



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: November 7, 2017
Placement: Administrative
Estimated Tme:
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, 568-3020

SUBJECT: **Approve Final Map of Tract No. 14,749, Estelle Vineyards Estates, 08TRM-00000-00003 and Set Monument Deposit; and Accept Road Easement and Public Utility Easement Dedications per said map; Third Supervisorial District**

County Counsel Concurrence

As to form: Yes

Other Concurrence: N/A

Auditor-Controller Concurrence

As to form: N/A

Recommended Actions:

Acting as the Board of Supervisors:

- a) Approve the Final Map of Tract No. 14,749 Estelle Vineyard Estates;
- 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 \$35,000 prior to recordation of Final Map of Tract No. 14,749 Estelle Vineyard Estates, to guarantee the payment of the cost of setting of the interior monuments for the Final Map, which must be set on or before one year from the date of recordation of this Final Map, as certified by the Surveyor on the Final Map of Tract Map No. 14749, Estelle Vineyard Estates;
- c) Subject to recordation of the Final Map of Tract No. 14,749 Estelle Vineyard Estates, accept on behalf of the public and authorize the Clerk of the Board to endorse the Final Map of Tract No. 14,749 Estelle Vineyard Estates accepting the offers of dedication as follows:
 - i) Brinkerhoff Avenue as a variable width Easement for public road purposes as shown thereon; and

- ii) Easements for Public Utility purposes as shown thereon; and
- d) 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 propose, no environmental effects of the project or of the sufficiency or feasibility of mitigation measures, and therefore the recommended action is within the scope the environmental review documents for this project [Final Mitigated Negative Declaration (11NGD-00000-00011 approved and adopted by the Santa Barbara County Planning Commission on November 9, 2011) <http://www.sbcountyplanning.org/PDF/boards/CntyPC/11-09-2011/11CUP-00000-00029/Attachment%20C%20-%20ND.pdf>] 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. 14,749 (Estelle Vineyard Estates 08TRM-00000-00003), to set the monument deposit, and to accept easement dedications per said map.

Final Map of Tract No. 14,749 Estelle Vineyard Estates (County Assessor Parcel Number's 141-010-007, 141-010-009, 141-070-001, and 141-070-002) is located to the north and east of the Mora/Roblar Avenue intersection in the Santa Ynez area, Third District. The County Surveyor has received and examined the Final Map of Tract No. 14,749 Estelle Vineyard Estates 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.

George Marchenko, the Surveyor for Final Map of Tract No. 14,749 Estelle Vineyard Estates, has informed the County Surveyor 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 Section 66496 of the State Subdivision Map Act and Section 21-16 of Chapter 21 of the Santa Barbara County Code. The County Surveyor recommends that the subdivider be required to furnish security in the amount of \$35,000 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. 14,749, 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.

Water services for Tract No. 14,749 Estelle Vineyard Estates are provided by a private Community Water System and a multi-parcel water system as well as a private State Small Community Water system; and Sewer services are provided by onsite wastewater treatment systems.

After the Clerk of the Board of Supervisors endorses its acceptance of the Final Map and acceptance of the offers of dedication of easements 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 for Public Road purposes and Public Utility purposes is subject to recordation of the subject Final Map.

Background:

At its regularly scheduled meeting on November 9, 2011 the Santa Barbara County Planning Commission met and approved Tract Map No. 14,749 and adopted Negative Declaration 11NGD-00000-000011 for the subject project.

Fiscal and Facilities Impacts:

None.

Fiscal Analysis:

None.

Special Instructions:

After the Subdivider furnishes the \$35,000 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. 14,749 to the Clerk of the Board of Supervisors and request acknowledgement of the Board's acceptance thereon, including the acceptance of dedications 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 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. 14,749 Estelle Vineyard Estates (20 sheets)

Authored by:

Connie Adams, County Surveyor's Office, 568-3021

CC:

Gwen von Klan – County Planner
Surveyor-George Marchenko, Wallace Group., 612 Clarion Court, San Luis Obispo, CA 93401
Owners- Estelle Vineyards aka ETAM, PO Box 688, Los Olivos, CA 93441
Chris Sneddon - Deputy Director Public Works