



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:** April 6, 2021  
**Placement:** Administrative  
**Estimated Time:** 0 hours  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** Majority

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**TO:** Board of Supervisors  
**FROM:** Department Lisa Plowman, Director, Planning & Development  
Director (805) 568-2086  
Contact Info: Travis Seawards Deputy Director, Planning & Development  
(805) 568-2518  
**SUBJECT:** Acknowledgement of Vintage Ranch Irrevocable Offer to Dedicate Real Property

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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 April 6, 2021, staff recommends that your Board take the following actions:

- a) Approve and authorize the Chair to execute an acknowledgement of the Applicant's Irrevocable Offer to Dedicate Real Property (Attachment 1); and,
- b) Determine that the execution of the acknowledgement is exempt from CEQA pursuant to CEQA Guideline Section 15378(b)(5) (Attachment 2).

**Summary Text:**

The County Planning Commission approved the Vintage Ranch project on January 11, 2017. The project is located on Key Site 7 in the Orcutt Community Plan area. As a part of the approved project description, the project applicant proposed an Offer to Dedicate (OTD) real property to the County for public open space and trail use. Government Code Section 7050 allows for an irrevocable offer of dedication of real property for any public purpose to be made, and states, "[s]uch offer of dedication shall be executed, acknowledged, and recorded in the same manner as a conveyance of real property."

The OTD is before your Board to satisfy the “acknowledgement” requirement of Government Code Section 7050. Your Board is not taking action to accept the OTD at this time.

**Background:**

The OTD real property is described in Attachment 1 (Irrevocable Offer of Dedication of Real Property: Lots # 42 and 43 Of Tract Map 14,812 and GR-1 Trail Segment Therein) and illustrated in Attachment 3 (OTD Exhibit). The real property includes Lots 42 and 43 of TM 14,812.

Acknowledgement of the OTD real property by the Board of Supervisors is an administrative activity that is exempt from CEQA (Attachment 2, CEQA Exemption). In addition, an Addendum to the Orcutt Community Plan Environmental Impact Report (95-EIR-01, certified July 22, 1997), was accepted by the Planning Commission on January 11, 2017. The environmental analysis included analysis of the designated open space and it’s proposed dedication to the County. No changes have been made to the project or to the OTD real property approved by the Planning Commission, no substantial changes have occurred with respect to the circumstances under which the project is undertaken, and no new information of substantial importance has become available.

**Fiscal and Facilities Impacts:**

Budgeted: Yes

The costs to process the project were borne by the applicant through the payment of processing fees, and are budgeted in the Permitting Budget Program of the Department as shown on page D-294 of the County of Santa Barbara Fiscal Year 2020-21 adopted budget.

**Special Instructions:**

The Clerk of the Board shall publish a legal notice at least 10 days prior to the April 6, 2021 hearing. The notice shall appear in the Santa Maria Times. The Clerk of the Board shall fulfill noticing requirements using the enclosed labels. A minute order of the hearing and copy of the notice and proof of publication shall be returned to Planning and Development, attention: David Villalobos. A second minute order of the hearing shall be returned to Planning and Development, attention Shannon Reese.

**Attachments:**

1. Irrevocable Offer of Dedication of Real Property (Board’s Acknowledgement on Page 5)
2. CEQA Notice of Exemption
3. OTD Exhibit

**Authored by:**

Shannon Reese, Planner

**ATTACHMENT 1:**  
**IRREVOCABLE OFFER OF DEDICATION OF REAL PROPERTY: LOTS # 42 AND 43 OF**  
**TRACT MAP 14,812 AND GR-1 TRAIL SEGMENT THEREIN**

**ATTACHMENT 2:**  
**CEQA NOTICE OF EXEMPTION**

**TO:** Santa Barbara County Clerk of the Board of Supervisors  
**FROM:** Shannon Reese, Planning and Development

The project or activity identified below is determined to be exempt from further environmental review requirements of the California Environmental Quality Act (CEQA) of 1970, as defined in the State and County Guidelines for the implementation of CEQA.

**APN:** 101-400-008

**Related Case Numbers:** 15DVP-00000-00002, 15TRM-00000-00002, 15CUP-00000-00006

**Location:** Approximately 0.5 mile south of Clark Avenue at the terminus of Black Oak Drive, known as Key Site 7 of the Orcutt Community Plan, Fourth Supervisorial District

**Title:** Acknowledgement of the Vintage Ranch Irrevocable Offer of Dedication of Real Property

**Applicant:** Coastal Community Builders

**Project Description:** Board of Supervisors acknowledgement of the Applicant's Irrevocable Offer of Dedication of Real Property

**Name of Public Agency:** Santa Barbara County

**Name of Person or Agency Carrying Out Project:** Jacob Grossman for Coastal Community Builders

**Exempt Status:** (Check one)

- Ministerial  
 Statutory Exemption  
 Categorical Exemption  
 Not a Project  
 Declared Emergency

**Cite specific CEQA and/or CEQA Guideline Section 15378(b)(5)**

**Reasons to support exemption findings:** CEQA Guideline Section 15378(b)(5) states that a project does not include "*organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment.*" The proposed activity is the Board of Supervisors' acknowledgement of an Irrevocable Offer to Dedicate real property which is an administrative activity that will not result in direct or indirect changes in the environment. The County is not locating or developing the trails as part of this action.

Lead Agency Contact Person: Shannon Reese, (805) 934-6261

Department/Division Representative: \_\_\_\_\_

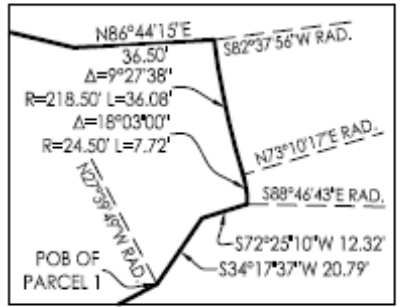
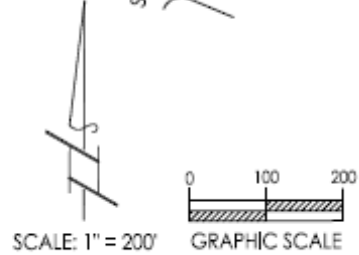
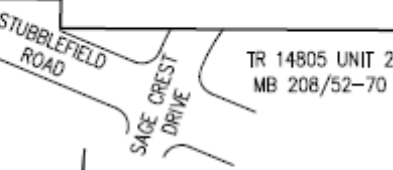
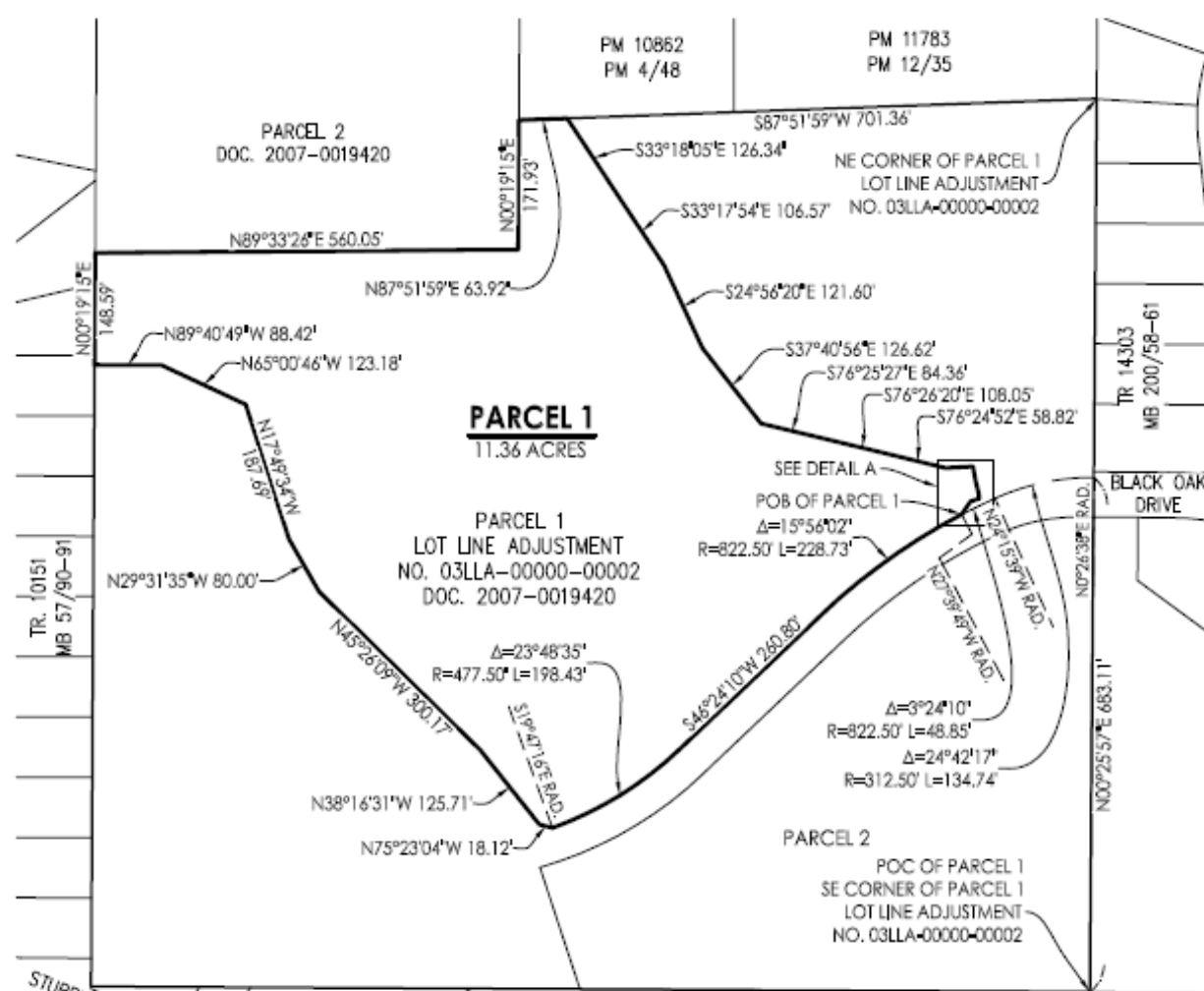
Date: \_\_\_\_\_

Acceptance Date: \_\_\_\_\_

Distribution: Hearing Support Staff

Date Filed by County Clerk: \_\_\_\_\_

**ATTACHMENT 3:  
OTD EXHIBIT**

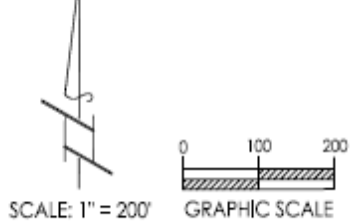
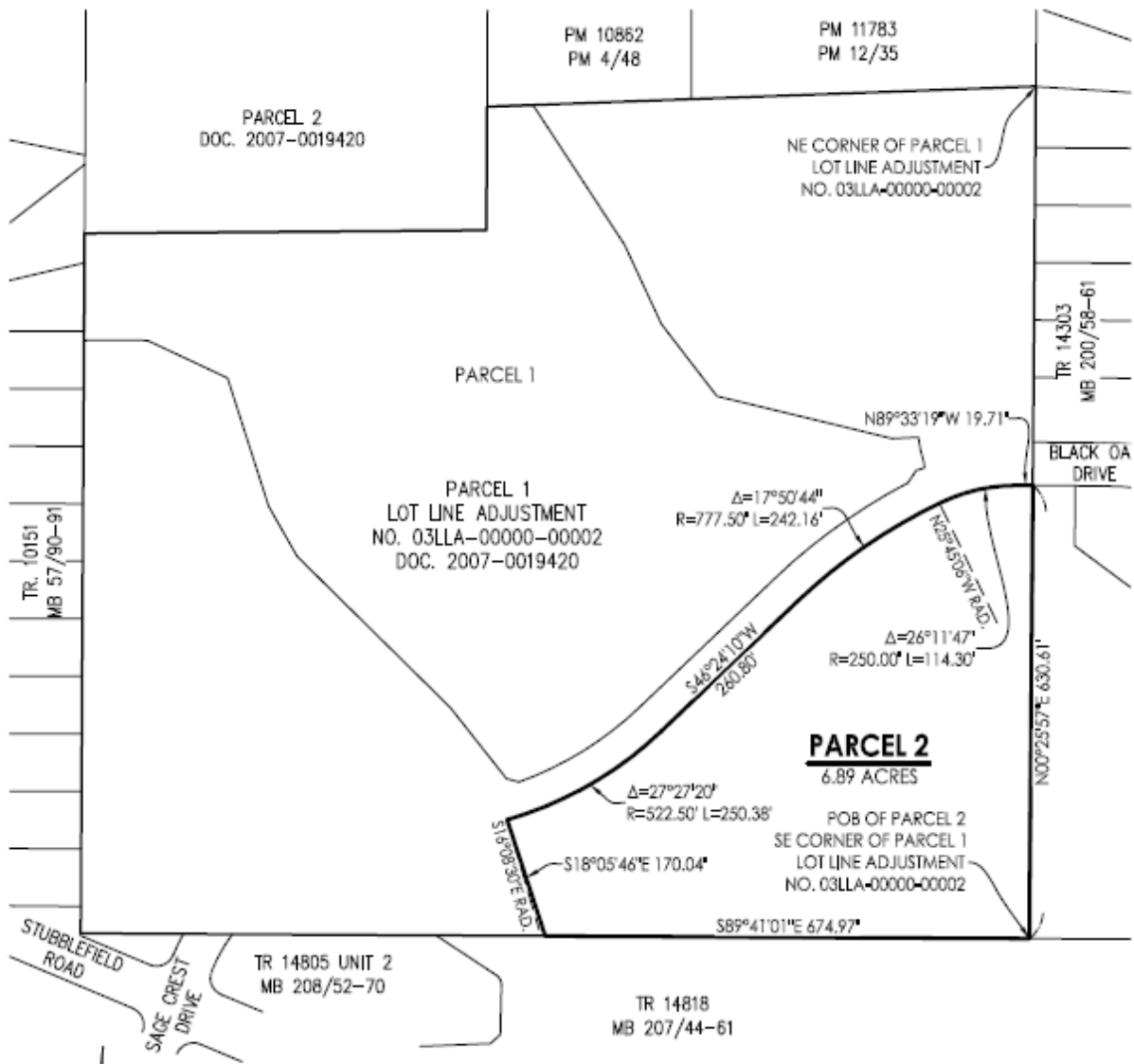


**DETAIL A**  
1" = 40'

*Steven B. Webster*



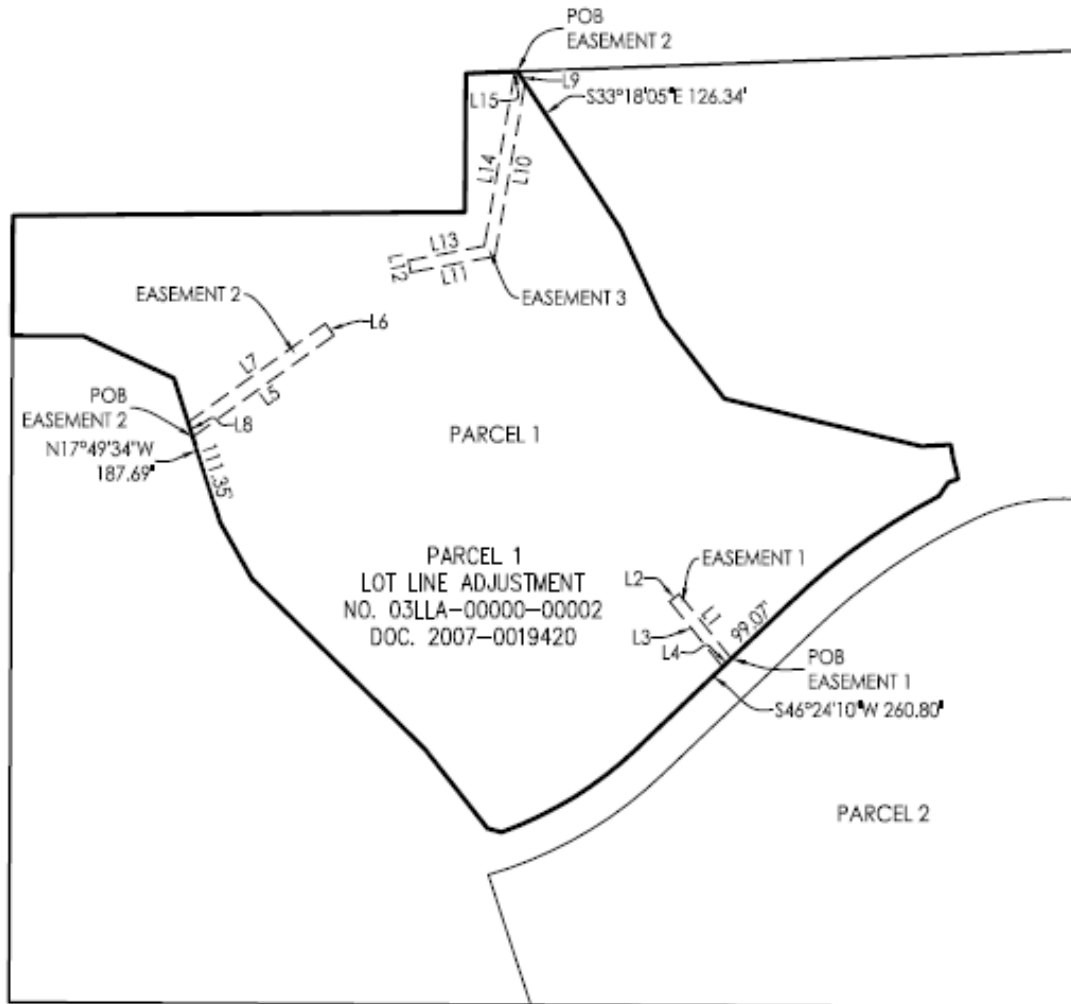
**rrm design group**  
3765 S. Higuera St., Ste. 102 • San Luis Obispo, CA 93401  
p: (805) 543-1794 • f: (805) 543-4609  
[www.rrmdesign.com](http://www.rrmdesign.com)



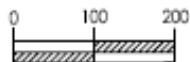
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LINE DATA			LINE DATA			LINE DATA		
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	N38°59'00"W	102.96'	L6	N35°41'52"W	18.00'	L11	S79°16'28"W	106.10'
L2	S51°01'00"W	15.00'	L7	S54°18'08"W	209.67'	L12	N10°43'32"W	15.00'
L3	S38°59'00"E	104.17'	L8	S17°49'34"E	18.91'	L13	N79°16'28"E	95.73'
L4	N46°24'10"E	15.05'	L9	S33°18'05"E	17.53'	L14	N09°55'12"E	219.39'
L5	N54°18'08"E	215.48'	L10	S09°55'12"W	217.63'	L15	N87°51'59"E	3.06'



SCALE: 1" = 200'

GRAPHIC SCALE



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