



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: Planning and
Development
Department No.: 053
For Agenda Of: November 9, 2010
Placement: Administrative
Estimated Time:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

FROM: Department Planning and Development
Director(s) Glenn Russell, PhD., Director (568-2085)
Contact Info: Douglas K. Anthony, Deputy Director, (568-2046)
Development Review - North County

SUBJECT: Haas Tract Map Grading Prior to Recordation, Buellton Area

County Counsel Concurrence

As to form: No

Auditor-Controller Concurrence

As to form: N/A

Other Concurrence: N/A

Recommended Actions:

That the Board of Supervisors authorize Planning and Development to approve and issue a grading permit, 10GRD-00000-00142 and a Land Use Permit 10LUP-00000-00312 Haas Grading prior to recordation of the Haas Tract Map (08TRM-00000-00005), contingent upon all pre-grading conditions having been met. The 8-acre project site is identified as Assessor Parcel number 099-600-045, located on the west side of the intersection of Camino San Carlos and Jonata Park Road, in the Buellton area, Third Supervisorial District.

Summary Text:

County Code Chapter 21-8-C4 provides for the issuance of a land use permit for grading prior to the recordation of a Final Tract Map subject to authorization by the Board of Supervisors and subject to conditions of approval. Those conditions shall include the following: 1) submittal and approval of a grading plan for Building and Safety; 2) approval by applicable departments; 3) grading fees and bonds are in place. All construction bonds would need to be in place prior to approval of the land use permit and grading permit. Prior to the approval of a land use permit, the applicant would be required to submit the departmental signoff sheet to ensure that all departmental prior to grading conditions have been met and verification by staff that the grading plan has been submitted to the Building and Safety Division.

The proposed grading would consist of approximately 3,000 cubic yards. The grading would include 768 cubic yards of earthwork for site preparation and trenching for utilities, and approximately 2,229 cubic yards for construction of an earthen berm along Jonata Park Road.

The applicant is requesting grading prior to recordation in order to market pre-graded sites. The requested tract grading for initial site preparation and undergrounding of utilities is a required first step in implementation of the approved project, and the eight acre site could remain undeveloped for an extended period, both before *and* after Recordation. Following preliminary site grading, impacts associated with wind and water erosion, as well as visual degradation, would increase over time. As a result, the Land Use Permit for Prior to Recordation grading would be conditioned to require: 1) re-seeding of disturbed areas; 2) periodic clean-up of debris which may accrue onsite; and, 3) control of non-native invasive plant species onsite.

Background:

On July 7, 2010, 08TRM-00000-00005, the Haas Tract Map was approved by the Planning Commission. On July 29, 2010, the applicant submitted 10LUP-00000-00312, the Haas Land Use Permit requesting approval of grading prior to recordation of the map. On October 6, 2009, the Santa Ynez Community Plan was adopted. Policies, actions, and development standards were included as part of the project approval by the Planning Commission.

Fiscal and Facilities Impacts:

Budgeted: Yes

Narrative:

The applicant is billed for the costs to process the request, currently estimated to be \$3,281.22. Revenues are budgeted in the Permitting & Compliance Program in the Development Review Permit Summary, North Division on Page D-334 of the adopted 2010 – 2011 fiscal year budget.

Special Instructions:

Clerk of the Board shall forward a copy of the Minute Order to Planning & Development, Hearing Support Section, Attention: David Villalobos.

Planning and Development will prepare all final action letters and notify all interested parties of the Board of Supervisors final action.

Attachments:

- a. Planning Commission Action letter dated July 14, 2010
- b. Reduced Site Plan

Authored by:

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Development Review Division – North, Planning and Development Department