

ATTACHMENT 4: PLANNING COMMISSION ACTION LETTER AND RESOLUTION NO. 24-07



County of Santa Barbara Planning and Development

Lisa Plowman, Director

Jeff Wilson, Assistant Director

Elise Dale, Assistant Director

TO THE HONORABLE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, CALIFORNIA

PLANNING COMMISSION
HEARING OF MAY 8, 2024

RE: *Orcutt Community Park Sports Field Lighting Project; 23SPP-00001*

Hearing on the request of the Santa Barbara County Community Services Department, Parks Division (County Parks) to consider the following:

- a) Recommend approval to the Board of Supervisors of Case No. 23SPP-00001 for amendments to the Rice Ranch Specific Plan in compliance with Land Use and Development Code (LUDC) Chapter 35.88, which will allow for future installation of permanent lighting at the Orcutt Community Park, and;
- b) After considering the environmental review documents (Addendum dated April 30, 2024) together with previously certified Rice Ranch Supplemental Environmental Impact Report (03-EIR-05, included as Attachment E), and the 2015 Addendum (included as Attachment F), recommend that the Board of Supervisors determine that as reflected in the California Environmental Quality Act (CEQA) findings, no subsequent Environmental Impact Report or Negative Declaration shall be prepared for this project.

The application involves Assessor Parcel No. (APN) 101-390-012, zoned Recreation (REC), located at 5800 S. Bradley Road, in the Orcutt Community Plan area, Fourth Supervisorial District.

Dear Honorable Members of the Board of Supervisors:

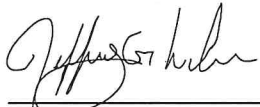
At the Planning Commission hearing of May 8, 2024, Commissioner Reed moved, seconded by Commissioner Parke and carried by a vote of 5-0 to:

1. Recommend that the Board of Supervisors make the required findings for approval of the project specified in Attachment A of the staff report dated April 30, 2024, including CEQA findings;
2. After considering the Addendum dated April 30, 2024 (included as Attachment B of the staff report dated April 30, 2024), together with previously certified Rice Ranch Supplemental Environmental Impact Report (03-EIR-05; included as Attachment E of the staff report dated April 20, 2024), and the 2015 Addendum to 03-EIR-05 (included as Attachment F of the staff

report dated April 30, 2024), recommend that the Board of Supervisors determine that no subsequent Environmental Impact Report or Negative Declaration is required pursuant to CEQA State Guidelines Section 15162, Subsequent EIRs and Negative Declarations, and 15164, Addendum to an EIR or Negative Declaration; and

3. Adopt a resolution recommending that the Board of Supervisors approve and adopt an ordinance (23SPP-00001) included as Attachment C of the staff report dated April 30, 2024, thereby amending the approved Rice Ranch Specific Plan in compliance with Chapter 35.88 of the LUDC.

Sincerely,



Jeff Wilson
Secretary to the Planning Commission

cc: Jeff Wilson, Assistant Director
Tina Mitchell, Planner

Attachments: **Attachment A – Findings**
 Attachment C – Specific Plan Amendment Resolution and Ordinance

JW/dmv

ATTACHMENT A: FINDINGS OF APPROVAL

1.0 CEQA FINDINGS

1.1 ADDENDA TO ENVIRONMENTAL IMPACT REPORT OR NEGATIVE DECLARATION

FINDINGS PURSUANT TO PUBLIC RESOURCES CODE SECTION 21081 AND THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES SECTIONS 15162 AND 15164:

1.1.1 CONSIDERATION OF THE ADDENDUM AND FULL DISCLOSURE

The Board of Supervisors has considered the Addendum dated April 30, 2024, together with the previously certified EIR (03-EIR-05) and Addendum dated November 23, 2015, for the Rice Ranch Specific Plan. The Addendum dated April 30, 2024, and incorporated herein by reference, reflects the independent judgment of the Board of Supervisors and has been completed in compliance with CEQA. The Addendum dated April 30, 2024, together with the EIR (03-EIR-05) and Addendum dated November 23, 2015, is adequate for this proposal. On the basis of the whole record, including the Addendum, the previous CEQA documents, and any public comments received, the Board of Supervisors finds that the project changes described in the Addendum dated April 30, 2024, will not create any new significant effects or a substantial increase in the severity of previously identified significant effects on the environment nor present new information of substantial importance pursuant to CEQA Guideline 15162.

1.1.2 LOCATION OF DOCUMENTS

The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Clerk of the Board of Supervisors located at 105 East Anapamu Street, Santa Barbara, CA 93101; or online at the following link: <https://santabarbara.legistar.com/Calendar.aspx>.

1.1.3 ENVIRONMENTAL REPORTING AND MONITORING PROGRAM

Public Resources Code Section 21081.6 and CEQA Guidelines Section 15091(d) require the County to adopt a reporting or monitoring program for the changes to the project that it has adopted or made a condition of approval in order to avoid or substantially lessen significant effects on the environment. The approved project description and the previously adopted Rice Ranch SEIR mitigation measures, with their corresponding permit monitoring requirements, are hereby adopted as the reporting and monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.

1.1.4 FINDINGS ADDRESSING ADDENDUM ISSUE AREAS

The Addendum, included as Attachment B to the staff report dated April 30, 2024, and incorporated herein by reference, prepared for the project addressed the following issue areas: Aesthetics/Visual Resources and Biological Resources. No substantial changes to the project are proposed that would cause new significant environmental effects or a substantial increase in severity of previously identified significant effects. The Addendum dated April 30, 2024, together with the previously certified EIR (03-EIR-05) and Addendum dated November 23, 2015, may be used to fulfill the environmental review requirements of the current project.

As discussed in Section 6.1 of the staff report dated April 30, 2024, and in the addendum dated April 30, 2024, both incorporated herein by reference, since there are no substantial changes proposed in the project which will require major revisions to the EIR; no substantial changes have occurred with respect to the circumstances under which the project is undertaken; and there is no new information of substantial importance; no subsequent environmental review shall be prepared pursuant to State CEQA Guidelines Sections 15162 and 15164.

2.0 ADMINISTRATIVE FINDINGS

2.1 SPECIFIC PLAN FINDINGS

Findings required for all Specific Plans. In compliance with Section 35.88.050 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for a Specific Plan the review authority shall first make all of the following findings:

2.1.1 **The Specific Plan is in conformance with and will implement all applicable Comprehensive Plan policies and incorporates any other conditions specifically applicable to the lots that are identified in the plan.**

The Board of Supervisors finds that the Rice Ranch Specific Plan, including the proposed amendments that will allow future installation of permanent lighting in Orcutt Community Park, is in conformance with and will implement all applicable Comprehensive Plan policies and incorporates any other conditions specifically applicable to the lots that are identified in the plan. As discussed in Section 6.2 of the staff report dated April 30, 2024, and incorporated herein by reference, the proposed amendments to the Rice Ranch Specific Plan are consistent with the applicable policies and development standards of the Comprehensive Plan, including the Orcutt Community Plan.

2.1.2 **The Specific Plan will not be detrimental to the comfort, convenience, general welfare, health, and safety of the neighborhood.**

The Board of Supervisors finds that the Rice Ranch Specific Plan, including the

proposed amendments that will allow future installation of permanent lighting in Orcutt Community Park, will not be detrimental to the comfort, convenience, general welfare, health, and safety of the neighborhood. As discussed in Section 6.2 of the staff report dated April 30, 2024, and incorporated herein by reference, any lighting within the Orcutt Community Park is required to be designed to be compatible with and minimize impacts to the surrounding open space and residential properties. Light fixtures shown on the conceptual lighting plan provided by the County Parks Division comply with existing lighting design guidelines that were implemented in the Rice Ranch Specific Plan to mitigate impacts to surrounding properties, including the use of low intensity, hooded fixtures with low glare design. Photometric drawings included with the plans indicate that lighting will be directed downward with no spill-over to adjacent parcels. Lighting will only be used when daylight savings time is not in effect (i.e., standard time) plus one additional month in the fall and spring shouldering standard time, and will be controlled by a timer to turn on after dusk and off at 9:00 PM. Finally, portable generator-powered light fixtures have been used by sports teams in the evenings during months with limited evening light for the past five years. There has been consistent use of temporary lighting for the sports fields over time, and the proposed amendments to the Rice Ranch Specific Plan will ensure that future permanent lighting will adhere to specific height, intensity, and aesthetic requirements going forward. This will ensure that impacts from park lighting are minimized.

2.1.3 The Specific Plan will not adversely affect necessary community services (e.g., fire and police protection, sewage disposal, traffic circulation, water supply).

The Board of Supervisors finds that the Rice Ranch Specific Plan, including the proposed amendments which will allow future installation of permanent lighting in Orcutt Community Park, will not adversely affect necessary community services (e.g., fire and police protection, sewage disposal, traffic circulation, water supply). As discussed in Section 6.2 of the staff report dated April 30, 2024, and incorporated herein by reference, existing water, sewer, access, parking, fire and police protection adequately serve the Orcutt Community Park. Demand on these services will not significantly increase as a result of the proposed amendments to the Rice Ranch Specific Plan. Because portable, generator-powered light fixtures are currently used by sports teams during months with limited evening light, the park operations and use will remain substantially the same as current conditions and demand on services is not expected to be affected.

ATTACHMENT C: SPECIFIC PLAN AMENDMENT RESOLUTION AND ORDINANCE

**RESOLUTION OF THE SANTA BARBARA COUNTY PLANNING COMMISSION
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA**

IN THE MATTER OF RECOMMENDING TO
THE BOARD OF SUPERVISORS THAT AN
ORDINANCE BE APPROVED PER LAND USE
AND DEVELOPMENT CODE § 35.88 TO
AMEND THE RICE RANCH SPECIFIC PLAN

RESOLUTION NO.: 24- 07

CASE NO.: 23SPP-00001

WITH REFERENCE TO THE FOLLOWING:

- A. WHEREAS on December 20, 1980, by Resolution No. 80-566, the Board of Supervisors of the County of Santa Barbara adopted the Comprehensive Plan for the County of Santa Barbara; and
- B. WHEREAS on July 22, 1997, by Resolution No. 97-314, the Board of Supervisors of the County of Santa Barbara adopted the Orcutt Community Plan.
- C. WHEREAS on December 9, 2003, by Ordinance 4520 (03ORD-00000-00011), the Board of Supervisors of the County of Santa Barbara adopted the Rice Ranch Specific Plan (97-SP-001).
- D. WHEREAS on July 10, 2012, by Ordinance 4840 (12ORD-00000-00010), the Board of Supervisors of the County of Santa Barbara adopted revisions to the Rice Ranch Specific Plan (12SPP-00000-00001) to postpone the requirement to construct onsite affordable units until the time that 25% of the market rate units (181 units) have received zoning clearance issuance.
- E. WHEREAS on April 21, 2015, by Ordinance 4921 (14ORD-00000-00012) and Resolution No. 15-144, the Board of Supervisors of the County of Santa Barbara adopted amendments to the Rice Ranch Specific Plan (14SPP-00000-00002) to postpone the requirement to construct onsite affordable units until the time that 27% of the market rate units (195 units) have received zoning clearance issuance.
- F. WHEREAS on January 5, 2016, by Ordinance 4951 (15ORD-00000-00015) and Resolution No. 16-7, the Board of Supervisors of the County of Santa Barbara adopted amendments to the approved Rice Ranch Specific Plan (14SPP-00000-00001) to incorporate refinements necessary to meet prevailing market realities and changing regulations.
- G. WHEREAS the Community Services Department has requested amendments to the Rice Ranch Specific Plan to allow future installation of permanent lighting within the Orcutt Community Park.
- H. WHEREAS public officials and agencies, California Native American Indian tribes, civic organizations and citizens have been provided the opportunity for involvement pursuant to Section 65351 of the Government Code.

- I. WHEREAS the County Planning Commission has held a duly noticed public hearing, as required by Land Use and Development Code Subsection 35.88.040.C on the proposed amendments to the Rice Ranch Specific Plan, at which hearing the proposed amendments were explained and comments invited from persons in attendance.
- J. WHEREAS the County Planning Commission now recommends that the Board of Supervisors adopt an Ordinance approving the amendments to the Rice Ranch Specific Plan (23SPP-00001) as identified in Exhibit 1 attached hereto.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. In compliance with the provisions of Government Code Section 65358, et seq., the Planning Commission recommends that the Board of Supervisors of the County of Santa Barbara, following the required noticed public hearing, follow the above-mentioned recommendation of this Commission by adopting an Ordinance to approve the amendments to the Rice Ranch Specific Plan, as identified in Exhibit 1A, and based on the findings included as Attachment A of the Planning Commission Staff report dated April 30, 2024. Said Ordinance is attached hereto as Exhibit 1 and is incorporated by reference.
3. A certified copy of this resolution shall be transmitted to the Board of Supervisors.
4. The Chair of this Planning Commission is hereby authorized and directed to sign and certify all documents and other materials in accordance with this Resolution to show the above mentioned action by the Planning Commission.

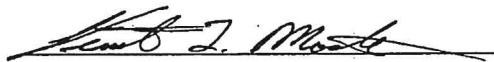
PASSED, APPROVED AND ADOPTED this May 8, 2024 by the following vote:

AYES: Cooney, Bridley, Parke, Reed, Martinez

NOES:

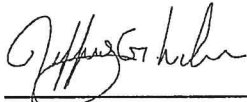
ABSTAIN:

ABSENT:



VINCENT MARTINEZ, Chair
Santa Barbara County Planning Commission

ATTEST:



JEFF WILSON
Secretary to the Commission

APPROVED AS TO FORM:

RACHEL VAN MULLEM
COUNTY COUNSEL

By 
Deputy County Counsel

EXHIBIT:

1. Ordinance to approve amendments to the Rice Ranch Specific Plan
1A. Memorandum – Specific Plan Amendments

ORDINANCE NO. _____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA BARBARA TO AMEND THE RICE RANCH SPECIFIC PLAN, LOCATED SOUTH OF RICE RANCH AND STUBBLEFIELD ROADS IN SOUTHEAST ORCUTT, FOURTH SUPERVISORIAL DISTRICT.

Case No. 23SPP-00001

The Board of Supervisors of the County of Santa Barbara ordains as follows:

SECTION 1

Pursuant to Sections 65450 through 65454, inclusive, of the Government Code, the Board of Supervisors of the County of Santa Barbara, California hereby approves and amendment to the Specific Plan (23SPP-00001) for the Rice Ranch Project (97-SP-001, 14SPP-00001); the Specific Plan amendment is attached hereto and incorporated herein by reference as Exhibit 1A.

SECTION 2

Pursuant to the provisions of Section 35.888, "Specific Plans," of Land Use Development Code, of Chapter 35 of the Code of the County of Santa Barbara, California, the Board of Supervisors hereby approves an amendment to the Rice Ranch Specific Plan (23SPP-00001) as depicted in Exhibit 1A to this Ordinance.

SECTION 3

The attached amendment (Exhibit 1A) serves as a cover sheet to the full Specific Plan approved January 5, 2016, by Resolution No. 16-7. Except as amended by this Ordinance, the Rice Ranch Specific Plan (97-SP-001, 14SPP-00000-00001, 23SPP-00001), shall remain unchanged and shall continue in full force and effect.

SECTION 4

The Board of Supervisors finds that the amendments to the Rice Ranch Specific Plan are consistent with the Comprehensive Plan and the Orcutt Community Plan.

SECTION 5

This ordinance shall take effect and be in force thirty (30) days from the date of its passage; and before the expiration of fifteen (15) days after its passage it, or a summary of it, shall be published once, with the names of the members of the Board of Supervisors voting for and against the same in the Santa Maria Times, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this _____ day of _____, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

STEVE LAVAGNINO, Chair, Board of Supervisors
County of Santa Barbara
State of California

ATTEST

MONA MIYASATO
County Executive Officer
Clerk of the Board of Supervisors

APPROVED AS TO FORM

RACHEL VAN MULLEM
County Counsel

By: _____
Deputy Clerk

By: _____
Deputy County Counsel

EXHIBIT 1A
Memorandum – Specific Plan Amendments



**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT
SPECIFIC PLAN AMENDMENT**

This memorandum provides proposed amendments to the Rice Ranch Specific Plan and Open Space Habitat Management and Restoration Implementation Plan (OSHRIP) that were approved by the County of Santa Barbara Board of Supervisors on January 5, 2016. The amendments will allow the Community Services Department (Parks Division) to install permanent lighting in the Orcutt Community Park around the existing sports fields and parking lot areas. The amendments are as follows:

SECTION	PAGE	EXISTING TEXT	REVISED TEXT
7 – Design Guidelines 7.2 – Community Design 7.2.2 Landscape Architecture	7-47	Relate the scale of lighting to the human scale, especially in pedestrian areas, with a maximum height of 18 feet or as deemed appropriate by Public Works.	Relate the scale of lighting to the human scale, especially in pedestrian areas, with a maximum height of 18 feet or as deemed appropriate by Public Works. <u>Sports field lighting in the Orcutt Community Park will have a maximum height of 60 feet in order to adequately light the fields for amateur play.</u>
7 – Design Guidelines 7.2 – Community Design 7.2.2 Landscape Architecture	7-48	c. Community Facilities Lighting i. Major community facilities such as parks require special consideration in regard to lighting. Lighting may be incorporated within these facilities to make them function at night with minimum impact to the surrounding neighborhood and adjacent open space (see OSHMRIP Appendix C). There will be no lighting of play fields in the Community Park or on trails traversing through open space areas.	c. Community Facilities Lighting i. Major community facilities such as parks require special consideration in regard to lighting. Lighting may be incorporated within these facilities to make them function at night with minimum impact to the surrounding neighborhood and adjacent open space (see OSHMRIP Appendix C). There will be no lighting of play fields in the Community Park or on trails traversing through open space areas.
7 – Design Guidelines 7.2 – Community Design 7.2.2 Landscape Architecture	7-48	d. Environmentally Sensitive Open Space Interface Lighting i. Exterior night lighting which interfaces with the environmentally sensitive open space shall be of a low intensity, low glare design, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto natural open space as further described in the OSHMRIP, Appendix C.	d. Environmentally Sensitive Open Space Interface Lighting i. Exterior night lighting which interfaces with the environmentally sensitive open space, <u>including Orcutt Community Park lighting</u> , shall be of a low intensity, low glare design, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto natural open space as further described in the OSHMRIP, Appendix C.

<p>Appendix C: Open Space Habitat Management and Restoration Implementation Plan</p> <p>6.0 – Master Restoration and Revegetation Strategies</p> <p>6.2 – Landscape Buffers</p>	<p>41, 42</p>	<p>6.2.1 Pine Canyon Drainage Landscape Buffer</p> <p>An important function of the riparian corridor is to facilitate wildlife dispersal between undeveloped habitats. To ensure that adequate area is provided for dispersal, a minimum 50-foot buffer from the top of the creek bank shall be maintained in a natural state along the Pine Canyon drainage, and shall be included within the protected Open Space designation. With Open Space and unlighted playing fields bordering much of the creek, Pine Canyon drainage is expected to be protected from any light nuisance. The Pine Canyon drainage is part of two formal restoration areas (CS-3 and R-1).</p>	<p>6.2.1 Pine Canyon Drainage Landscape Buffer</p> <p>An important function of the riparian corridor is to facilitate wildlife dispersal between undeveloped habitats. To ensure that adequate area is provided for dispersal, a minimum 50-foot buffer from the top of the creek bank shall be maintained in a natural state along the Pine Canyon drainage, and shall be included within the protected Open Space designation. With Open Space and unlighted playing fields bordering much of the creek, Pine Canyon drainage is expected to be protected from any light nuisance. The Pine Canyon drainage is part of two formal restoration areas (CS-3 and R-1).</p>
<p>Appendix C: Open Space Habitat Management and Restoration Implementation Plan</p> <p>11.0 Park System</p>	<p>79</p>	<p>OS11.1: Lighting shall not be installed within any of the parks in order to protect the surrounding wildlife habitat at night.</p>	<p>OS11.1: Lighting shall not be installed within any of the parks <u>with the exception of the Orcutt Community Park</u>, in order to protect the surrounding wildlife habitat at night.</p>