



**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:** August 24, 2021  
**Placement:** Administrative  
**Estimated Time:**  
**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: Vintage Ranch Tract Grading Prior to Map Recordation  
21ZCI-00000-00007**

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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 August 24, 2021, Board's action should include the following:

1. Authorize the Applicant to commence grading in the Vintage Ranch neighborhood prior to recordation of TM 14,812 provided the following conditions are met:
  - a. All pre-grading conditions of approval from TM 14,812 are met prior to grading; and
  - b. Planning & Development is able to make findings to approve and issue a tract grading zoning clearance, 21ZCI-00000-00007, and a grading permit, 18GRD-00000-00040, for the Vintage Ranch neighborhood.

**Summary Text:**

Vintage Ranch (Key Site 7) is identified as Assessor Parcel Number 101-400-008, and is located approximately 0.5 mile south of Clark Avenue at the terminus of Black Oak Drive in the Orcutt Area, Fourth Supervisorial District.

The applicant, Coastal Community Builders, Inc., is requesting permission to commence tract grading prior to final map recordation. The final map is currently under review by the Surveyor's Office. County Code of Ordinances Chapter 21, Section 21-8(c)(4) states that "[g]rading or construction work shall not

be commenced prior to recordation of the final or parcel map without specific authority granted by and subject to conditions approved by the board of supervisors.” Therefore, the Board of Supervisors has the authority to authorize issuance of grading permits in advance of final map recordation provided that the required conditions of approval are complied with prior to permit issuance.

The applicant is requesting the authorization to begin tract grading prior to final map recordation due to unforeseen delays related to the Offer to Dedicate open space and trails to the County, which was just recently resolved, as well as general processing delays related to Covid-19. The applicant has a financial deadline of September 1, 2021, and aims to secure grading permits and commence grading in advance of that deadline.

Grading permit issuance will remain subject to all applicable conditions of approval in the attached Planning Commission Action Letter dated January 17, 2017, except for Rules-06, which requires that TM 14,812 shall be recorded prior to issuance of grading permits unless otherwise authorized by the Board of Supervisors in accordance with County Code of Ordinances Chapter 21, Section 21-8(c)(4).

**Background:**

The Vintage Ranch Project Development Plan (Case No. 15DVP-00000-00002), Vesting Tentative Tract Map (Case No. 15TRM-00000-00002/TM 14,812), Road Naming (Case No. 15RDN-00000-00002), and Conditional Use Permit (Case No. 09CUP-00000-00038) were approved by the County Planning Commission on January 11, 2017. The Planning Commission Action Letter is included as Attachment 1.

**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 D-301 of the County of Santa Barbara Fiscal Year 2021-22 adopted budget.

**Special Instructions:**

The Clerk of the Board shall provide a copy of the 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. Planning Commission Action Letter dated January 17, 2017

Authored by:

Shannon Reese, Senior Planner, (805) 934-6261

Development Review Division, Planning and Development Department