



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 17, 2020
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. 14,820, TKLA, LLC, 16TRM-00000-00001; and Accept Public Road Easement Dedication per said map; Set Monument Deposit amount for Tract No. 14,820; Third Supervisorial District**

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. 14,820 TKLA, LLC Two Family Residential Use; and
- b) Subject to recordation of the Final Map of Tract No. 14,820, accept on behalf of the public and authorize the Clerk of the Board to endorse Final Map of Tract No. 14,820 accepting the offer of dedication as follows:
 - i) Five foot wide strip of land for Waite Street as an easement for Public Road purposes as shown thereon; and
- c) 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 \$2,000 prior to recordation of Final Map of Tract No. 14,820, to guarantee the payment of the cost of setting of the interior monuments for the Final Map of Tract No. 14,820, 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. 14,820; and

- d) Determine that the above recommended actions are exempt from environmental review under the California Environmental Quality Act pursuant to Section 15183. Section 15183 applies when a parcel has been zoned or designated in a community plan to accommodate a particular density of development and an EIR was certified for that planning or zoning action. The proposed project is consistent with the Los Alamos Community Plan (LACP) Update, Program EIR (LACP EIR, 08-EIR-05), which was certified by the County Planning Commission and the Board of Supervisors in 2011, hence CEQA Section 15183 is applicable. For this project, a Notice of Exemption (Attachment C.1) and CEQA Supplemental Document (Attachment C.2)

Summary Text:

This item is on the agenda in order to approve the Final Map of Tract No. 14,820, (16TRM-00000-00001), to accept easement dedication per said map, and to set the monument deposit amount for the Final Map of Tract No. 14,820.

Final Map of Tract No. 14,820 involves County Assessor Parcel Number's 101-192-003 & 101-192-004, in Los Alamos area, Third District. The County Surveyor has received and examined the Final Map of Tract No. 14,820 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.

Jon McKellar, the surveyor for the Final Map of Tract No. 14,820, has informed the County Surveyor's Office that he will be unable to have the interior property monuments in place at the time the 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) within the time frame of one year from the date of recordation as specified on the map. The County Surveyor recommends that the subdivider be required to provide security in the amount of \$2,000 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. 14,820, 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 and sewer services for Tract No. 14,820 are provided by a Los Alamos Community Services District.

After the Clerk of the Board of Supervisors endorses its approval of the Final Map and acceptance of the offer of dedication of the easement noted thereon, the County Surveyor will deliver the Final Map to the County Recorder for recordation.

Subject: Accept Final Map Tract No.14820 TKLA Two Family Residential Use, 16TRM-00000-00001; Third Supervisorial District

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Consummation of the acceptance of the easement dedication to the County of Santa Barbara for public road purposes is subject to recordation of the subject Final Map.

Background:

At its regularly scheduled meeting on July 11, 2018, the Santa Barbara County Planning Commission met and approved Tract Map No. 14,820 and found the proposed project did not require additional environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183. Section 15183 applies when a parcel has been zoned or designated in a community plan to accommodate a particular density of development and an EIR was certified for that planning or zoning action. The proposed project is consistent with the Los Alamos Community Plan (LACP) Update and an EIR was certified for the LACP Update, hence CEQA Section 15183 is applicable. The Notice of Exemption for this project (referenced as Attachment C.1 in the hyperlinked environmental documents) and CEQA Supplemental Document to the LACP Update EIR (referenced as Attachment C.2 in the hyperlinked environmental documents) for the subject project, can be found at: [<https://cosantabarbara.app.box.com/s/q97rv82305oyfnbdjhcycxrrdhu3dggkqy/file/392522334459>]

Fiscal and Facilities Impacts:

None.

Fiscal Analysis:

None.

Special Instructions:

After the Subdivider furnishes the \$2,000 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. 14,820 to the Clerk of the Board of Supervisors and request acknowledgement of the Board's acceptance thereon, including the acceptance of the dedication 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. 14,820 (3 sheets)

Authored by:

_Jonathan Brinn, County Surveyor's Office, 568-3022

cc:

Shannon Reese – County Planner

Surveyor-Jon McKellar PLS, A Professional Land Surveying & Consulting Company, PO Box 2341 Santa Maria, CA 93457

Owners- TKLA, Gerald Kilgallon, 5855 Hooper Ave., Los Angeles, CA 90001

Chris Sneddon - Deputy Director Public Works