



COUNTY OF SANTA BARBARA

Planning and Development

[www.sbcountyplanning.org](http://www.sbcountyplanning.org)

*Draft 12-20-05*

## Orcutt Community Plan Area Land Use Permit or Zoning Clearance Questionnaire

A LAND USE PERMIT (LUP) or ZONING CLEARANCE (ZC) is required before using any land or structure or commencing any work to erect, move, alter, enlarge or rebuild any residential or non-residential building or structure in the unincorporated area of the County of Santa Barbara unless the activity is exempt in compliance with Division 10, Permit Procedures, of Article III (Inland) Zoning Ordinance. The purpose of this questionnaire is to determine whether the proposed project requires the issuance of a Land Use Permit or a Zoning Clearance for projects proposed in the Orcutt Community Plan area (see map\*).

### THIS PACKAGE CONTAINS

QUESTIONNAIRE SPECIFIC TO ORCUTT PROJECTS to determine whether the project would proceed based on a Zoning Clearance (no notice or appeal process) or whether a Land Use Permit (notice and appeal process) would be required based primarily on the Orcutt Community Plan policies and development standards.

### PROCESS TO DETERMINE WHETHER A LAND USE PERMIT OR ZONING CLEARANCE PROCESS APPLIES

Complete the checklist that begins on Page 2 before you come to the Planning & Development (P&D) counter to discuss your project to determine if your project qualifies for a Zoning Clearance or if a Land Use Permit is required. Following completion of the checklist, please make an appointment with P&D staff to review your answers to the checklist and to submit the proper application.

**TO SUBMIT AN APPLICATION FOR A PROPOSED PROJECT IN ORCUTT, PLEASE CALL 934-6250 FOR AN APPOINTMENT. WALK INS ARE ALSO ACCEPTED AT THE COUNTER BETWEEN 8:30 AND 11:30 A.M. MON – FRI. A BUILDING PERMIT APPLICATION WILL ALSO BE REQUIRED.**

624 W. Foster Road, Suite C  
Santa Maria, CA 93455

Phone: (805) 934-6250  
Fax: (805) 934-6258

Website: [www.sbcountyplanning.org](http://www.sbcountyplanning.org)

\* - Anything underlined will be attached to the checklist. The P&D website will include the checklist with links to the figures or other information from the Orcutt Community Plan.

Yes No

1. ***Agriculture: Is your project located adjacent to land zoned or used for agricultural (see Figure 11, Orcutt Agricultural Lands)?***
- If yes, immediately consult with a P&D Planner because a Land Use Permit may be required.
- If no, continue with the rest of the checklist.
2. ***Airport Zones: Is your project located in the Airport Safety Zones (see Figure 37, Airport Safety Zones)?***
- If yes, immediately consult with a P&D Planner because a Land Use Permit may be required.
- If no, continue with the rest of the checklist.
3. ***Biological Resources: Does your property have significant biological resources such as:***
- A. The project site is within or adjacent to significant vegetation (see Figure 24, Significant Vegetation).
  - B. The proposed development would remove native trees over six feet in height or non-native trees with a 25 inch or greater diameter at breast height.
  - C. The proposed development includes the construction of structures within a wetland, or the construction of roads over a creek or stream corridor.
  - D. The proposed development is set back less than 50 feet from the outside edge of riparian vegetation and the top of creek bank (as defined by County Flood Control standards). Drainage plans direct polluting drainage away from the creek or include appropriate filters and erosion and sedimentation control plans are proposed during construction.
  - E. The proposed development includes the construction of roads over a creek or stream corridor.
- If yes, immediately consult with a P&D Planner because a Land Use Permit is required.
- If no, continue with the rest of the checklist.
4. ***Flooding & Drainage: Is your project located adjacent to Orcutt or Pine Creeks (see Figure 27, Orcutt Flood Hazard Areas)?***
- If yes, immediately consult with a P&D Planner because a Land Use Permit is required.
- If no, continue with the rest of the checklist.
5. ***Geology, Topography & Soils: Does your property have significant geologic, topographic and/or soils hazards, e.g.:***
- A. The proposed development is located within 50 feet of an active or potentially active fault (see Figure 33, Geologic Formations).
- Continued on next page*

5. **Geology, Topography & Soil** (continued)

- B. The proposed development drains to the rear of the lot.
- C. The proposed development is located on slopes of more than 20% (See definition of slope).
- D. The depth of the proposed cut and fill is greater than three feet.
- E. The proposed development involves more than 100 cubic yards of grading.

**If yes**, immediately consult with a Planner because a Land Use Permit is required.

**If no**, continue with the rest of the checklist.

6. **New home on a vacant Lot: Is this an application for a new home located on a vacant lot in a subdivision that was approved after January 1, 1990?** *Note* – Does not apply to an addition to an existing home, or the demolition and reconstruction of a home.

**If yes**, immediately consult with a P&D Planner because a Zoning Clearance is all that is necessary.

**If no**, continue with the rest of the checklist.

7. **Noise: Is your project located in an area exceeding 65 dB(A) CNEL noise level (see Figure 35, Noise Levels – Buildout)?**

**If yes**, immediately consult with a Planner because a Land Use Permit is required.

**If no**, continue with the rest of the checklist.

8. **Old Town Orcutt: Is your project located in Old Town Orcutt (see Figure 9, Old Town Orcutt)?**

**If yes**, immediately consult with a Planner to see if approval by the Old Town Orcutt Board Architectural Review is required. If OTBAR approval is required, a Land Use Permit is required.

**If no**, continue with the rest of the checklist.

9. **Open Space: Is your project located within or adjacent to an Open Space Area designated on the Orcutt Community Plan (see Figure 16, Open Space)?**

**If yes**, immediately consult with a Planner because a Land Use Permit may be required.

**If no**, continue with the rest of the checklist.

10. **Two or three story homes: Does your project propose a new two- or three- story home or a second or third story addition?**

**If yes**, immediately consult with a Planner because a Land Use Permit is required.

**END OF CHECKLIST - Please consult with P&D staff to confirm your answers and submit the appropriate application for either a Zoning Clearance or Land Use Permit.**