



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 &  
Development  
**Department No.:** 053  
**For Agenda Of:** November 29, 2022  
**Placement:** Departmental  
**Estimated Time:** 1 hour  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** Majority

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**TO:** Board of Supervisors

**FROM:** Department Lisa Plowman, Director, Planning and Development  
Director(s) (805) 568-2086   
Contact Info: Travis Seawards, Deputy Director, Planning and Development  
(805) 568-2518

**SUBJECT:** **Halsell Rezone and Tentative Tract Map  
Rezone (15RZN-00000-00004) and Tentative Tract Map (15TRM-00000-00011)**

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**County Counsel Concurrence**

As to form: Yes

Other Concurrence: N/A

**Auditor-Controller Concurrence**

As to form: N/A

**Recommended Actions:**

On November 29, 2022, to follow the recommendations of the County Planning Commission, your Board's action should include the following:

- a) Make the required findings for approval of the project, Case Nos. 15RZN-00000-00004 and 15TRM-00000-00011, as specified in Attachment 1, Findings for Approval, including CEQA findings.
- b) Adopt the Negative Declaration, 17NGD-00000-00009 (Attachment 3), and adopt the mitigation monitoring program contained in the conditions of approval for Case No. 15TRM-00000-00004 (Attachment 2).
- c) Adopt a resolution (Attachment 4) to approve amendments to the Land Use and Development Code Ordinance to revise the Santa Barbara County Zoning Map for Assessor's Parcel Number 103-200-065 from 2-E-1 to 1-E-1 zoning.
- d) Approve Case No. 15TRM-00000-000011 subject to the conditions included as Attachment 2.

**Summary Text:**

The Halsell project includes a rezone from 2-E-1 (2 acre gross minimum lot size) to 1-E-1 (1 acre gross minimum lot size), and a Tentative Tract Map to subdivide approximately 5.5 acres into five lots. The County Planning Commission (PC) heard the Halsell project on October 11, 2017, and recommended that the Board approve the project after confirmation by staff that easements for access and utilities had been recorded. The project will connect to sewer service through and take access through Vintage Ranch (Key Site 7), necessitating an easement over the Vintage Ranch property. The easement for access and sewer was recorded on April 1, 2022 (Attachment 8). Additionally, the project applicant acquired an updated Preliminary Intent to Serve Letter from Golden State Water Company dated September 14, 2022, and an updated draft contract for purchase of supplemental water from the City of Santa Maria signed by the city on October 11, 2022 (Attachment 9), as the previous documents had since expired.

**Project Description:**

The project is a request of Joe Halsell, owner, for the following:

- Rezone. A rezone from 2-E-1 to 1-E-1 consistent with the provisions of Orcutt Community Plan Policy KSB-1.
- Tract Map. A Tentative Tract Map to subdivide the 5.74 gross/5.48 net-acre lot into the following:
  - 1.41 acres gross/1.36 acres net (Lot 1),
  - 1.11 acres gross/1.10 acres net (Lot 2),
  - 1.03 acres gross/1.00 acre net (Lot 3),
  - 1.10 acres gross/1.02 acres net (Lot 4), and
  - 1.09 acres gross/1.00 acre net (Lot 5).
- Grading and Drainage. Grading for the proposed private access driveway and retention basin will be approximately 9,310 cubic yards of cut and 988 cubic yards of fill. Stormwater run-off from the access driveway will be collected by a bioretention system and conveyed by a storm drain to a retention basin at the north side of Lots 1 and 2. Stormwater runoff from the five proposed lots will be conveyed overland to the retention basin.
- Access. The five single family lots will be accessed from a new 36-foot-wide extension of a private drive (Claret Lane) that will connect to Black Oak Drive via a private access easement across APN 101-400-007 and terminate in a cul-de-sac from which individual driveways will access the five lots. The private drive will have a four-foot-wide decomposed granite path within a ten-foot-wide easement on each side. The portion of the private drive located within the subdivision will be maintained via a recorded road maintenance agreement encumbering the owner of each parcel.
- Utilities and Service. Water will be provided by Golden State Water Company via the purchase of 4.9 acre-feet of supplemental water from the City of Santa Maria. Waste disposal will be provided by Laguna Sanitation via proposed new sewer lines. Electrical service will be provided by PG&E, gas service by SoCal Gas, telephone by Verizon, and digital services by Comcast.

**Background:**

**Key Site B History:**

The subject parcel, APN 103-200-065, is part of the Orcutt Community Plan (OCP) Key Site B and is currently zoned 2-E-1 (Residential, two-acre minimum parcel size). OCP Policy KSB-1 directs the County to “consider re-designating/rezoning parcel 103-200-65 to Residential /1-E-1 (one-acre minimum parcel size) if access to all new development on this parcel is provided from the south (on Key Site 7).” Further, OCP Development Standard KSB-4 states, “If feasible, access to the southern portion of this site shall be coordinated with/provided through Key Site 7.” Consistent with this direction, the proposed project will rezone the parcel to 1-E-1 and subdivide the 5.74 gross/5.48 net-acre lot into five lots, with access provided from the south on Key Site 7 via a proposed extension of a private drive approved with the Vintage Ranch subdivision (Case Nos. 15DVP-00000-00002 and 15TRM-00000-00002).

**Additional Information:**

**Sensitive Habitat Status**

The project site has been extensively disturbed by disking and grazing over the past 20 years, and the coastal scrub habitat identified in the OCP EIR no longer exists on-site. The project is conditioned to protect any existing native oaks and specimen trees, and to require pre-construction nesting bird and rare plant surveys.

**Timing of Infrastructure Improvements**

Key Site 7, the Vintage Ranch subdivision, was previously approved on January 11, 2017, and tract grading commenced the week of August 30, 2021. Because the proposed Halsell Tract Map project will take access through and connect to sewer within Vintage Ranch, the proposed project is conditioned to require the applicant to complete the required sewer and driveway improvements concurrent with the initial grading and tract improvements if they are not yet in place at that time. Easements for public utilities and access are in place over the Vintage Ranch tract.

Additionally, the nearest regional drainage basin to the project site was not designed to accommodate flows from Key Site B. Therefore, the proposed project includes the construction of an onsite, centralized retention basin that will receive flows from all five proposed parcels. The basin is conditioned to be constructed as a part of initial grading and tract improvements.

**Project Condition Changes**

As described above, the proposed project is designed with a centralized retention basin at the north side of Lots 1 and 2 (Attachment 7). Shortly before the PC hearing on October 11, 2017, the applicant requested that the project be allowed to proceed with either the centralized basin design, or with basins on each individual lot. As a result of this request, a number of conditions were modified in the hearing to describe both basin options and allow flexibility for the change in the design and location of the basins. In August 2021, the project agent confirmed that the project will utilize the centralized basin shown in the attached Tentative Tract Map exhibit (Attachment 7) rather than redesign for basins on individual lots. The conditions of approval (Attachment 2) have been updated to reflect this design choice.

Additionally, the conditions were updated to incorporate the following:

- Laguna County Sanitation District requirements for individual lift stations on proposed lots rather than a shared lift station in common with Vintage Ranch.
- Updated Development Impact Mitigation Fee estimates.

- Language stating OCP water and sewer service requirements.
- The requirement for annexation of the subject property into the Orcutt CFD and North County Lighting District.
- Adjustments to timing of infrastructure improvements, and the status of infrastructure improvements on the adjacent Vintage Ranch tract.

#### Environmental Review

A Draft Mitigated Negative Declaration (Draft MND, 17NGD-00000-00009) was prepared for the proposed project (Attachment 3) pursuant to Section 15070 of the State Guidelines for the implementation of the California Environmental Quality Act and the County of Santa Barbara Environmental Guidelines. Mitigation measures required to reduce potentially significant impacts on Aesthetic/Visual Resources, Air Quality, Biological Resources, Geologic Processes, Land Use, Noise, Public Facilities, and Water Resources / Flooding were accepted by the applicant on July 3, 2017, and are included in the recommended conditions of approval (Attachment 2). Key mitigation measures include provisions for maintenance and design of the retention basin; design review of future homes and the retention basin; and a number of mitigation measures to protect biological resources, such as special status plant surveys prior to ground disturbing activities, tree protection, and nesting bird surveys.

#### Policy Consistency

As discussed in the Planning Commission staff report dated September 12, 2017 (Attachment 6), and in the findings for approval (Attachment 1), the proposed subdivision and Development Plan are consistent with applicable policies and development standards within the Land Use & Development Code (LUDC), the Comprehensive Plan (including the OCP), and County Code Chapter 21 (Subdivision Regulations). More specifically, the proposed lots conform to the lot configuration requirements contained in Section 21-24 of Chapter 21 and LUDC Section 35.23.040; the project is consistent with Key Site B-specific development standards related to access and zone designation; and the project, as conditioned, is consistent with OCP policies related to biological resources, water resources, visual resources, fire protection, geology, and public services.

#### **Fiscal and Facilities Impacts:**

Budgeted: Yes. The costs to process the project were borne by the applicant through the payment of processing fees. Funding for this project is budgeted in the Planning and Development's Permitting Budget Program on page 387 of the County of Santa Barbara Fiscal Year 2022-23 adopted budget.

#### **Special Instructions:**

The Clerk of the Board shall provide a copy of the executed Resolution in Attachment 4, and Board Minute Order to the Planning and Development Department, Hearing Support, Attention: David Villalobos. A second Board Minute Order of the hearing shall be forwarded to the Planning and Development Department, Attention: Shannon Reese.

#### **Attachments:**

1. Findings for Approval
2. Conditions of Approval
3. Proposed Final Mitigated Declaration 17NGD-00000-00009

4. Resolution for Approval of Amendment to the LUDC – Zoning Maps
5. Planning Commission Resolution No. 17-13 - Recommendation for Approval of Amendment to the Zoning Map of the LUDC
6. Planning Commission Staff Report dated September 21, 2017
7. Tentative Tract Map
8. Recorded Easement
9. Updated GSWC Preliminary Intent to Serve Letter and Draft Supplemental Water Contract

Authored by:

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Development Review Division, Planning and Development Department