical service, and emergency generator) on this parcel for many years. Since the District's sewer equipment is affecting most of the parcel, the County desires to convey the parcel to the District to allow the District more direct control and responsibility of its existing sewer equipment. The disposition of this parcel is based on Summerland Sanitation District's request to our agency. This parcel is being conveyed to promote public health and safety.

**LOCATION:** The county owned parcel is known as Carey Place, in the town of Summerland, shown on exhibit "A" attached hereto and incorporated herein. The parcel is south of Union Pacific Railroad tracks and landlocked by adjoining private ownership. The location of this parcel doesn't provide adequate access.

The **PURPOSE** of the County's disposition of real property is to facilitate Summerland Sanitation District's ongoing operation and maintenance of their sewer equipment, and to provide now and in the future more control of the parcel during routine and emergency services to promote a public benefit.

The **EXTENT** of this proposed real property transaction is the County of Santa Barbara will convey (in fee simple) the parcel to the Summerland Sanitation District and the District will accept the parcel as stated above. The vesting of the parcel will be held by the Summerland Sanitation District, a special district. There is no change of use upon this conveyance.

In accordance with Government Code Section 65402, the General Services Department hereby requests that a finding be made by the Planning Commission as to whether the proposed disposition of real property to Summerland Sanitation District is, or is not in conformity with the Santa Barbara County General Plan. In accordance with your findings, please forward the Planning Commission final report to the Real Estate Services Office of the General Services Department for further processing this transaction.

If you have any questions, please call me at extension 3078. Thank you for your assistance.

**ATTACHMENT B**