



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 2, 2024
Placement: Administrative
Estimated Time: 0 hours
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

FROM: Department Lisa Plowman, Director, Planning & Development
Director(s) (805) 568-2086
Contact Info: Travis Seawards Deputy Director, Planning & Development
(805) 568-2518

SUBJECT: Acceptance of Vintage Ranch Irrevocable Offer to Dedicate Real Property

County Counsel Concurrence

As to form: Yes

Other Concurrence: N/A

Auditor-Controller Concurrence

As to form: N/A

Recommended Actions:

On April 2, 2024, staff recommends that your Board take the following actions:

- a) Approve and authorize the Chair to execute a Certificate of Acceptance (Attachment 2) of the Applicant's Irrevocable Offer to Dedicate Real Property (Attachment 1); and,
- b) Determine that pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, no substantial changes are proposed, no substantial changes in circumstances have occurred, and no new information of substantial importance regarding environmental effects of the project or of the sufficiency or feasibility of mitigation measures have occurred, therefore the recommended action is within the scope of the prior environmental review documents, included as Attachments 3 [Orcutt Community Plan EIR certified July 22, 1997] and 4, [Vintage Ranch Addendum adopted January 11, 2017], and that no subsequent Environmental Impact Report or Negative Declaration shall be prepared for this project.

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 consider the “acceptance” of the OTD. Your Board acknowledged the OTD on, April 6, 2021, and is 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: Lot Nos. 42 and 43 of Tract Map 14,812 and GR-1 Trail Segment Therein) and illustrated in exhibits included therein. The real property includes Lots 42 and 43 of TM 14,812.

Prior to the acceptance of this offer, the Grantor was required to construct a trail as approved by the County Planning Commission on January 11, 2017. Community Services Department - Parks Division, confirmed the completion of this trail on June 12, 2023.

Acceptance of the OTD real property by the Board of Supervisors does not require additional environmental review pursuant to CEQA Section 15162, which states that when an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR or Negative Declaration shall be prepared for that project unless substantial changes are proposed or have occurred. An Addendum to the Orcutt Community Plan Environmental Impact Report for this project (95-EIR-01, certified July 22, 1997) was accepted by the Planning Commission on January 11, 2017, and included the OTD Lots 42 and 43. The environmental analysis included analysis of the designated open space and its 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, and therefore does not require additional environmental review pursuant to CEQA Section 15162.

Fiscal and Facilities Impacts:

Budgeted: Yes

Planning and Development Department: 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 311 of the County of Santa Barbara Fiscal Year 2023-24 Adopted Budget.

Parks Department: There is no specific maintenance and budget for the Parks Department to maintain the Vintage Ranch Open Space. All costs to upkeep the existing trail and manage the open space will be absorbed into the Parks Department’s operating budget.

Attachments:

1. Irrevocable Offer of Dedication of Real Property
2. Certificate of Acceptance
3. Orcutt Community Plan EIR
4. Vintage Ranch Addendum

Authored by:

Soren Kringel, Planner

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