



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: July 9, 2013
Placement: Set Hearing
Estimated Time: 45 min. on
August 27, 2013
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

FROM: Department Glenn Russell, Ph.D., Director, 568-2085
Director(s) Planning and Development
Contact Info: Alice McCurdy, Deputy Director, 568-2518
Development Review Division

SUBJECT: Bradley Village (Orcutt Community Plan Key Site 30), Fourth District

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: N/A

Other Concurrence: N/A

As to form: N/A

Recommended Actions:

Set a hearing for August 27, 2013 to consider the Planning Commission's recommendation for approval of the Bradley Village (Orcutt Community Plan Key Site 30) project (Case nos. 05GPA-00000-00006, 05RZN-00000-00010, 07TRM-00000-00006 / TM 14,739, 07DVP-00000-00032, 10DVP-00000-00002).

On August 27, 2013, staff recommends your Board take the following actions:

1. Make the required findings for approval of the project, including CEQA findings.
2. Certify the Final Subsequent Environmental Impact Report (12EIR-00000-00005) and adopt the mitigation monitoring program contained in the conditions of approval.
3. Approve a Comprehensive Plan Amendment (05GPA-00000-00006), approving the following: 1) change the Land Use Designation on the subject parcel from Agriculture (A-I-40) to Residential (RES-4.6, RES-3.3, RES-8) on approximately 21.2-acres, and Recreation (REC) on approximately 47.8-acres; 2) amend Orcutt Community Plan Development Standard KS30-2 to allow storm water

detention basins to be located within the open space area; 3) amend Orcutt Community Plan Development Standard KS30-4 to allow for the re-alignment of the public multi-use trail identified in the Orcutt Community Plan Parks, Recreation, and Trails Map as B-1, Bradley Connector; and 4) revise the location of the public multi-use trail identified in the Orcutt Community Plan Parks, Recreation, and Trails map as B-1, Bradley Connector.

4. Approve a rezone (05RZN-00000-00003) changing the zone district on specified portions of the subject parcel from Agriculture (AG-I-40) to Single Family Residential (8-R-1, 10-R-1), Small Lot Planned Development (SLP), and Recreation (REC).
5. Approve a Vesting Tentative Tract Map (07TRM-00000-00006 / TM 14,739) subject to the conditions of approval.
6. Approve a Final Development Plan (07DVP-00000-00032) to develop 18 single family residential units within the Small Lot Planned Development (SLP) zone district subject to the conditions of approval.
7. Approve a Final Development Plan (10DVP-00000-00002) for the development of a 3.5-acre private passive park subject to the conditions of approval.

The project site is identified as Assessor Parcel Number 107-250-008, located on the west side of Bradley Road between Union Valley Parkway and Patterson Road, approximately 2 miles northwest of the Clark Avenue /U.S. Highway 101 intersection, in the Orcutt area, 4th Supervisorial District.

Special Instructions:

The Clerk of the Board shall publish a legal notice at least 10 days prior to the hearing on August 27, 2013. The notice shall appear in the Santa Maria Times (labels attached). The Clerk of the Board shall fulfill noticing requirements. A minute order of the hearing and copy of the notice and proof of publication shall be forwarded to the Planning and Development Department, Hearing Support, Attention: David Villalobos.

Authored by:

Dana Carmichael, Associate Planner, 934-6266
Development Review Division, Planning and Development Department