



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:** June 18, 2024  
**Placement:** Departmental  
**Estimated Time:** 0.75 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 and Development  
Director(s) (805) 568-2086  
Contact Info: Travis Seawards, Deputy Director, Planning and Development  
(805) 568-2518

**SUBJECT:** Hearing to Consider the Orcutt Community Park Sports Field Lighting Project,  
Case No. 23SPP-00001

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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 June 18, 2024, to follow the recommendations of the County Planning Commission, your Board's action would include the following:

- a) Receive and file the County Planning Commission's recommendation to approve amendments to the Rice Ranch Specific Plan to allow for future installation of permanent lighting at the Orcutt Community Park (23SPP-00001, Attachment 3);
- b) Approve the introduction (first reading) of an Ordinance for amendments to the current Rice Ranch Specific Plan in compliance with Chapter 35.88 of the County Land Use and Development Code (23SPP-00001, Attachment 3);
- c) Read the title of the Ordinance into the record and waive full reading of the Ordinance; and
- d) Set a hearing for the Administrative Agenda of June 25, 2024, to consider recommendations, as follows:

- i. Make the required findings for approval of the project, Case No. 23SPP-00001, including California Environmental Quality Act (CEQA) findings, as specified in Attachment 1, Findings for Approval;
- ii. After considering the Addendum (Attachment 2), together with the previously certified Rice Ranch Supplemental Environmental Impact Report (03-EIR-05), and the 2015 Addendum to 03-EIR-05, 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
- iii. Approve the adoption (second reading) of an Ordinance for amendments to the current Rice Ranch Specific Plan in compliance with Chapter 35.88 of the County Land Use and Development Code (23SPP-00001, Attachment 3).

**Summary Text:**

This Board item is a departmental hearing for the Orcutt Community Park Sports Field Lighting Project (Case No. 23SPP-00001). The Santa Barbara County Community Services Department Parks Division (County Parks) is proposing amendments to the current Rice Ranch Specific Plan in compliance with Land Use and Development Code (LUDC) Chapter 35.88 (Specific Plans). The proposed amendments will allow for future installation of permanent lighting at the Orcutt Community Park, located at 5800 S. Bradley Road (APN 101-390-012), in the Orcutt Community Plan area, Fourth Supervisorial District. A summary of the proposed amendments is included in the Project Description below, and a detailed table of the amendments is included with Attachment 3 of this Board letter.

The Orcutt Community Park is maintained by the County Parks Division and has been since it was dedicated to the County in 2009. The park is currently developed with baseball fields, soccer fields, an off-leash dog park, a playground, group picnic areas, restrooms, parking areas, and pedestrian walking areas. The park is generally surrounded by natural open space areas, with hiking trails to the south and west, and residential development to the north and east. Though permanent lighting is not currently installed on the park site, County Parks has authorized local sports leagues to use portable, generator-powered lighting for at least the last five years during months when the sun sets in late afternoon or early evening.

The proposed Rice Ranch Specific Plan amendments to allow for permanent park lighting are consistent with the Santa Barbara County Comprehensive Plan, the Orcutt Community Plan, and the LUDC. A consistency analysis of applicable policies and development standards is included in Section 6.2 of the Planning Commission staff report dated April 30, 2024 (Attachment 5). While development by County Parks is not subject to LUDC permitting requirements pursuant to LUDC Subsection 35.10.040.G.2, and the proposed project is limited to amendments to the Rice Ranch Specific Plan to allow for future installation of permanent lighting at the Orcutt Community Park, staff has reviewed a conceptual lighting plan in order to better understand the scope of necessary changes to Specific Plan language. The conceptual plans are included as an exhibit to Attachment 5 and are for reference only.

The County Planning Commission (PC) heard the Orcutt Community Park Sports Field Lighting project on May 8, 2024. At that hearing, the PC recommended 5-0 that the Board approve and adopt an ordinance (Attachment 3), thereby amending the approved Rice Ranch Specific Plan in compliance with Chapter 35.88 of the LUDC. The Planning Commission action letter and adopted resolution are included as Attachment 4. Staff has added clarification to the project description below to summarize the amendments that were recommended by the Planning Commission.

**Project Description:**

The project is a request by the Santa Barbara County Community Services Department, Parks Division, for approval of amendments to the Rice Ranch Specific Plan to allow for future installation of permanent sports field and parking lot lighting at the Orcutt Community Park. The Rice Ranch Specific Plan currently does not include lighting within the Orcutt Community Park, therefore amendments to the Specific Plan are necessary to account for the change. Permanent lighting will provide the opportunity for local organized sports teams to utilize the existing sports fields past daylight hours, primarily during the months when daylight hours are shorter. The permanent lighting will replace portable, generator-powered lighting now being used by local sports teams in months where the sun sets in late afternoon or early evening. The permanent lighting will be used on a limited basis after dusk until 9:00 PM when daylight savings time is not in effect (i.e., standard time), plus one additional month in the fall and spring shouldering standard time. The proposed amendments specify that sports field lighting will have a maximum height of 60 feet, remove language that excludes lighting from Orcutt Community Park, and specify that lighting in Orcutt Community Park is subject to the Rice Ranch Specific Plan's design guidelines for exterior lighting. A full description of the proposed amendments to the Rice Ranch Specific Plan are included with Attachment 3. The property is a 25.73-acre parcel zoned REC and shown as Assessor's Parcel Number 101-390-012, located at 5800 S. Bradley Road in the Orcutt Community Plan area, Fourth Supervisorial District.

**Background:**

The Orcutt Community Park is located on a 25.73-acre, County-owned parcel within the Rice Ranch Specific Plan area, and is maintained by County Parks. The Rice Ranch Specific Plan was originally approved by the Board of Supervisors on December 9, 2003, and was later amended under Case No. 14SPP-00000-00001 to further refine the Specific Plan. The current Rice Ranch Specific Plan was approved by the Board of Supervisors on January 5, 2016, and covers an approximately 560-acre area with 725 dwelling units distributed among five different neighborhoods. The Rice Ranch Specific Plan currently does not include lighting within the Orcutt Community Park, therefore amendments to the Specific Plan are necessary to account for the change. Permanent lighting will provide the opportunity for local organized sports teams to continue to utilize the existing sports fields past daylight hours, primarily during the months when daylight hours are shorter. The permanent lighting will replace portable, generator-powered lighting now being used by local sports teams in months where the sun sets in late afternoon or early evening.

California Government Code § 65455 states that no local public works project may be approved within an area covered by a specific plan unless it is consistent with the adopted specific plan. Installation of permanent lighting in the Orcutt Community Park is not included in the current Rice Ranch Specific Plan, therefore pursuant to California Government Code § 65453(a), amendments are required.

Pursuant to Subsection 35.88.040.K of the LUDC, amendments to a Specific Plan shall be processed in the same manner as specified for adoption of an original Specific Plan. The Board of Supervisors will receive the Planning Commission recommendation, and shall hold at least one noticed public hearing before adopting the proposed amendments to the Specific Plan.

Pursuant to LUDC Subsection 35.10.040.G.2, the future buildout of lighting is not subject to Planning Commission recommendation or Board of Supervisors approval; however, the development undertaken by the County Parks Division will be subject to compliance with the amended Specific Plan.

**Environmental Review:**

Staff reviewed the proposed amendments to the Rice Ranch Specific Plan in compliance with CEQA and prepared an Addendum (Attachment 2) to reflect changes and additions to the project described in the certified Rice Ranch Specific Plan Supplemental Environmental Impact Report (2003) and related Addendum (2015). As discussed and analyzed in the proposed Addendum (Attachment 2), none of the applicable conditions of CEQA Guidelines Section 15162 calling for a subsequent EIR or negative declaration have occurred.

The Rice Ranch Supplemental Environmental Impact Report (SEIR, 03-EIR-05) was prepared for the buildout of the Rice Ranch Specific Plan Area and was certified in December 2003. The SEIR tiered off of the Orcutt Community Plan Program EIR (95-EIR-01, certified in July 1997). An addendum to the SEIR was prepared in December 2015 when the Rice Ranch Specific Plan was amended under Case No. 14SPP-00001. Significant and unavoidable impacts were identified for the following issue areas: Land Use, Biology, Agriculture, Geology, Flooding & Drainage, Water Supply/Groundwater Resources, Archaeology, Historical Resources, Traffic & Circulation, Noise, Air Quality, Risk of Upset/Polluting Sources, Wastewater, Fire Protection, Police Protection, Solid Waste, Library Services, Aesthetics/Visual Resources, Parks Recreation & Trails, and Schools.

The proposed amendments to the current Rice Ranch Specific Plan are limited to text changes that will allow for future installation of permanent sports field and parking lot lighting at Orcutt Community Park. The park operations will remain the same with the inclusion of the proposed project. Therefore, the impact analysis in the Addendum is limited to issue areas where there is a minor change to some aspect of the project and the previous analysis requires minor revision (Aesthetics/Visual Resources and Biological Resources).

As discussed in detail in the proposed Addendum dated April 30, 2024 (Attachment 2), and incorporated herein by reference, the proposed amendments to the Rice Ranch Specific Plan will not create any new significant effects or a substantial increase in the severity of previously identified significant effects, and the mitigation measures previously identified in the prior environmental documents for Rice Ranch will mitigate those significant effects to the extent feasible.

**Conclusion:**

In conclusion, the proposed amendments are consistent with the policies of the Comprehensive Plan, as well as the Orcutt Community Plan, as detailed in the Planning Commission staff report dated April 30, 2024 (Attachment 5). The required findings for approval of the Specific Plan amendments can be made,

as detailed in Attachment 1. Impacts to Aesthetics/Visual Resources and Biological Resources will not be more severe because the amendments require that any lighting within the Orcutt Community Park be designed to be compatible with the surrounding area through the use of low intensity, low glare design, hooded light fixtures that direct light downward and prevent spill-over onto natural open space and neighboring properties. 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 turn off at 9:00 PM. Staff reviewed a Biological Survey Report prepared by Arcadis U.S., Inc. (September 2023), which concludes that impacts to wildlife are unchanged with the proposed project. The information included in this Board letter supports approval of the Orcutt Community Park Sports Field Lighting Project, Case No. 23SPP-00001.

**Fiscal and Facilities Impacts:**

Budgeted: Yes

The costs to process the project were borne by the applicant (County Parks) through the payment of processing fees. Processing of the proposed amendments to the Rice Ranch Specific Plan is estimated to require approximately 140 staff hours at a rate of \$282.00 per hour, for a total estimated cost of approximately \$39,500.00. Funding for this project is budgeted in the Planning and Development's Permitting Budget Program on Page 313 of the County of Santa Barbara Fiscal Year 2023-24 Adopted Budget. Project pre-development and construction costs are funded in the Community Services Department Parks Division budget.

**Special Instructions:**

Planning & Development shall publish a legal notice in the *Santa Maria Times* at least 10 days prior to the hearing on June 18, 2024. The Clerk of the Board shall fulfill mailed noticing requirements at least 10 days before the scheduled hearing. The Clerk of the Board shall forward a copy of the notice and proof of mailing to the Planning and Development Department, Attention: Tina Mitchell.

The Clerk of the Board shall provide a copy of the executed Ordinance, and Board Minute Order to the Planning and Development Department, Hearing Support, Attention: David Villalobos. A second Board Minute Order of the hearing shall be forwarded to the Planning and Development Department, Attention: Tina Mitchell.

The Clerk of the Board shall publish a legal notice with a summary of the executed Ordinance and the names of the members of the Board of Supervisors voting for and against the same in the *Santa Maria Times* before the expiration of fifteen (15) days after its passage.

**Attachments:**

1. Findings for Approval
2. Addendum dated April 30, 2024
3. Specific Plan Amendment Ordinance
4. County Planning Commission Action Letter dated May 8, 2024, with Planning Commission Resolution No. 24-07

5. Planning Commission Staff Report dated April 30, 2024, with Attachments A-J

**Authored by:**

Tina Mitchell, Planner (805) 934-6289  
Development Review Division, Planning and Development Department