



**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

**TO:** Board of Supervisors

**FROM:** Glenn Russell, Ph.D., Director  
Planning and Development

**HEARING DATE:** September 6, 2013

**RE:** Orcutt Community Plan Key Site 30 (Bradley Village)  
Case nos. 05GPA-00000-00006, 05RZN-00000-00010,  
07TRM-00000-00006 / TM 14,739, 07DVP-00000-00032  
10DVP-00000-00002; APN 107-250-008

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**Summary Text:**

On August 27, 2013 the Board of Supervisors continued the Bradley Village project to the September 10, 2013 hearing date. The continuance request was made by the applicant to allow for additional time to work with P&D staff on requested revisions to the project's conditions of approval regarding Orcutt Community Plan Policy WAT-O-2, affordable housing in-lieu fee requirements, and the public multi-use trail system.

Staff has discussed these requests with the applicant, and recommends minor revisions to the conditions of approval which are included as Attachment A to this memo, as indicated in ~~strike-through~~ and underline. The proposed revisions clarify the location and timing of installation of the multi-use trail, and update the in-lieu fee requirements to be consistent with the recently adopted Inclusionary Housing Ordinance.

The Orcutt Community Plan's WAT-O-2 Policies and Development Standards require new development within the Orcutt planning area to provide a Can and Will Serve letter or Intent to Serve letter regarding supplemental water prior to permit approval. The change requested by the applicant with respect to the condition regarding WAT-O-2 raises issues that could not be resolved within the timeframe of the requested continuance. Therefore the condition of approval regarding the requirement for the project to secure a Can and Will Serve letter and final contract prior to map recordation (condition #34) remains as approved by the Planning Commission.

Based on the proposed revisions to conditions, staff recommends the following action:

**Recommended Action:**

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).

Your Board's action should include the following:

1. Make the required findings for approval of the project specified in Exhibit 3 of the Board Letter dated August 27, 2013, including CEQA findings.
2. Certify the Final Subsequent Environmental Impact Report (12EIR-00000-00005) (Exhibit 7) and adopt the mitigation monitoring program contained in the conditions of approval (Exhibit 4 of the Board Letter dated August 27, 2013), as revised by Attachment A to this memorandum dated September 6, 2013.
3. Approve a Comprehensive Plan Amendment (05GPA-00000-00006) and adopt a resolution 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 identified as B-1, Bradley Connector (Resolution included as Exhibit 2 of the Board Letter dated August 27, 2013).
4. Approve a rezone (05RZN-00000-00003) and adopt an ordinance 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) (Ordinance included as Exhibit 1).
5. Approve a Vesting Tentative Tract Map (07TRM-00000-00006 / TM 14,739) as depicted in Attachment H of the Planning Commission staff report dated April 22, 2013 (Exhibit 6 of the Board Letter dated August 27, 2013) subject to the conditions of approval, (Exhibit 4 of the Board Letter dated August 27, 2013) as revised by Attachment A to this memorandum dated September 6, 2013.
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 (Exhibit 4 of the Board Letter dated August 27, 2013), as revised by Attachment A to this memorandum dated September 6, 2013.

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 (Exhibit 4 of the Board Letter dated August 27, 2013), as revised by Attachment A to this memorandum dated September 6, 2013.

Refer back to staff if the Board takes an action other than the recommended action for revisions to findings and conditions.

Attachment A: Proposed Revisions to Conditions of Approval

## **ATTACHMENT A: PROPOSED REVISIONS TO CONDITIONS OF APPROVAL**

### **I. PROJECT DESCRIPTION**

1. This Tentative Tract Map and Final Development Plans are based upon and limited to compliance with the project description, the hearing exhibits marked Exhibit 1, dated August 27, 2013 and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations.

#### **The project description is as follows:**

**Summary.** The proposed project involves a General Plan Amendment, Rezone, Vesting Tentative Tract Map, and two Final Development Plan entitlements to subdivide an existing approximately 79.6-acre parcel into 77 parcels for the development of 69 single-family homes, a 3.5-acre private passive park, 44.3-acres of private open space, a two public multi-use trails, detention basins, and drainage easement. The property is identified as Assessor's Parcel Number (APN) 107-250-008. It is within the Orcutt Community Plan (OCP) area and is referred to as Key Site 30.

**Project Location.** The approx. 79.6-acre Key Site 30 project site is located approximately ½ mile north of Clark Avenue in the Orcutt Planning Area, within the unincorporated area of Santa Barbara County. The site is bounded by South Bradley Road on the east, residences south of Woodmere Road and open space on the north, residences north of Amethyst Drive on the south, and residences east of Hummel Drive on the west. Figure 5.4-1 shows the regional location of the project site, while Figure 5.4-2 shows the site within its local context.

**Project Characteristics.** The proposed project is a request by Urban Planning Concepts, as agent for the owner, Lawnae Hunter, for approval of a General Plan Amendment, Rezone, Vesting Tentative Tract Map (VTM), and two Final Development Plan entitlements for the 79.6-acre Key Site 30. The proposed VTM includes six parcels for the 10.6-acre portion of the site that was rezoned MR-O in February 2009 as part of the Housing Element Focused Rezone Program. The project proposes to develop 38 single-family homes on the eastern portion of the site, 31 single-family homes on the western portion of the site, a 3.5-acre private passive park, 44.3-acres of private open space, a two public multi-use trails, detention basins, and drainage easement.

Proposed landscaping would feature native & drought-tolerant plantings, consistent with Orcutt Community Plan Development Standard KS30-6 and other applicable policies from the GP/OCP. The majority of the center portion of the site is located in the Santa Maria Airport No-Build corridor and would be designated Recreation (REC). The proposed public multi-use trails would provide a pedestrian connection between the residential development on the eastern and western portions of the site.

The VTM proposes a total of 77 lots to be created on the site. Sixty-nine of these lots would be residential, two would be for recreation, and six would be for the MR-O zoned portion of the property. However, the subdivision of the MR-O area is part of the proposed project.

The proposed Development Plan provides the details for site development of the area proposed to be zoned for residential use in the Small Lot Plan (SLP) zone district. Development Plans are not required for development proposed in the 8-R-1 and 10-R-1 zone districts; however, design of the proposed residences within the 8-R-1 and 10-R-1 zone districts would be subject to review and approval by the North County Board of Architectural Review (NBAR). Each of the project components is described in greater detail below.

<b>Vesting Tentative Tract Map Proposed Lots</b>		
<b>Use</b>	<b>Number of Lots</b>	<b>Acreage</b>
Single Family (8-R-1)	41	11.1
Single Family (SLP)	18	3.9
MR-O	6	10.6
Interior Roads	0	3.1
Single Family (10-R-1)	10	3.1
Passive Park	1	3.5
Recreation, Basins, & Drainage Easement	1	44.3
<b>Total</b>	<b>77</b>	<b>79.6</b>

ral Plan Amendment for the proposed project would amend the Land Use Designation on the non MR-O zoned portion of the property from Agricultural (A-I-40) to Residential (RES-3.3, RES-4.6, RES-8.0) on approximately 21.2-acres, and Recreation (REC) on approximately 47.8-acres, with a corresponding rezone to Residential (8-R-1, 10-R-1), Small Lot Planned Development (SLP), and Recreational/Open Space (REC). The REC zone district area would also include a 3.5-acre passive park located in the eastern portion of the site.

The application requests an amendment to OCP Development Standard KS30-2 to allow limited uses and development in the identified open space area located in the central portion of the site (Bradley Connector Trail, B-1), and KS30-4 to allow for an ~~re-alignment~~ additional of the multi-use trail identified in the Orcutt Community Plan Parks, Recreation, and Trails Map as Bradley Village Connector trail, B-1 2, as follows:

*DevStd KS30-2: No uses or development shall be allowed in sensitive habitat areas as shown in Figure KS30-1, with the exception of a multi-use trail and detention basins. Low intensity recreational uses that don't involve extensive changes to the natural terrain or vegetation (such as passive parks, riding stables and trails, but not golf courses, swing clubs, etc.) may be allowed in the remainder of the open space area. All such*

*recreation facilities shall be sited and designed to avoid removal of dune scrub vegetation to the maximum extent feasible.*

*DevStd KS30-4: The developer shall construct a multi-use pedestrian trail ~~which shall enter the parcel along the eastern perimeter and traversing the parcel along the central drainage area~~ in a southeast to northwest direction. (Figure KS30-1). Additional public trail access to the interior from Bradley Road shall be provided by the access road. The trail's entry from Bradley Road shall be linked to a transit stop, if feasible. Signs shall be placed along this trail informing users of the biological sensitivity of the surrounding sand dune ecosystem.*

The application also requests the relocation of a portion of the public multi-use trail identified in the OCP Parks, Recreation, and Trails map as B-1, Bradley Connector. Public trail access would be granted through a proposed Offer to Dedicate (OTD).

**Project Components.** This section describes the proposed Key Site 30 project components, including residential zones and recreation/open space.

*Final Development Plan 07DVP-00000-00032* is a request for approval of a Final Development Plan under the provisions of Section 35.82.080 of the Land Use Development Code (LUDC) to construct homes on a total of 18 single-family residential lots located in the SLP zone district. Development Plans are not required for development proposed in the 8-R-1 and 10-R-1 zone districts.

*Design Guidelines.* Design guidelines for the build-out of the project's three residential zones are provided to address site design, grading, floor area, building form, height, accessory structures, materials and finishes, lighting, and landscaping. A common interest Homeowners Association would be established to operate and maintain all interior and exterior common areas.

*Building Heights.* The proposed single-family homes located in the 10-R-1, 8-R-1, and SLP zones would not exceed 25 feet in height and are limited to two stories. The homes abutting existing off-site single-family residential areas would be restricted to single story for the first 30 feet from the property lines of the proposed residences.

*Final Development Plan 10DVP-00000-00002* is a request for approval of a Final Development Plan under the provisions of Section 35.82.080 of the LUDC to construct a passive park located on one 3.5-acre lot located in the eastern portion of the Recreation area described below. This park would be for the benefit of residents of the Key Site 30 property and would not be open to the public.

*Recreation Area.* The majority of the central portion of the site is located in the Santa Maria Airport No-Build corridor and would be designated REC. A public multi-use trail would provide pedestrian connection between the residential development on the eastern and western portions of the site.

**Infrastructure/Access Components.** This section describes infrastructure (including roadways, landscaping, and grading) proposed within the project area.

*Roadway Access.* Interior access to the eastern portion of the site would be provided by two access points along South Bradley Road. As part of the proposed project, the applicant initially proposed to signalize the intersection of South Bradley Road and Village Drive. However, the County Department of Public Works indicated that the intersection did not meet the County's warrant criteria, and requested that the signal be removed from the proposed project. Therefore, the intersection located at South Bradley Road and Village Drive would be controlled by the addition of a 2-way stop sign on the eastbound approach to Bradley Road. A stop sign currently exists at the westbound approach to the intersection at Village Drive. Access to the southwest portion of the site would be provided via an extension of Cherry Avenue.

*Roadways within the subdivision.* All proposed roads would be private, and would be a minimum of 36 feet in width. Roads with homes on both sides of street shall have a minimum width of 40 feet to ensure adequate parking.

*Public Services.* Golden State Water Company (GSWC) would provide water service to the project site. Water allocation from the City of Santa Maria has already been reserved for the project. GSWC is a public water provider that serves the communities of Tanglewood, Orcutt, Lake Marie, and Sisquoc, all of which overlie the Santa Maria Groundwater Basin. GSWC draws on several water sources to provide water for the Orcutt System. These sources currently include local groundwater, purchased water from the State Water Project (SWP), and purchased and/or assigned water from Santa Maria. Currently, groundwater is pumped from eleven wells in the Santa Maria Groundwater Basin. GSWC also receives imported water from the SWP through a contract with the Central Coast Water Authority (CCWA) (GSWC, June 2006).

Laguna County Sanitation District (LCSD) would provide sewer service through an existing sewer line to the west. The District's sewer infrastructure consists of a wastewater reclamation facility, a network of trunk sewers and collection pipes, and spray fields for disposal of treated effluent. The District's 24-inch main trunk line runs under the Santa Maria Airport and is fed by gravity flows from the majority of the planning area.

Pacific Gas and Electric would provide the electric service, and Southern California Gas would provide gas service to the site. Verizon would provide phone service, and Comcast Cable would serve the site.

*Public Infrastructure.* In 2002, the Orcutt Community Facilities District (CFD) was created by the Board of Supervisors to ensure maintenance of community services such as protective services, drainage facilities, parks, libraries, landscaping, and natural open space (including medians) and trails. Prior to map recordation, the project would be annexed to the Orcutt CFD.

*Drainage.* Storm water from the proposed residential development would be collected and directed to storm drains located in the proposed project roadways. With respect to the eastern portion of the site, the collected storm water would be conveyed to two shallow detention basins located west of the terminus of proposed Roads 'B' and 'C'. Water collected in these two basins would drain to an existing drainage swale located in the center of the site (located on proposed Lot No. 76). For the western portion of the site, the storm water would be conveyed to a shallow detention basin located at the northern terminus of the proposed extension of Cherry Avenue. Water collected in this basin would drain to an existing drainage swale located on the property to the west (APN 107-270-049).

In order to further reduce water quality impacts, the project would include the following low impact development (LID) measures, to the extent feasible:

*Design measures:*

- Vegetated swales, buffers, and strips throughout the project site;
- Use of permeable pavement, in appropriate places; and
- Impervious surface reduction and disconnection.

*Structural measures:*

- Roof leader flows directed to planter boxes and other vegetated areas and/or vegetated swales and buffers; and
- Soil amendments to increase infiltration rates.

*Landscaping.* Proposed plantings would consist of a mix of trees, shrubs, perennials, annuals and ground cover. A 20-foot wide landscape buffer would be provided along the eastern perimeter to screen the project from pedestrian and vehicle traffic traveling on South Bradley Road. Landscape lighting would be low-wattage, hooded and directed downward.

*Grading.* The project includes approximately 154,000 cubic yards (CY) of cut and 23,000 CY of fill. Approximately 119,940 CY of excess material would be generated by the project. The applicant proposes that trucks hauling the excess material would use South Bradley Avenue to either Clark Avenue to U.S. 101 or Santa Maria Way to U.S. 101, depending on the final destination of the haul material.

**Project Phasing.** Development on the project site is anticipated to be constructed in three phases which may be developed independently or concurrently, depending on market conditions. The anticipated phasing would be:

Phase 1 – Southeast SLP and 10-R-1 lots (20 units)

Phase 2 – Southwest 8-R-1 lots (31 units)

Phase 3 – Northeast 8-R-1 and SLP lots (18 units)



The MR-O residential development that was approved as part of the Housing Element Focused Rezone Program is anticipated to be developed independently or concurrently of the phases described above, but is not part of the proposed project evaluated in this SEIR.

**Project Objectives.** The primary objectives of the Bradley Village (Key Site 30) project are as follows:

- *To develop the site consistent with the Orcutt Community Plan's designation of the property as one of 43 key sites identified for future development.*
- *To develop the site in a manner that is responsive to the Orcutt Community Plan, the County Housing Element, current environmental requirements and the physical characteristics of the site.*
- *To provide a variety of housing types and densities to help meet the housing needs of the community of Orcutt, and construct up to 69 residential units on the site while paying in-lieu fees to meet Affordable Housing requirements.*
- *To develop the site in a manner which preserves the majority of the site as open space, consisting of ~~a~~ two public multi-use trails and detention basins serving the on-site residential areas.*
- *To help the County meet the latest State public policy planning, compact housing and land use, transportation, environmental and global warming requirements of SB 375 and AB 32.*

It is also noted that the project includes LID features that would provide for protection of water quality to the extent feasible. The project would also include measures to reduce greenhouse gas emissions, including ENERGY STAR appliances, energy efficient lighting, shade trees, trails, and access to public transit (local bus stop).

Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

**31. Special Condition – Open Space.** Lot 76 shall be restricted to private open space as shown on the recorded Tract Map and offered as part of the Project Description. The Lot 76 private open space shall be subject to the following requirements:

- Development on Lot 76 shall be limited to ~~a~~ two public multi-use trails, signage along the public multi-use trail, drainage facilities and utility lines.
- Trail use shall be limited to pedestrians, bicyclists, and equestrians. No motorized vehicles shall be allowed on the B-1, Bradley Connector multi-use trail or within the open space area. The B-2, Village Connector trail is also to be used by the Laguna County Sanitation District (LCSD) for service and maintenance of the sewer line and

will be designed with a paved surface which can be used for County vehicles and also a multi-purpose bike trail.

- The project's Homeowner's Association shall be responsible for the maintenance of Lot 76.

**Plan Requirements and Timing:** The private open space area shall be depicted on the recorded Tract Map

- 32. Special Condition - Public Trail Access Easement, B-2 (Village Connector).** A 15-foot wide public access easement accessed from Bradley Road and Cherry Avenue, and a public multi-use trail easement along the proposed public multi-use trail, as depicted on the recorded Tract Map, shall be recorded in favor of the County. The Owner/Applicant shall be responsible for the development of the public multi-use trail with a paved surface for County access, including signage as identified on the recorded Tract Map and on the project site (APN 107-250-008), to standards and specifications of the Orcutt Community Plan (Orcutt Multiple Use Trails Plan and Trail Siting and Design Guidelines), and HCD Parks Division. Trail Signage shall be designed to identify the trail location, and notify/inform the public of onsite sensitive habitat areas, and provide educational and interpretive information regarding onsite biological resources. County HCD Parks Division shall be responsible for the maintenance of the public multi-use trail.

- 32b. Offer-to-Dedicate Public Trail Access - B-1 (Bradley Connector).** The proposed Public Access Offer-to-Dedicate (OTD) made by the applicant as part of the Project Description is shown on Attachment G: Key Site 30 Proposed Multi-Use Trail Alignment dated May 1, 2013, and is subject to the following requirements:

**Timing.** Prior to map recordation, the applicant/owner shall 1) submit an irrevocable OTD the Bradley Connector Trail B-1 to the County for review and approval by the Planning and Development Department and County Counsel and 2) execute, acknowledge, and record the OTD to the County ~~for two alternative trail alignments on Lot 76~~ (as shown on Attachment G: Key Site 30 Proposed Multi-Use Trail Alignment, dated May 1, 2013).

**Requirements.** The OTD shall include a formal legal description of the entire property; and a legal description and graphic depiction on the recorded tract map, prepared by a licensed surveyor, for the ~~two alternative B-1~~ trails-being offered. The OTD shall be recorded free of prior liens and encumbrances (other than existing and approved easements for roads, trails, and utilities) which the County determines may affect the interest being conveyed, and shall run with the land in favor of the County. The OTD shall be binding upon the owners of Lot 76 and their heirs, assigns or successors in interest for a period of 21 years, such date running from the date of recording.

**Management.** Upon acceptance of the OTD by the County, management and maintenance of the dedicated public access easement areas and the physical improvements within those easement areas shall be the responsibility of the County. Within the accepted area, the County may locate and maintain a public multi-use trail.

35. **Hous-14 Special Condition: In-Lieu Fees —Financial Security.** The Owner/Applicant shall ~~pay in-lieu fees for affordable housing in compliance~~ comply with the provisions of Inclusionary Housing Ordinance No. 4855/County Code Chapter 46A. The applicant has elected to satisfy the Inclusionary Housing Ordinance requirements by paying in-lieu fees. The total amount of the in-lieu fee for the 69 unit project is calculated to be \$200,445 (for the 2.5% very low and 2.5% low income levels). For the workforce and moderate income levels, the County has adjusted the requirement to 0% because the median sale price of all housing units within the respective Housing Market Area over a twelve month period is affordable to workforce and moderate income households. The project includes three phases of development. Payment of the applicable in-lieu fees shall be made for each portion of the project prior to the issuance of a building permit for that phase of the project. In the event that the developer intends to pay the in-lieu fee from proceeds of a commercial lender, and such lender requires the issuance of a building permit prior to funding the construction loan, the developer may request that the Planning and Development Director issue the building permit prior to payment of the fee. The Planning and Development Director may approve such request provided the developer agrees in writing that the fee will be paid within ten (10) days after the issuance of the building permit, and further agrees that the building permit will be deemed revoked by the County and work undertaken pursuant to the building permit stopped if the in-lieu fee is not paid within such ten-day period. Housing Element Policy 1.3.Timing: The ~~Owner/Applicant shall provide a financial security (e.g., certificate of deposit or letter of credit) in a form acceptable to County Counsel prior to final map clearance. P&D processing staff shall obtain County Counsel approval of the security prior to final map clearance. The Owner/Applicant shall pay the full fee to the County's Housing & Community Development Department at the time the first building permit for the project is issued. P&D processing staff shall obtain written clearance from HCD, using the HCD Project Approval Form, prior to Final Map Clearance. The amount of the in-lieu fee shall be based upon the fee in effect at the time the first building permit is issued for a 69 unit/lot project in the Santa Maria area.~~