

**RESOLUTION NO. 25- 190**

CASE NO: 23GPA-00001

A RESOLUTION AMENDING THE COMPREHENSIVE PLAN LAND USE ELEMENT MAP (COMP-1) AND THE ORCUTT COMMUNITY PLAN LAND USE DESIGNATIONS EASTERN SECTION MAP TO ADJUST THE URBAN/RURAL BOUNDARY AND CHANGE THE LAND USE DESIGNATION MAP BY REDESIGNATING ASSESSOR'S PARCEL NUMBERS 107-150-021 AND 107-150-022 FROM HIGHWAY COMMERCIAL TO GENERAL COMMERCIAL; AND TO REVISE ORCUTT COMMUNITY PLAN POLICIES LU-O-6 AND KS33-1.

The Board of Supervisors of the County of Santa Barbara ordains as follows:

- A. WHEREAS on December 20, 1980, by Resolution No. 80-566, the Board of Supervisors of the County of Santa Barbara adopted the Comprehensive Plan (General Plan) for the County of Santa Barbara.
- B. WHEREAS on July 22, 1997, by Resolution No. 97-314, the Board of Supervisors of the County of Santa Barbara adopted the Orcutt Community Plan.
- C. WHEREAS on January 24, 2023, an application (Case No. 23GPA-00001) to: 1) amend the Comprehensive Plan and Orcutt Community Plan to change the Land Use Designation on APNs 107-150-021 and 107-150-022 from Highway Commercial to General Commercial; and 2) amend Orcutt Community Plan Policies LU-O-6 and KS33-1.
- D. WHEREAS proposed amendment to the Comprehensive Plan Land Use Element Map (COMP-1) and the Orcutt Community Plan Land Use Designations Eastern Section Map to adjust the Urban/Rural boundary were included in the project description for the Famcon Pipe and Supply Project (Case No. 23GPA-00001).
- E. WHEREAS the above-referenced initiated amendments to the Comprehensive Plan were developed in order to comply with Government Code Section 65860 that requires County zoning ordinances to be consistent with the General Plan.
- F. WHEREAS the proposed amendment is consistent with the Santa Barbara County Comprehensive Plan, the Orcutt Community Plan and the requirements of California Planning, Zoning, and Development laws.
- G. WHEREAS public agencies, California Native American Indian Tribes, civic, education, and other community groups, public utility companies, and citizens have been provided the opportunity for involvement pursuant to Section 65351 of the Government Code.
- H. WHEREAS the County conducted consultations with Native American tribes as required by Government Code Section 65352.3 and 65352.4.
- I. WHEREAS the County Planning Commission held a duly noticed hearing, as required by Section 65353 of the Government Code on the proposed amendment at which hearing the amendment was explained and comments invited from the persons in attendance and has endorsed and transmitted a written recommendation to the Board of Supervisors pursuant to Government Code Section 65354.
- J. WHEREAS the Board of Supervisors has determined that the proposed amendment is consistent with the Comprehensive Plan, including the Orcutt Community Plan, and provide the greatest community welfare without compromising community values, environmental quality, or the

public health and safety, as included in the findings in Attachment A of the Board Agenda Letter, dated August 13, 2025, which is incorporated herein by reference.

- K. WHEREAS this Board has held a duly noticed public hearing, as required by Section 65355 of the Government Code on the proposed amendment, at which hearing the proposed amendment was explained and comments invited from the persons in attendance.
- L. WHEREAS in compliance with Government Code Section 65855, which requires the County Planning Commission's written recommendation on the proposed amendments and ordinances to include the reasons for the recommendation and the relationship of the proposed ordinances and amendments to applicable general and specific plans, the Board of Supervisors has determined that the proposed amendments represent good planning consistent with the intent of the Comprehensive Plan.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

- 1. The above recitations are true and correct.
- 2. Whereas the Board of Supervisors now finds consistent with the authority of Government Code Section 65358 that it is in the interest of orderly development of the County and important to the preservation of the health, safety, and general welfare of the residents of said County to approve General Plan Amendment Case No. 23GPA-00001 and adopt a Resolution amending the Land Use Element Map (COMP-1) of the Santa Barbara County Comprehensive Plan, the Orcutt Community Plan Land Use Designations Eastern Section Map, and Orcutt Community Plan Policies LU-O-6 and KS33-1 as follows:
  - A. Redesignate Assessor's Parcel Numbers 107-150-021 and 107-150-022 from Highway Commercial to General Commercial as shown on Exhibit A.
  - B. Adjust the Urban/Rural boundary line as shown on Exhibit B.
  - C. Amend Policies LU-O-6 and KS33-1 to allow redesignation of land use and adjust the Urban/Rural boundary as shown on Exhibit C as follows:

*Policy LU-O-6: The Orcutt Urban/Rural Boundary shall separate principally urban land uses and those uses which are rural and/or agricultural in nature. This boundary shall represent the maximum extent of the Orcutt urban area and the Urban/Rural Boundary shall not be extended until existing inventories of vacant land within the urban area are nearing buildout, except for those parcels served by existing public water and sewer utilities. Other boundary adjustments shall be approved only as part of a major Community Plan update.*

*Policy KS33-1: The Ikola parcel (APN 107-150-~~19~~ and -018), the Blackenburg parcel (APN 107-150-13), and the Armstrong parcels (APN 104-150-07, -15, -16) are designated Highway Commercial/CH. APNs 107-150-021 and -022 are designated General Commercial/C. All other parcels are designated Agriculture II and zoned AG-II-100. Any proposed development on Key Site 33 shall comply with the following development standards.*

- 3. In compliance with the provisions of Section 65356 of the Government Code, the above described change is hereby adopted as an amendment to the Land Use Element of the Santa Barbara County Comprehensive Plan.

4. Pursuant to provisions of Government Code Section 65357(b), the Clerk of the Board is hereby directed to make the documents amending the Santa Barbara County Comprehensive Plan, including the diagrams and text, available to the public for inspection.
5. The Chair and the Clerk of this Board are hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this Resolution to reflect the above described action by the Board.
6. Pursuant to the provisions of Government Code Section 65357, the Clerk of the Board is hereby authorized and directed to send endorsed copies of said maps to the planning agency of each city within this County.

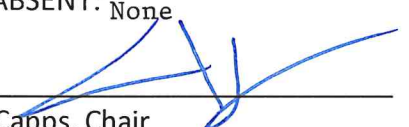
PASSED, APPROVED, AND ADOPTED this 26th day of August, 2025 by the following vote:

AYES: Supervisors Lee, Capps, Hartmann, Nelson and Lavagnino

NOES: None

ABSTAIN: None

ABSENT: None

  
\_\_\_\_\_  
Laura Capps, Chair  
Board of Supervisors  
County of Santa Barbara

MONA MIYASATO, COUNTY EXECUTIVE OFFICER  
CLERK OF THE BOARD

By   
Deputy Clerk

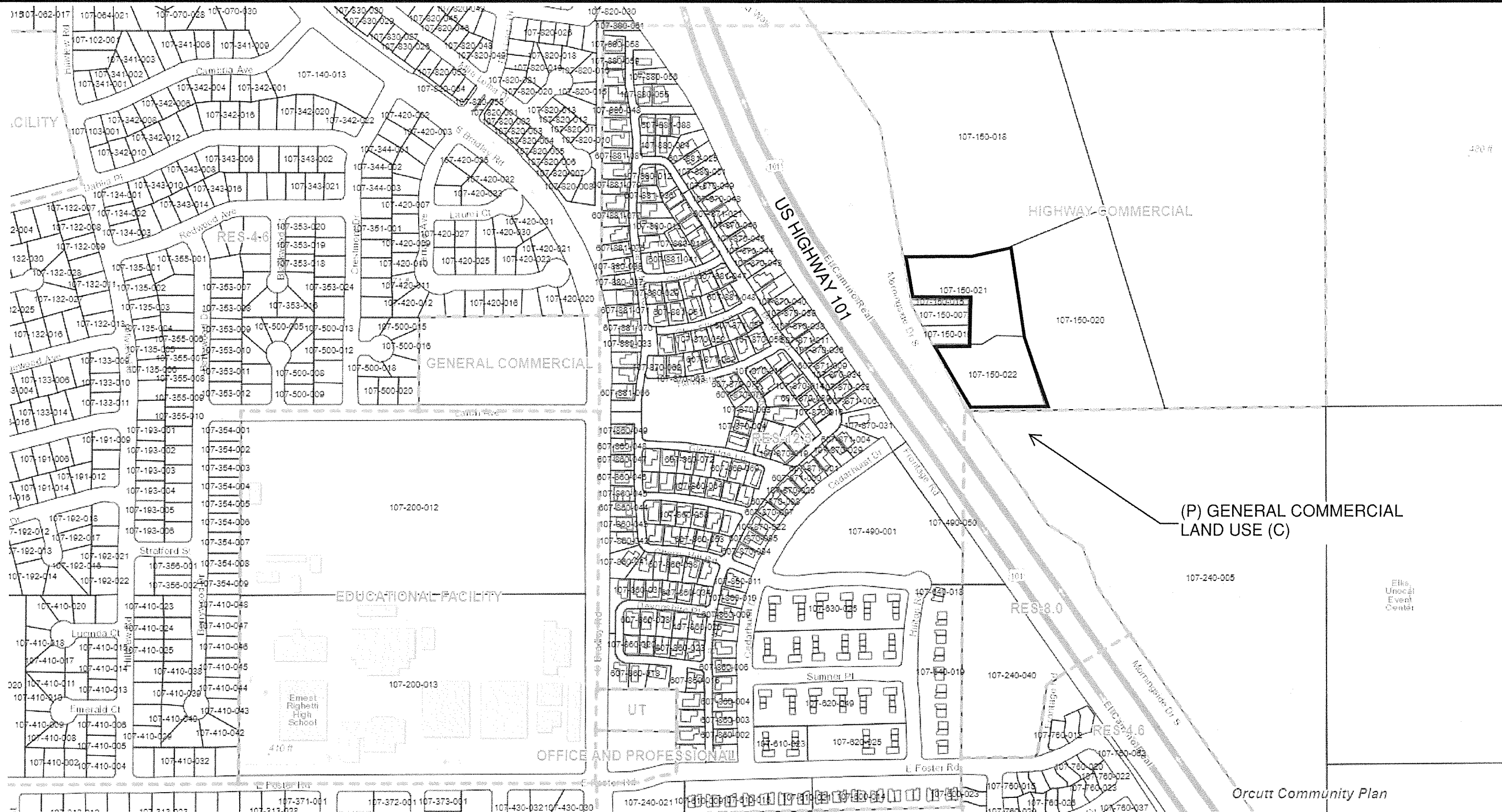
APPROVED AS TO FORM:

RACHEL VAN MULLEM  
COUNTY COUNSEL

By   
Deputy County Counsel

EXHIBITS:

- A. Amendment to Comprehensive Plan Land Use Element Map (COMP-1) (Land Use Designation Change and Urban/Rural Boundary Adjustment)
- B. Amendment to Orcutt Community Plan Land Use Designations Eastern Section Map (Urban and Rural Boundary Adjustment)
- C. Amendments to Language of Orcutt Community Plan

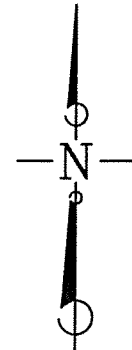


# LEGEND

- EXISTING LAND USE BOUNDARY
- PROPOSED GENERAL COMMERCIAL LAND USE (C)

## GENERAL NOTES:

1. PROJECT LIES WITHIN ORCUTT COMMUNITY PLAN AREA.
2. PROJECT LOCATED WITHIN KEYSITE 33.



NOT TO SCALE

## EXHIBIT A PROPOSED LAND USE

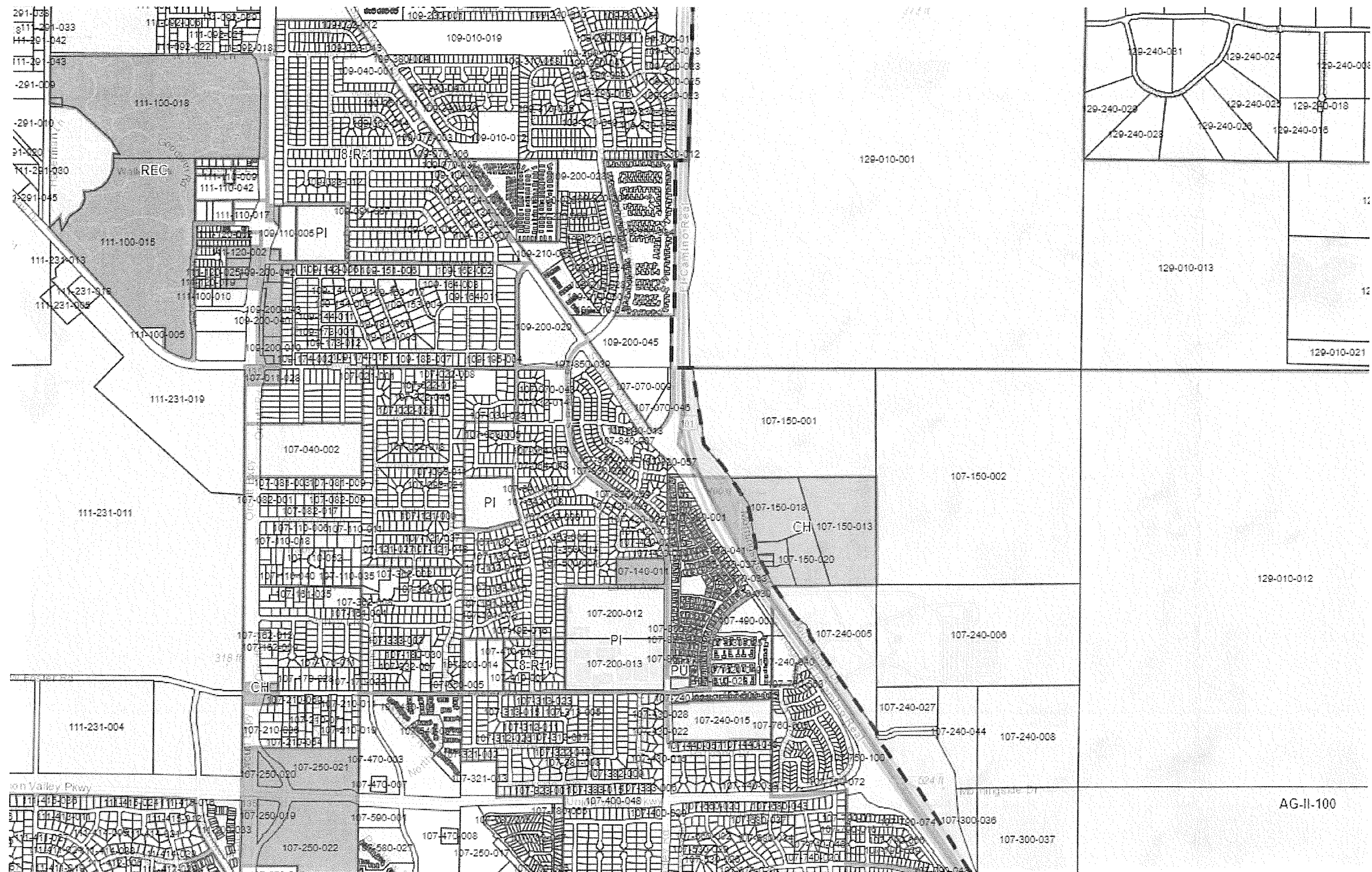
COUNTY OF SANTA BARBARA, CALIFORNIA



FLOWERS & ASSOCIATES, INC.  
115 W. Canon Perdido Street  
Santa Barbara, CA 93101  
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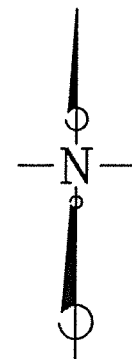


### LEGEND

- EXISTING RURAL BOUNDARY
- EXISTING URBAN AREA

### GENERAL NOTES:

1. PROJECT LIES WITHIN ORCUTT COMMUNITY PLAN AREA.
2. PROJECT LOCATED WITHIN KEYSITE 33.



NOT TO SCALE

## EXHIBIT B EXISTING URBAN-RURAL BOUNDARY

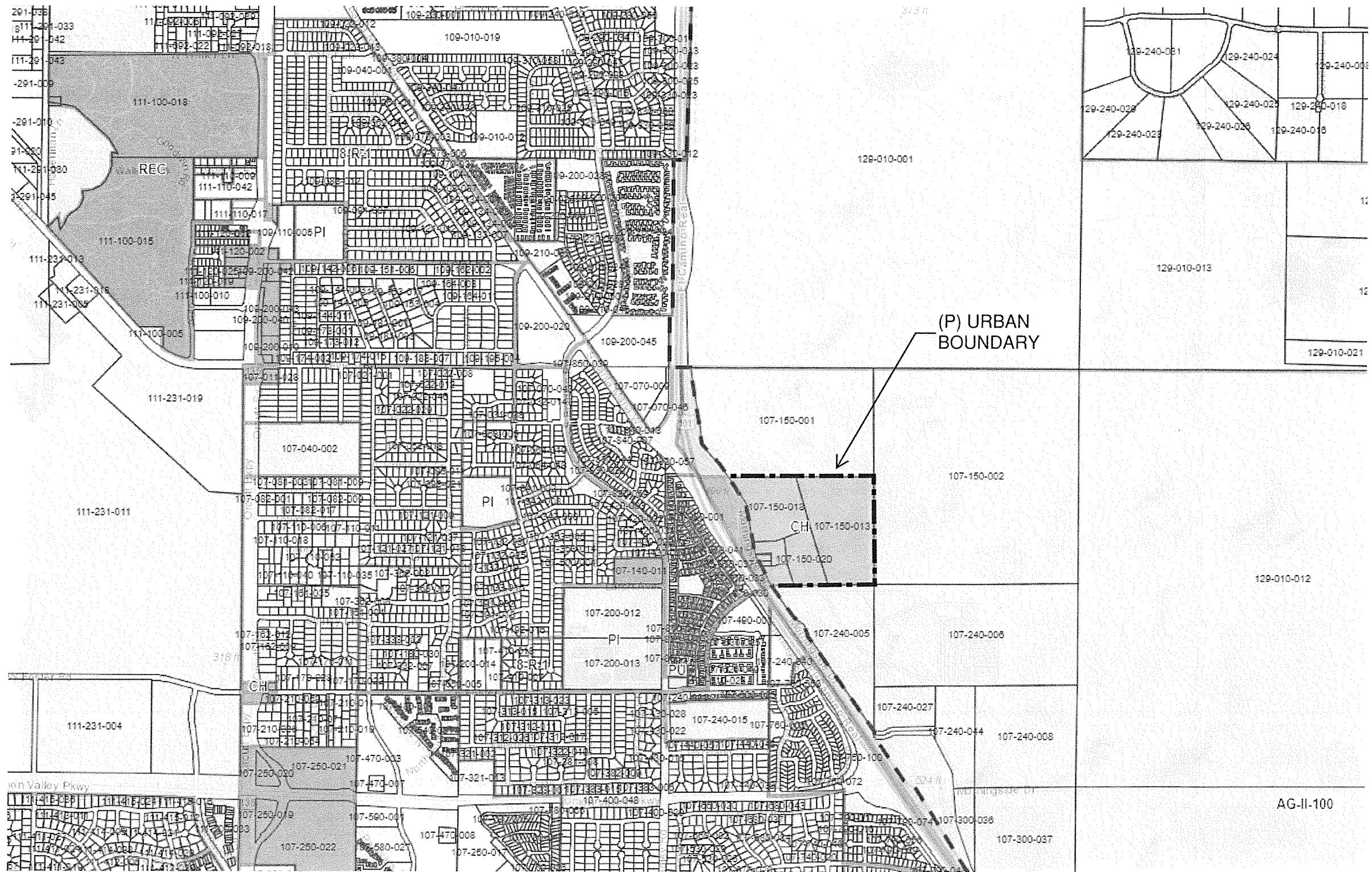
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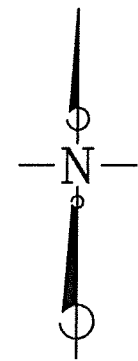


### LEGEND

- EXISTING RURAL BOUNDARY
- EXISTING URBAN AREA
- PROPOSED URBAN BOUNDARY

### GENERAL NOTES:

1. PROJECT LIES WITHIN ORCUTT COMMUNITY PLAN AREA.
2. PROJECT LOCATED WITHIN KEYSITE 33.



NOT TO SCALE

## EXHIBIT PROPOSED URBAN-RURAL BOUNDARY

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## **EXHIBIT C: AMENDMENTS TO LANGUAGE OF ORCUTT COMMUNITY PLAN**

Proposed Orcutt Community Plan Amendments	
OCP Policy	Proposed Text Amendment
Policy LU-O-6	<i>Policy LU-O-6: The Orcutt Urban/Rural Boundary shall separate principally urban land uses and those uses which are rural and/or agricultural in nature. This boundary shall represent the maximum extent of the Orcutt urban area and the Urban/Rural Boundary shall not be extended until existing inventories of vacant land within the urban area are nearing buildout, <u>except for those parcels served by existing public water and sewer utilities.</u> <del>Other</del> <u>Boundary</u> adjustments shall be approved only as part of a major Community Plan update.</i>
Policy KS33-1	<i>Policy KS33-1: The Ikola parcel (APN 107-150-<del>19 and -018</del>), the Blackenburg parcel (APN 107-150-13), and the Armstrong parcels (APN 104-150-07, -15, -16) are designated Highway Commercial/CH. <u>APNs 107-150-020 and -021 are designated General Commercial/C.</u> All other parcels are designated Agriculture II and zoned AG-II-100. Any proposed development on Key Site 33 shall comply with the following development standards.</i>