



COUNTY OF SANTA BARBARA PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Board of Supervisors

FROM: Lisa Plowman, Director, Planning & Development Department

DATE: August 8, 2022

HEARING DATE: August 23, 2022

RE: Request for Continuance - Halsell Rezone and Tentative Tract Map
Case Nos. 15RZN-00000-00004 and 15TRM-00000-00011

Planning and Development staff recommends the Board of Supervisors drop the item from the Departmental Agenda until further notice because the applicant does not have a can and will serve letter to demonstrate adequate water to support the project at this time.

Recommended Action

On August 23, 2022, your Board's action should include the following:

1. Remove the project (Case Nos. 15RZN-00000-00004 and 15TRM-00000-00011) from the Departmental Agenda.

Summary

Case Nos. 15RZN-00000-00004 and 15TRM-00000-00011 have been set for the August 23, 2022, Departmental Agenda.

On June 1, 2022, Planning and Development Department staff discovered that the project's Can and Will Serve Letter from Golden State Water Company (GSWC) and the contract for purchase of supplemental water from the City of Santa Maria had expired since the September 21, 2017, Planning Commission hearing for the project. Staff notified the project agent, and they have since been working with both entities to obtain updated documents. However, the applicant and the City of Santa Maria are still negotiating the supplemental water calculations, which the City has increased as compared to the expired contract.

On August 2, 2022, Planning and Development Department staff received notice (Attachment 1) from the project agent that the applicant is unable to execute a new contract for supplemental water in time for the August 23, 2022 hearing. The documents are required prior to discretionary

action to comply with Orcutt Community Plan Policy WAT-O-2 and DevStd WAT-O-2.1, and to demonstrate adequate availability of services consistent with Land Use Development Policy No. 4:

Policy WAT-O-2: *In order to be found consistent with Land Use Development Policy No. 4 (LUDP#4), the water demand of new discretionary development must be offset by long-term* supplemental** water supplies that do not result in further overdraft of the local groundwater basin and that are adequate to meet the project's net water demand as determined by the County considering appropriate reliability factors as determined by County Water Agency. To demonstrate an adequate long-term supplemental water supply, projects must comply with the following development standards:*

DevStd WAT-O-2.1: *Prior to discretionary action by any County decision-maker on new development, the applicant shall provide one of the following:*

1. A "Can and Will Serve" letter from California Cities Water Company dated before July 1997;

2. An "Intent to Serve" letter from California Cities Water Company or other water purveyor(s) including draft contract(s), if any, demonstrating to the County's satisfaction that the development's net water demand will be offset by a long-term supplemental water supply and that the development will have a continuing right to obtain water equal to that of the water purveyor's other customers. Contract(s), if any, must include terms consistent with the requirements of DevStd WAT-O-2.2.

A copy of the applicant's email dated August 2, 2022, notifying staff that no such contract or letter had been obtained prior to docketing deadlines is included as Attachment 1 to this Staff Memorandum. The applicant did not provide a hearing date for the continuance when asked, and therefore, Planning and Development Department staff recommends the Board of Supervisors drop the item from the Departmental Agenda until further notice.

Attachments

1. Email from the agent for the Halsell Rezone and Tentative Tract Map dated August 2, 2022

cc: Case File (to Planner)
Hearing Support

**ATTACHMENT 1: EMAIL FROM THE AGENT FOR THE HALSELL REZONE AND TENTATIVE TRACT
MAP DATED AUGUST 2, 2022**