

SANTA BARBARA COUNTY BOARD AGENDA LETTER



Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Agenda Number:

Prepared on: March 25, 1999
Department: Planning & Development
Budget Unit: 053
Agenda Date: April 6, 1999
Placement: Administrative
Estimate Time: 0.25 Staff/1 Hour (Hearing)
Continued Item: NO
If Yes, date from:

TO: Board of Supervisors

FROM: Albert J. McCurdy, Planning & Development
Secretary to the Planning Commission

STAFF CONTACT: Patricia Miller, Supervising Planner, P&D (x 2054)
Catherine Callahan, Planner, P&D, (X 2011)

SUBJECT: *Pozzato Subdivision TM 14,281 and 93-DPF-016; Condition #24a*
Assessor Parcel Number 059-010-066; Goleta Area, Second District

RECOMMENDATION:

Set hearing to execute the Cooperative Agreement under Condition #24a of Pozzato Subdivision TM 14,281 and Development Plan 93-DPF-016, approved by the Planning Commission on April 30, 1997. (SET HEARING FOR April 27, 1999; EST. TIME: 1 HR.)

ALIGNMENT WITH BOARD STRATEGIC PLAN:

The recommendation is primarily aligned with actions required by law or by routine business necessity.

EXECUTIVE SUMMARY AND DISCUSSION:

Background

At their hearing of April 30, 1997, the Planning Commission approved a residential subdivision and development plan for the construction of 24 residential units on an average of approximately 30,000 square foot lots. The project also includes one common open space lot of approximately 12 acres. The property is 28.52 acres and is located approximately 800 feet west of the intersection of La Riata Lane and San Antonio Creek Road, commonly known as 1300 La Riata Lane in the Goleta area, Second District.

Condition #24 was required and generally includes: a) acquisition and construction of an offsite emergency access road across APNs 153-360-001 and 153-360-008 under Government Code Section 66462.5, b) establishment of an easement on the project site for emergency access in the event the offsite segment is obtained, c) installation of speed bumps or other devices to discourage the regular use of the emergency access, and d) the installation of fire sprinklers and systems within structural development.

On December 8, 1999, subsequent to numerous hearings, the Board of Supervisors authorized preparation of a Cooperative Agreement between the County and the developer which would set forth the terms and conditions of acquisition of an offsite emergency access road, including payment of costs. Execution would result in negotiations with property owners and potential initiation of eminent domain proceedings in the event a negotiated purchase cannot be obtained within the time required.

MANDATES AND SERVICE LEVELS:

Pursuant to Government Code Sections 65355 and 65090, a notice shall be published in at least one newspaper of general circulation. Mailed notice required to property owners within 300 feet of the project, including the real property owners, project applicant, and local agencies expected to provide essential services, shall be done at least 10 days prior to the hearing (Government Code Section 65091).

FISCAL AND FACILITIES IMPACTS:

Costs associated with processing, acquisition, and construction under the Cooperative Agreement are being paid by the applicant.

SPECIAL INSTRUCTIONS:

Clerk of the Board shall complete noticing in the Santa Barbara News-Press and shall complete the mailed noticing for the project (mailing labels are attached).

Clerk of the Board shall forward a copy of the Minute Order to: Planning and Development Hearing Support Section, Attn: Deanna Cox.

CONCURRENCES: County Counsel