



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

Submitted on:
(COB Stamp)

Department Name: General Services
Real Property Division
Department No.: 063
Agenda Date: December 9, 2025
Placement: Administrative Agenda
Estimated Time: N/A
Continued Item: No
If Yes, date from: N/A
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Director(s): Kirk A. Lagerquist, Director of General Services
Contact Info: Ted Tyber, Assistant Director of General Services
SUBJECT: Quitclaim a portion of an Existing Trail Easement within Assessor's Parcel Number
005-080-021, (201 Olive Street) in Supervisorial District 1, (RP Folio #004120)

County Counsel Concurrence

As to form: Yes

Other Concurrence: Risk Management

As to form: Yes

Auditor-Controller Concurrence

As to form: N/A

Recommended Actions:

That the Board of Supervisors:

- a) Approve and authorize the Chair to execute Quitclaim Deed releasing a portion of an existing trail easement from the County of Santa Barbara to Joseph and Allison Zibulewsky; and
- b) Determine that there is no possibility that the recommended action may have a significant effect on the environment and is therefore exempt from further review under the California Environmental Quality Act (CEQA) guidelines, pursuant to Section 15061(b)(3), *Review for Exemption*.

Summary Text:

Joseph and Allison Zibulewsky and the County Community Services Department Parks Division ("PARKS") are requesting for a portion of an existing trail easement within Assessor's Parcel Number 005-080-021, be quitclaimed to Joseph and Allison Zibulewsky Barbara by the County of Santa Barbara.

Discussion:

Joseph and Allison Zibulewsky and the County Community Services Department Parks Division ("PARKS") are requesting the relinquishment of approximately 5,413 square feet within an existing trail easement ("Easement") totaling approximately 25,815 square feet. Quitclaiming a portion of the existing Easement is in conjunction with Planning and Development Permit Number 22CDP-00000-00123. Relinquishing a portion of the Easement will provide for the construction of proposed driveway access to conform with the requirements for private roads and driveways, pursuant to Santa Barbara County Private Roads & Driveway Standards and Carpinteria-Summerland Fire Protection District requirements to provide and allow adequate fire protection services to 201 Olive Street

The proposed driveway is to provide access for the development of the 5.69-acre parcel to construct a two-story single-family dwelling approximately 2,102 square feet in size, an attached garage approximately 516 square feet in size, and an attached (lower level) accessory dwelling unit approximately 936 square feet in size, ("Project").

The Easement is sixty (60) feet wide and the relinquishment of approximately 5,413 square feet will reduce the width of the Easement to 15-feet wide, for approximately 82 feet in length with the width increasing from 15-feet wide to 22-feet wide for an additional 47-feet in length of the approximately 433-feet of the Easement's total length.

Background:

As part of the conditions for approval of Parcel Map 14,494 recorded October 13, 2003, that divide a 16.22-acre parcel into two lots of 6.29-acres ("Parcel One") and 9.86-acres, ("Parcel Two"). The recordation provided conformity with the Parks, Recreation and Trails map of the Summerland Community Plan, including a trail easement sixty feet wide within Parcel One along its westerly property line.

The Owners' Representative of Parcel One, Assessor Parcel Number 005-080-021, (201 Olive Street), have discussed with PARKS and Planning & Development relinquishing a portion of the trail easement, to allow for the construction of the driveway in connection with the Project. After PARKS had reviewed the proposed relinquishment, the relinquishment remains in conformity of the Summerland Community Plan Trail, Open Space and Vista Map, therefore, PARKS has agreed to allow quitclaiming a portion of the existing trail easement back to the Property Owner.

In accordance with Government Code Section 65402, the County of Santa Barbara Planning Commission ("Planning Commission") conducted a hearing on December 3, 2025, for the determination the relinquishment for a portion of the Easement is consistent with County of Santa Barbara's General Plan. The Planning Commission has determined that the proposed quitclaiming of the Easement is in conformity with the County of Santa Barbara's General Plan and Government Code Section 65402 has therefore been satisfied.

Fiscal and Facilities Impacts

None.

Special Instructions:

After the Board action, please distribute as follows:

1. Copy of the Quitclaim Deed
2. Original Quitclaim Deed and Minute Order

Clerk of the Board Files
Real Property Division
Attn: James Cleary

Attachments:

Attachment A – Area to be Quitclaimed
Attachment B – Quitclaim Deed

Contact Information:

J. Cleary
Project Manager
jcleary@countyofsb.org