

SANTA BARBARA COUNTY PLANNING COMMISSION

Consent Agenda

Staff Report for Vintage Ranch Time Extension

Hearing Date: February 13, 2008
Staff Report Date: January 25, 2008
Case No.: 07TEX-00000-00020

Zoraida Abresch
Deputy Director: Zoraida Abresch
Division: Development Review – No. Co.
Staff Contact: John Zorovich
Supervising Planner: Gary Kaiser
Planner's Phone #: 934-6297

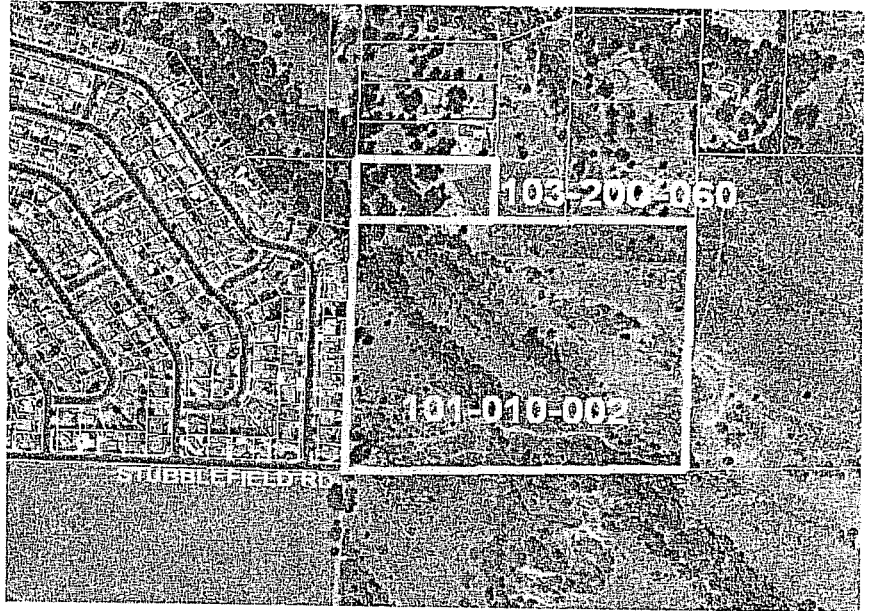
Environmental Document: 15162

APPLICANT AND OWNER:

Jon Martin
Martin Farrell Homes, Inc.
330 E. Canon Perdido St. Suite F
Santa Barbara, CA 93101
805-962-8299

AGENT:

Laurie Tamura, AICP
Urban Planning Concepts, Inc.
2624 Airpark Dr.
Santa Maria, CA 93455
(805) 934-5760



Application Filed: November 29, 2007
Application Complete: December 20, 2007

Assessor Parcel Numbers 101-010-002 located approximately 0.5 mile south of Clark Avenue, at the terminus of Stubblefield Road, known as Key Site 7 of the Orcutt Community Plan, Fourth Supervisorial District

1.0 REQUEST

Hearing on the request of Jon Martin, to consider Case No. 07TEX-00000-00020 [application filed on November 29, 2007] for a two year time extension to March 9, 2010 for Case No. TM 14,556 in compliance with County Code Chapter 21, on property zoned PRD; and to accept 95-EIR-001 and the addendum 15164 to 95-EIR-001 as adequate environmental review for the project pursuant to Section 15162 of the State Guidelines for Implementation of the California Environmental Quality Act. The Addendum and all documents may be reviewed at the Planning and Development Department, 624 West Foster Road, Santa Barbara, CA 93455. The application involves AP No. 101-010-002, located at the terminus of Stubblefield Road, in the Orcutt area, Fourth Supervisorial District.

2.0 RECOMMENDATION AND PROCEDURES

Follow the procedures outlined below and conditionally approve Case No: 07TEX-00000-00020 marked "Officially Accepted, County of Santa Barbara February 13, 2008 Planning Commission Exhibit 1", based upon the project's consistency with the Comprehensive Plan and based on the ability to make the required findings.

Your Commission's motion should include the following:

1. Adopt the required findings for the project specified in Attachment A of this staff report, including CEQA findings.
2. Accept the previous environmental documents (95-EIR-01 and Addendum dated February 25, 2005) as adequate environmental review pursuant to Section 15162 of the State CEQA Guidelines. The Addendum dated February 25, 2005 is included as Attachment B.
3. Approve the project subject to the conditions included as Attachment C.

Refer back to staff if the Planning Commission takes other than the recommended action for appropriate findings and conditions.

3.0 JURISDICTION

The Planning Commission is considering the request for a time extension to TM 14,556 based on Section 66452.6(e) of the Subdivision Map Act, as referenced in the Chapter 21 County Subdivision Regulations, which states:

Upon application for the subdivider filed prior to the expiration of the approved or conditionally approved tentative map, the time at which the map expires pursuant to subdivision may be extended by the legislative body or by an advisory agency authorized to approve or conditionally approve tentative maps for a period or periods not exceeding at total of five years.

4.0 ISSUE SUMMARY

According to the applicant, the reason for the request is to allow more time for the completion of the plan review process and payment of required fees prior to the expiration date of March 9, 2008. Thus, the project has not been able to move forward toward map recordation and development.

5.0 PROJECT INFORMATION

5.1 Site Information

Site Information	
Comprehensive Plan Designation	APN 101-010-002: Urban, PD (Planned Development), maximum of 52 units
Ordinance, Zoning District	APN 101-010-002: PRD (Planned Residential Development),
Site Size	APN 101-010-002: 32.97 acres
Present Use & Development	APN: 101-010-002: Vacant
Surrounding Uses/Zoning	<i>North:</i> Residential (1-E-1 and 2-E-1) <i>South:</i> Recreational & Residential (PRD) <i>East:</i> Residential (PRD) <i>West:</i> Residential (10-R-1)
Access	Proposed extension of Black Oak Road via Stillwell Road
Public Services	Water Supply: Golden State Water Company (Through Supplemental Agreement w/ City of Santa Maria) Sewage: Laguna County Sanitation District Fire: Orcutt Volunteer Fire Department, Station 22 School District: Orcutt Union School District and Santa Maria Joint High School District

5.2 Description

The applicant requests approval of a two-year time extension for Tract Map TM 14,556 pursuant to Government Code Section 66452.6(e) of the Subdivision Map. If granted, the time extension would allow recordation to occur up to March 10, 2010. For a detailed description of the project, see Attachment C, condition #1 (Planning Commission Action Letter, dated April 18, 2005).

5.3 Background Information

TM 14,556 and 00-DP-027 were originally approved by the Planning Commission on March 9, 2005.

6.0 PROJECT ANALYSIS

6.1 Environmental Review

The project site received considerable project specific review in the Orcutt Community Plan Final EIR (95-EIR-01), including evaluation of several alternative land use designations for the site. Numerous policies and development standards specific to the property were included in the Community Plan to address potential environmental impacts and related design issues associated with development of the property. Some of the impact analysis and mitigating policies and

development standards in 95-EIR-01 are somewhat general, resulting in the preparation of a site specific Addendum for TM 14,556.

The Planning Commission approved the Addendum (February 25, 2005) to 95-EIR-01 for TM 14,556 on March 9, 2005. Pursuant to Section 15164 of CEQA, an addendum is allowed to be prepared when only minor changes or changes that do not create new significant impacts would result from the project. The Addendum identified the specific environmental impacts of TM 14,556 and, where appropriate, refined the program level mitigation measures from 95-EIR-01 to reduce the project's environmental impacts. Because the current project meets the conditions for the application of State CEQA Guidelines Section 15162, preparation of a new EIR or ND is not necessary. Cumulative impacts were address in 95-EIR-01, while the Addendum discussed the following issue areas: biological resources, cultural resources, geology/soils, flooding /drainage, visual resources/open space, water supply, traffic, solid waste, schools and fire protection.

No significant changes to the project description have been requested and the environmental setting of the project site has not substantially changed since the original project was approved. The short-term, long-term and cumulative impacts associated with the proposed project have not increased or changed since the time of original project approval. The mitigation measures originally identified would remain applicable and adequate to reduce the potential impacts to less than significant levels.

6.2 Comprehensive Plan Consistency

The project description has not substantially changed; the environmental setting has not changed; and the applicable policies of the Comprehensive Plan have not changed. Therefore, the policy consistency analysis approved with TM 14,556/00-DP-027 is still applicable.

6.3 Ordinance Compliance

The project description and environmental setting of the project site have not substantially changed. The project would remain consistent with the Land Use Development Code and Chapter 21 Subdivision Regulations.

6.4 Subdivision/Development Review Committee

On June 3, 2004 the project was reviewed by the Subdivision/Development Review Committee. The recommendations of each agency, as stated in the condition letters were included as condition of approval #79 of TM 14,556 and 00-DP-027 and are still applicable to the proposed project. Prior to recordation (TM 14,556) and prior to land use permit approval (00-DP-027) the applicant would be required to fulfill these conditions of approval.

6.5 Board of Architectural Review

The project received final approval by the Board of Architectural Review (BAR) on September 16, 2005.

7.0 APPEALS PROCEDURE

The action of the Planning Commission may be appealed to the Board of Supervisors within ten (10) calendar days of said action.

ATTACHMENTS

- A. Findings
- B. 15162 Letter
- C. Planning Commission Action Letter, dated April 18, 2005 with Findings, Conditions of Approval with attached Departmental letters
- D. Site Plan