



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 13, 2022  
**Placement:** Administrative  
**Estimated Tme:**  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** Majority

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**TO:** Board of Supervisors

**FROM:** Department Director: Scott D. McGolpin, Public Works Director, 568-3010  
Contact Info: Aleksandar Jevremovic, County Surveyor, 568-3020

**SUBJECT:** **Approve Final Map of Tract No. 14,608, Legacy Estates/Village Square, 02TRM-00000-00007; and, accept various Dedication of Easements for Public Utilities and Public Roads per said map; Vacate (Abandon) portions of Public Road Easements and Rights of Way; Set Monument Deposit; Fourth Supervisorial District**

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**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. 14,608, Legacy Estates/Village Square;
- b) Pursuant to Government Code Section 66496 of the Subdivision Map Act, require the subdivider to post a security to the Clerk of the Board in the total amount of \$59,500 prior to recordation of Final Map of Tract No. 14,608, Legacy Estates/Village Square, to guarantee the payment of the cost of setting of the interior monuments for the Final Map of Tract No. 14,608, Legacy Estates/Village Square, which must be set on or before December 31, 2024, as certified by the Surveyor on the Final Map of Tract Map No. 14,608, Legacy Estates/Village Square;
- c) Subject to recordation of the Final Map of Tract No. 14,608, Legacy Estates/Village Square, accept on behalf of the public and authorize the Clerk of the Board to endorse the Final Map of Tract No. 14,608, Legacy/Estates/Village Square, accepting the offers of dedication as follows:

- i) 10' wide easement for public utility purposes as shown thereon; and
  - ii) Easements for road purposes over Main Street, Perkins Street, Shaw Street, Coiner Street, and Den Street as shown thereon; and
  - iii) Easements for public utility purposes over Main Street, Perkins Street, Shaw Street, Coiner Street, and Den Street as shown thereon; and
  - iv) Public utilities easement for sewer purposes as shown thereon;
- d) Subject to recordation of the Final Map of Tract No. 14,608, Legacy Estates/Village Square, authorize the Clerk of the Board to endorse the Final Map of Tract No. 14,608, Legacy Estates/Village Square, to vacate and abandon those portions of Public Road Easements and Rights of Way of Main Street, Perkins Street, Shaw Street, Coiner Street, Den Street, and St. Joseph Street obtained by the County of Santa Barbara per Book B Page 406 of Miscellaneous Records lying within the subdivision boundary of Final Map of Tract No. 14,608, Legacy Estate/Village Square that are not shown, as stated on the Abandonment Note on said Tract Map;
- e) 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 actions 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 actions are within the scope of the environmental review documents for this project [Environmental Impact Report (05EIR-00000-00005) previously certified September 7, 2005] <https://cosantabarbara.box.com/s/kwh1za4e33mr79x9bx3tgs5d2ht4ci4d> 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. 14,608 (Legacy Estates/Village Square 02TRM-00000-00007), to set the monument deposit amount, to accept the easement dedications per said map, and to approve the vacation (abandonment) of public road easements and rights of way.

The Final Map of Tract No. 14,608, Legacy Estates/Village Square (County Assessor Parcel Numbers 101-201-001, 101-202-001, 101-231-001, 101-232-001, 101-233-001, 101-234-001 and 101-242-001) is located in the southwest corner of Los Alamos, west of Den Street, south of Main Street, in the Los Alamos Community Plan area, Fourth Supervisorial District. The County Surveyor has received and examined the Final Map of Tract No. 14,608 Legacy Estates/Village Square 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.

Ian McClain, the surveyor for the Final Map of Tract No. 14,608, has informed the County Surveyor's Office that he will be unable to have the interior property monuments in place at the time the Final Map is recorded. The monuments shall be installed to meet the requirements of Government Code Section 66495 et seq. (the State Subdivision Map Act) and Section 21-16 of Chapter 21 of the Santa Barbara County Code (the Santa Barbara County Subdivision Regulations) before December 31, 2024 as specified

on the Final Map. The County Surveyor recommends that the subdivider be required to provide security in the amount of \$59,500 prior to the Final Map recordation to guarantee payment of the cost of installation of said monuments.

The County Surveyor has received written notice from all Departments and agencies that imposed conditions of approval on the subdivision for Tract No. 14,608, 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.

The County Surveyor's Office is in receipt of a Notice to Property Owner in lieu of a Final Can-and-Will Serve letter, as approved by County's Planning and Development Department Staff; and Easement Acceptance Letter; for water and sewer services for Tract No. 14,608 Legacy Estates/Village Square, provided by Los Alamos Community Services District, regarding arrangements for service of said Tract.

After the Clerk of the Board of Supervisors endorses its approval of the Final Map, and the Clerk of the Board of Supervisors endorses its acceptance of the offers of dedication of easements and vacation (abandonment) of public road easements and rights of way as noted thereon, the County Surveyor will deliver the Final Map to the County Recorder for recordation.

Consummation of the acceptance of the easement dedications to the County of Santa Barbara and vacation (abandonment) of public road easements and rights of way by the County of Santa Barbara is subject to recordation of the subject Final Map.

**Background:**

At its regularly scheduled meeting on September 7, 2005, the Santa Barbara County Planning Commission met and approved Tract Map No. 14,608 and certified the Environmental Impact Report (05EIR-00000-00005), pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. At the regular meeting of the Santa Barbara County Planning Commission on December 9, 2015, a Time Extension 15TEX-00000-00012 dated December 9, 2015 was granted. A subsequent time extension 21TEX-00000-00008 dated February 25, 2021 was applied for but not needed to be approved since the California State Assembly Bill No 1561 (AB-1561) became effective and was determined by County Planning and Development Department Staff letter dated February 25, 2021 to apply to this Final Map, extending the expiration date to March 07, 2023.

<https://cosantabarbara.box.com/s/kwh1za4e33mr79x9bx3tgs5d2ht4ci4d>

Under California Environmental Quality Act (CEQA) Guidelines Section 15162, since the recommended actions do not exceed the scope of previously conducted environmental review documents, no subsequent environmental document is required. Here, no substantial changes are proposed in the project and no substantial changes will occur with respect to the circumstances under which the project is undertaken. Furthermore, no new information of substantial importance has come to light regarding environmental effects of the project or of the sufficiency or feasibility of mitigation measures. Consequently, the recommended actions are within the scope of the project covered by the environmental review documents certified and adopted by the County Board of Supervisors. Therefore, no subsequent environmental document is required.

Subject: Accept Easements, Vacate/Abandon Public Road Easements, Set Monument Deposit and Approve Final Map Tract No.14608 Legacy Estates/Village Square, 02TRM-00000-00007; Fourth Supervisorial District  
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**Fiscal and Facilities Impacts:**

None.

**Fiscal Analysis:**

None.

**Special Instructions:**

After the Subdivider furnishes the \$59,500 security for the setting of the interior monuments to the Clerk of the Board, the County Surveyor shall present the Final Map of Tract No. 14,608 to the Clerk of the Board of Supervisors and request acknowledgement of the Board of Supervisors' acceptance thereon, including the vacations (abandonments) and acceptance of the public utility and road easement dedications thereon, as appropriate. 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 Supervisor's Minute Order of Approval to the County Surveyor's Office  
Attention: Aleksandar Jevremovic, County Surveyor.

**Attachments:**

Attachment A: Final Map of Tract No. 14,608 Legacy Estates/Village Square (6 sheets)

**Authored by:**

Connie Adams, County Surveyor's Office, 568-3020

**CC:**

Tina Mitchell – County Planner  
Eric Pearson- Public Works Transportation  
Surveyor-Ian McClain, Stantec, 2646 Santa Maria Way, Suite 107, Santa Maria, CA 93455