



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: February 18, 2014
Placement: Administrative
Estimated Tme:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Scott D. McGolpin, Director Public Works: 568-3010
Director(s)
Contact Info: Chris Sneddon, Deputy Director, Transportation; 568-3064
SUBJECT: Right-of-Way Vacation: Portions of Unnamed Alley in Los Olivos
Third Supervisorial District

County Counsel Concurrence

As to form: Yes

Other Concurrence:

As to form: NA

Auditor-Controller Concurrence

As to form: NA

Recommended Actions:

That the Board of Supervisors:

- A. Approve and authorize the Chair to execute the attached Resolutions (8), Summary Order to Vacate and Quitclaim, vacating portions of an unnamed alley in Los Olivos as shown on the exhibits attached to said Resolutions; and
- B. Determine that the proposed vacation of surplus County right-of-way is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15312, and approve the filing of a Notice of Exemption on that basis.

Summary Text:

The areas proposed for vacation are portions of an unused alley in Los Olivos between San Marcos Avenue and Grand Avenue. The area in question was granted to the County of Santa Barbara via the Map of the Town of Los Olivos in 1888 for use as an alley fronting on Santa Ynez Street. However that alley was never installed and the subject right-of-way is currently being used as additional rear yard by the adjoining property owners.

The subject vacation areas (herein the "Portion") are shown on Exhibit "A" of each of the Summary Orders to Vacate (8). Santa Barbara County Parks, Fire, Public Works Transportation and Flood Control representatives were contacted and have no objection to the proposed vacation. There are no County road facilities within the Portion and the County has no plans to expand its infrastructure in the

vicinity of the Portion. There are no existing public utilities within the Portion. No Parcels will be “landlocked” if the vacation is approved.

If approved, the road vacation and quitclaim will dispose of County road right-of-way, which exists only on paper, and is unused by the public by removing the County’s property interest in the Portion. In addition this action will remove the County’s liabilities associated with ownership of an interest in the Portion, and will potentially raise the property taxes on the properties benefiting from the vacations.

Background:

One of the fee owners of the properties adjacent to the Portion is currently processing a building permit to install a pool on his property. As part of that process the owner requested the removal of the public interest in the Portion. All eight of the property owners fronting on the subject alley joined in the process. No County departments objected to the proposed vacation and it was found to be in conformity with the County's adopted General Plan by the Planning Commission at its regular meeting of December 4, 2013. The proposed right-of-way vacation was found to be in conformity with applicable CEQA guidelines. All potentially impacted public utility providers were informed of the proposed vacation and asked if they maintain facilities in the Portion. All responded by informing the County that they do not have facilities within the Portion. A notice of intent was published and posted to inform the public of the date of this proposed action by the Board of Supervisors.

Fiscal and Facilities Impacts: Budgeted: Yes

Fiscal Analysis:

Narrative: The participating property owners paid for the County staff time needed to facilitate this right-of-way vacation and quitclaim. There are no Facilities impacts associated with the proposed actions.

Special Instructions: Clerk of the Board, please distribute as follows:

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|----|-------------------------------|---------------------------------|
| 1. | Original Orders to Vacate (8) | Public Works, Attn: Jeff Havlik |
| 2. | Copies of Orders to Vacate | Clerk of the Board Files |
| 3. | CEQA Notice of Exemption | Post as Required |
| 4. | Minute Order & Stamped CEQA | Public Works, Attn: Jeff Havlik |

After Board action Public Works Real Property will deliver the original Summary Orders to Vacate and Quitclaim to the County Recorder for recordation. Once those documents have been recorded, Real Property will return all the originals to the Clerk of the Board, deliver copies to the applicants and to appropriate Divisions within the County, as well as retain copies in its files.

Attachments:

CEQA: Notice of Exemption
Summary Order to Vacate and Quitclaim (8)

Authored by:

Jeff Havlik, Real Property Agent, Public Works, 568-3073

cc:

Bret Stewart, Senior Development Engineering Manager, Public Works, 568-3041