



**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Planning Commission

FROM: Travis Seawards, Deputy Director, Development Review Division

CONTACT: Shannon Reese, Planner, sreese@co.santa-barbara.ca.us

DATE: May 18, 2021

HEARING: May 26, 2021

RE: **SB Clark, LLC Residential Subdivision (Key Site 3) Findings for Denial
13GPA-00000-00005, 13RZN-00000-00001, 13TRM-00000-00001, 13DVP-0000-
00010, 17RDN-00000-00005, 20GOV-00000-00003**

1.0 APRIL 7, 2021 HEARING

At the County Planning Commission hearing of April 7, 2021, Commissioner Ferini moved, seconded by Commissioner Blough and carried by a vote of 4 to 1 (Commissioner Bridley no), to continue this item to the hearing of May 26, 2021 and directed staff to draft findings for denial. The findings for denial are enclosed herein as Attachment A, and a CEQA 15270 Notice of Exemption is included as Attachment B.

The County Planning Commission listed the following reasons for project denial during the motion:

- 1) The project is not consistent with the surrounding area and the proposed density is not compatible with the community. In order to ensure neighborhood compatibility, the Commission would like to see a larger portion of the Key Site developed with lower density, and the designated open space should be reduced to accommodate housing on more of the property.
- 2) Secondary access is not firmly established to support the impacts of the project and the developer does not have a private maintenance agreement in place, as was requested by the Planning Commission at the November 4, 2020 hearing. Additionally, the developer should utilize secondary access that is not along Chancellor Street.

2.0 RECOMMENDATIONS AND PROCEDURES

Staff recommends that the Commission take the following actions:

1. Recommend that the Board of Supervisors make the required findings for denial of the project, Case Nos. 13GPA-00000-00005, 13RZN-00000-00001, 13TRM-00000-00001, 13DVP-00000-00010 and 17RDN-00000-00005, as specified in Attachment A of the memo dated May 18, 2021;
2. Recommend that the Board of Supervisors determine that denial of the project, Case Nos. 17GPA-00000-00005, 13GPA-00000-00005, 13RZN-00000-00001, 13TRM-00000-00001, 13DVP-00000-00010 and 17RDN-00000-00005, is exempt from CEQA pursuant to CEQA Guidelines Section 15270 as specified in Attachment B of this staff memo dated May 18, 2021; and
3. Recommend that the Board of Supervisors deny the project, Case Nos. 17GPA-00000-00005, 13GPA-00000-00005, 13RZN-00000-00001, 13TRM-00000-00001, 13DVP-00000-00010 and 17RDN-00000-00005 (Attachments C and D of the memo dated May 18, 2021).
4. Direct staff to transmit the Comprehensive Plan conformity report required by Government Code Section 65402(a) to the General Services Department, Real Property Division, and the Board of Supervisors. The County Planning Commission Staff Report dated October 15, 2020, and the letter reflecting the County Planning Commission's action shall constitute the required report for the developer's proposed open space dedication to the County.

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

REVISED ATTACHMENTS

- A. Findings for Denial
- B. CEQA Notice of Exemption
- C. Rezone Denial Resolution and Ordinance
- D. General Plan Amendment Denial Resolution

cc: Case File (to Planner)
Hearing Support

ATTACHMENT A: FINDINGS FOR DENIAL

1.0 CEQA FINDINGS

The County Planning Commission (herein referred to as the Commission) finds that the denial of the proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15270 [Projects which are Disapproved]. CEQA Section 15270 confirms that CEQA does not apply to projects that a public agency rejects or disapproves.

2.0 ADMINISTRATIVE FINDINGS

2.1 GENERAL PLAN AMENDMENT

In compliance with Section 35.104.060 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for an Amendment to the Comprehensive Plan, Development Code (LUDC), or Zoning Map, the review authority shall first make all of the following findings. However, as a result of the recommendation for project denial, only those findings which cannot be made are discussed below.

2.1.1 The request is in the interests of the general community welfare.

The Commission recommends that the Board find that the request to change Key Site 3's land use designation from Residential Ranchette to Planned Development (PD) to allow the mesa portion of the project site to be developed with 119 clustered single-family residences is not consistent with the existing housing density in the surrounding area, and that the proposed density of 119 homes on the northern mesa area is not compatible with the surrounding community. The predominant land use surrounding the property consist of medium density residential, general commercial and U.S. 101 to the north; and low-density residential development and 5-20 acre ranchettes to the west. The property is also surrounded by agricultural uses to the south is (grazing) and to the east across U.S. 101 (rotational crops). The proposed project density and smaller lot size is therefore not compatible with the existing rural ranchette development to the west of Key Site 3. Further, the proposed project is required to provide secondary access to comply with the County Fire condition letter dated April 5, 2021. The applicant does not have a private maintenance in place to delineate maintenance responsibilities on Chancellor Street, thus amending the Orcutt Community Plan to move secondary access from Oakbrook Lane to Chancellor Street is not in the interests of the general community welfare.

2.2 REZONE FINDINGS

In compliance with Section 35.104.060 of the County LUDC, prior to the approval or conditional approval of an application for an Amendment to the Development Code, Local Coastal Program, or Zoning Map, the review authority shall first make all of the following

findings. However, as a result of the recommendation for project denial, only those findings which cannot be made are discussed below.

2.2.1 The request is in the interests of the general community welfare.

The Commission recommends that the Board find that the request to rezone the Residential Ranchette portion of the subject parcel from RR-10 to Planned Residential Development-119 (PRD-119) to allow the mesa portion of the project site to be developed with 119 clustered single-family residences is not consistent with the existing housing density in the surrounding area, and that the proposed density of 119 homes on the northern mesa area is not compatible with the surrounding community. The predominant land use surrounding the property consist of medium density residential, general commercial and U.S. 101 to the north; and low-density residential development and 5-20 acre ranchettes to the west. The property is also surrounded by agricultural uses to the south is (grazing) and to the east across U.S. 101 (rotational crops). The proposed project density and smaller lot size is therefore not compatible with the existing rural ranchette development to the west of Key Site 3. Further, the proposed project is required to provide secondary access to comply with the County Fire condition letter dated April 5, 2021. The applicant does not have a private maintenance in place to delineate maintenance responsibilities on Chancellor Street, thus amending the Orcutt Community Plan to move secondary access from Oakbrook Lane to Chancellor Street is not in the interests of the general community welfare.

2.2.4 Additional findings required for sites zoned Planned Residential Development (PRD).

In compliance with Subsection 35.104.080.E.2 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for a Rezone to the PRD zone, the review authority shall first make all of the following findings. However, as a result of the recommendation for project denial, only those findings which cannot be made are discussed below.

- a. That the overall estimated population density which will result upon full development of the property under the PRD zone in accordance with the Preliminary or Final Development Plan is appropriate for such area and will not have a detrimental effect upon surrounding areas nor exceed the capacity of service and utility facilities in such surrounding areas.**

The Commission recommends that the Board find that even though the proposed project will not exceed the capacity of service and utility facilities in the area, the overall estimated population density at full development of the property under

the PRD zone in accordance with the Development Plan will have a detrimental effect upon surrounding areas. Full buildout of the proposed PRD zone would include the 119 units proposed as a part of this project.

The proposed density will exceed that of the existing surrounding residential development, particularly in comparison to the larger lot residential development along Oakbrook Lane and Chancellor Street, which are developed with rural ranchettes. The proposed density and proximity to lower density areas would present neighborhood quality of life incompatibilities. The Planning Commission finds that the proposed density of the 119 single-family dwellings would have a detrimental effect upon surrounding areas due to traffic concerns over the safety of an unsignalized intersection at Clark Avenue and Sunny Hills Road, and concerns over increased traffic along Chancellor Street.

A. Findings required for all Preliminary or Final Development Plans. In compliance with Subsection 35.82.080.E.1 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for a Preliminary or Final Development Plan the review authority shall first make all of the following findings. However, as a result of the recommendation for project denial, only those findings which cannot be made are discussed below.

2.3.5 The proposed project will not be detrimental to the comfort, convenience, general welfare, health, and safety of the neighborhood and will not be incompatible with the surrounding area.

The Commission recommends that the Board find that the proposed project will be detrimental to the comfort, convenience, general welfare, health, and safety of the neighborhood and that the project will be incompatible with the surrounding area. The predominant land use surrounding the property consist of medium density residential, general commercial and U.S. 101 to the north; and low-density residential development and 5-20 acre ranchettes to the west. The property is also surrounded by agricultural uses to the south is (grazing) and to the east across U.S. 101 (rotational crops). As discussed in Finding 2.2.4 herein, the proposed density will exceed that of the existing surrounding residential development, particularly in comparison to the larger lot residential development along Oakbrook Lane and Chancellor Street. The proposed project density and smaller lot size is not compatible with the existing rural ranchette development to the west of Key Site 3. Further, the proposed project is required to provide secondary access to comply with the County Fire condition letter dated April 5, 2021. Full secondary access has not been firmly established and the applicant does not have a private maintenance in place to delineate maintenance responsibilities on the access road that they possess an easement for ingress, egress, and public road purposes over.

2.4 TENTATIVE MAP FINDINGS

Findings for all Tentative Maps. In compliance with the Subdivision Map Act, the review authority shall make the following findings for the Orcutt Key Site 3 Vesting Tentative Tract Map, Case No. 13TRM-00000-00001. However, as a result of the recommendation for project denial, only those findings which cannot be made are discussed below.

2.4.2 State Government Code §66473.5. No local agency shall approve a tentative map, or a parcel map for which a tentative map was not required, unless the legislative body finds that the proposed subdivision, together with the provisions for its design and improvement is consistent with the general plan required by Article 5 (commencing with §65300) of Chapter 3 of Division 1 or any specific plan adopted pursuant to Article 8 (commencing with §65450) of Chapter 3 of Division 1.

The Commission recommends that the Board find that the proposed subdivision, together with the provisions for its design and improvement, will not be consistent with the general plan because the Planning Commission is recommending denial of the Rezone and General Plan Amendment. Because the findings for the associated General Plan Amendment and Rezone applications cannot be made, the proposed map will not be consistent with all applicable policies of the County's Comprehensive Plan and the Orcutt Community Plan.

2.4.3. State Government Code §66474. A legislative body of a city or county shall deny approval of a tentative map, or a parcel map for which a tentative map was not required if it makes any of the following findings:

a. The proposed map is not consistent with applicable general and specific plans as specified in §66451.

The Commission recommends that the Board find that this finding can be made, thus the map may not be approved. The proposed subdivision map cannot be approved because the Planning Commission is recommending denial of the Rezone and General Plan Amendment. Because the findings for the associated General Plan Amendment and Rezone applications cannot be made, the proposed map will not be consistent with all applicable policies of the County's Comprehensive Plan, the Orcutt Community Plan, and the Santa Barbara County Land Use and Development Code.

b. The design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

The Commission recommends that the Board find that this finding can be made, thus the subdivision may not be approved. The proposed subdivision cannot be approved because the Planning Commission is recommending denial of the Rezone and General Plan Amendment. Because the findings for the associated General Plan Amendment and Rezone applications cannot be made, the proposed subdivision will not be consistent with all applicable policies of the County's Comprehensive Plan, the Orcutt Community Plan, and the Santa Barbara County Land Use and Development Code.

2.5 ROAD NAMING FINDINGS

Findings for Naming Roads (LUDC 35.76.050.D.2): The objective of regulated road naming is to ensure that proposed road names are pleasant sounding; easy to read (so that the public, and children in particular, can readily pronounce the name in an emergency); and add to the pride of home and community. In order to meet that objective, the following criteria were adopted and must be met in order to approve the naming of a road.

However, the Commission recommends that the Board of Supervisors find that they cannot make the findings for road naming given that the findings for the associated General Plan Amendment, Rezone, and Development Plan applications cannot be made. Therefore, no roads will be constructed as a result of the project because the Planning Commission is recommending denial.

ATTACHMENT B: CEQA 15270 NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Shannon Reese, Santa Barbara County Planning and Development Department

The project or activity identified below is determined to be exempt from further environmental review requirements of the California Environmental Quality Act (CEQA), as defined in the State and County Guidelines for the implementation of CEQA.

APN(s): 129-151-026

Case Nos.: 13GPA-00000-00005, 13RZN-00000-00001, 13TRM-00000-00001, 13DVP-00000-00010, 17RDN-00000-00005, and 20GOV-00000-00003

Location: This site is identified as Key Site 3 (APN 129-151-026), located approximately 0.5 mile south of the Clark Avenue/U.S. Highway 101 intersection, Orcutt Community Planning area, Fourth Supervisorial District

Project Title: SB Clark, LLC Residential Subdivision (Key Site 3)

Project Applicant:

SB Clark, LLC
300 E. Esplanade Dr., Ste. 1550
Oxnard, CA 93036

Project Description: Disapproval of the SB Clark, LLC Residential Subdivision (Key Site 3) project which, in summary, includes denial of the following project components:

1. Two amendments to the Santa Barbara County Comprehensive Plan and Orcutt Community Plan as follows to:
 - a) Amend the Comprehensive Plan and Orcutt Community Plan to change the Land Use Designation on the subject parcel from Residential Ranchette to Planned Development; and;
 - b) Amend Orcutt Community Plan Policy KS3-1, Development Standards DevStdKS3-5, -6, -7, and -10, and the OCP Parks, Recreation and Trails (PRT) Map;
2. The rezoning of 138.6 acres of the subject parcel from RR-10 to PRD in compliance with Chapter 35.104 of the County Land Use and Development Code;
3. A Vesting Tentative Tract Map to subdivide 138.6 acres in compliance with Chapter 21 as follows:
 - a) 119 residential lots ranging in size from 3,126 gross sq. ft. to 13,287 gross sq. ft.;
 - b) Three lots for private roads totaling 4.3 acres;

- c) One lot for a public road totaling 3.5 acres;
 - d) Eight lots for private open space totaling approximately 22.5 acres;
 - e) One lot for public open space totaling approximately 91 acres; and;
 - f) Two lots totaling 8 acres for future development on property zoned MR-O.
4. A Final Development Plan on property zoned PRD to develop 119 market rate single-family dwellings and associated infrastructure in compliance with Section 35.82.080 of the County Land Use and Development;
 5. The naming of four private roads and one public road within the proposed tract in compliance with Section 35.76 of the County Land Use and Development Code;
 6. The County's acquisition of approximately 91 acres (66%) of Key Site 3 (APN 129-151-026) dedicated by the developer to the County for public use is in conformance with the Comprehensive Plan in compliance with Government Code Section 65402.

A full project description of the project being denied can be found in Attachment A to the staff memo dated March 30, 2021, incorporated herein by reference.

Name of Public Agency Denying Project: County of Santa Barbara

Name of Person or Agency Carrying Out Project: Santa Barbara County Planning & Development

Exempt Status: (Check one)

- Ministerial
- Statutory Exemption (15270)
- Categorical Exemption
- Emergency Project
- Declared Emergency

Cite specific CEQA and/or CEQA Guideline Section 15270 of the CEQA Guidelines [Projects which are Disapproved].

Reasons to support exemption findings: CEQA Guidelines Section 15270 states that "CEQA does not apply to projects which a public agency rejects or disapproves." The County Planning Commission recommends that the Board of Supervisors deny the project. If the recommendation is accepted by the Board, the project denial would not be subject to additional CEQA analysis, and a statutory exemption consistent with CEQA Guidelines Section 15270 would be adequate CEQA review.

Lead Agency Contact Person: Shannon Reese Phone #: (805) 934-6261

SB Clark, LLC Residential Subdivision (Key Site 3)
Case Nos. 13GPA-00000-00005, 13RZN-00000-00001, 13DVP-00000-00010,
13TRM-00000-00001, 17RDN-00000-00005, 20GOV-00000-00003
Hearing Date: May 26, 2021
Attachment B: CEQA 15270 Notice of Exemption
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Department/Division Representative: _____ Date: March 26, 2021

Acceptance Date: _____

Distribution: Hearing Support Staff

Date Filed by County Clerk: _____

ATTACHMENT C: REZONE DENIAL RESOLUTION AND ORDINANCE

RESOLUTION OF THE SANTA BARBARA COUNTY PLANNING COMMISSION
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF RECOMMENDING THAT
THE BOARD OF SUPERVISORS DENY THE
REQUEST TO AMEND AN ORDINANCE TO
AMEND THE SANTA BARBARA COUNTY LAND
USE AND DEVELOPMENT CODE BY
AMENDING THE SANTA BARBARA COUNTY
ZONING MAP FOR PORTIONS OF ASSESSOR'S
PARCEL NUMBER 129-151-026 FROM RR-10
TO PRD-119 ZONING.

RESOLUTION NO.: 21- ____

CASE NO.: 13RZN-00000-00001

WITH REFERENCE TO THE FOLLOWING:

- 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 for the County of Santa Barbara; and
- 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 July 10, 2001, by Resolution No. 01-225, the Board of Supervisors of the County of Santa Barbara adopted amendments (Case No. 01-GP-005) to various water policies, development standards and actions of the Orcutt Community Plan.
- D. WHEREAS on September 21, 2004, by Resolution No. 04-261, the Board of Supervisors of the County of Santa Barbara adopted amendments to the Orcutt Community Plan (Case No. 04-GPA-00000-00011), including text amendments to Action OT-O-2.2 to support revitalization efforts in Old Town Orcutt.
- E. WHEREAS on July 25, 2006, by Resolution No. 06-236, the Board of Supervisors of the County of Santa Barbara adopted the Old Town Orcutt Streetscape Concept Plan.
- F. WHEREAS on July 25, 2006, by Resolution No. 06-238, the Board of Supervisors of the County of Santa Barbara adopted amendments to the Orcutt Community Plan (Case No. 05GPA-00000-00006), including amendments to the Land Use Designations Map, the Parks, Recreation, and Trails Map, and Development Standard KS30-2.
- G. WHEREAS on February 24, 2009, by Resolution No. 09-034, the Board of Supervisors of the County of Santa Barbara adopted amendments to the Orcutt Community Plan (Case No. 08GPA-00000-00009), including amendments to the text and to land use designations to ensure consistency with the General Plan Housing Element Focused Rezone Program.

- H. WHEREAS on December 11, 2012 by Resolution No.12-293, the Board of Supervisors of the County of Santa Barbara adopted amendments to the Orcutt Community Plan (Case No. 11GPA-00000-00001), including text amendments to various flood control policies, development standards and actions, and amendments to Figure 31 (Regional Basins Map).
- I. WHEREAS on December 11, 2012 by Resolution No.12-294, the Board of Supervisors of the County of Santa Barbara adopted text amendments to the Orcutt Community Plan (Case No. 11GPA-00000-00002).
- J. WHEREAS on June 4, 2013 by Resolution No.13-160, the Board of Supervisors of the County of Santa Barbara adopted amendments to the Orcutt Community Plan (Case No. 13GPA-00000-00003), including amendments to Key Site 22 text and to Figure KS22-2, Figure 24 (Significant Vegetation Map), Figure 25 (Biological Habitat Map), and Figure 22-2 (Key Site 22 Map p. KS22-11).
- K. WHEREAS on January 5, 2016, by Resolution No. 16-7, the Board of Supervisors of the County of Santa Barbara adopted amendments to the Orcutt Community Plan (14GPA-00000-00006) amending Key Site 12 Policy 12-2A and B, which address provision of affordable housing and parks.
- L. WHEREAS the County Planning Commission has held a duly noticed public hearing, as required by Section 65854 of the Government Code on the proposed amendments to the Zoning Map, at which hearing the proposed amendments were explained and comments invited from persons in attendance.
- M. The County Planning Commission now finds that the proposed rezone is not in the interest of the orderly development of the County and is not important to the preservation of the health, safety and general welfare of the residents of the County for the reasons identified below. The Planning Commission recommends that the Board of Supervisors deny the request to amend the Zoning Map (Case No. 13RZN-00000-00001) revisions as identified in Exhibit 1 attached hereto.
 - 1) The proposed project density and smaller lot size is not compatible with the existing rural ranchette development to the west of Key Site 3.
- N. WHEREAS, in compliance with Government Code Section 65855, which requires the County Planning Commission's written recommendation on the proposed ordinance to include the reasons for the recommendation and the relationship of the proposed ordinance to applicable general and specific plans, the County Planning Commission has determined that the proposed ordinance does not represent good planning and the proposed ordinance is inconsistent with the Orcutt Community Plan and Land Use and Development Code findings as discussed in the Findings, Attachment A of the Planning Commission Staff Memo dated May 18, 2021, and incorporated herein by reference

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.

2. In compliance with the provisions of Section 65355 of the Government Code, the Commission recommends that the Board of Supervisors deny the request to amend Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35 of the Santa Barbara County Code, to change the zoning of 130.6 acres of Assessor's Parcel Number 129-151-026 from the Residential Ranchette, 10 acre minimum parcel size (RR-10) zoning to the Planned Residential Development (PRD-119) zone district, as identified in Exhibit 1A, based on the findings for denial included as Attachment A of the Planning Commission staff memo dated May 18, 2021. Said requested Ordinance amendment is attached hereto as Exhibit 1 and is incorporated by reference.
3. A certified copy of this resolution shall be transmitted to the Board of Supervisors.
4. The Chair of this Planning Commission is hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this Resolution to show the above mentioned action by the Planning Commission.

PASSED, APPROVED AND ADOPTED this _____, 2021 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

LARRY FERINI, Chair
Santa Barbara County Planning Commission

ATTEST:

JEFF WILSON
Secretary to the Commission

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
COUNTY COUNSEL

By _____
Deputy County Counsel

EXHIBIT:

Attachment 1: Board of Supervisors Resolution
Exhibit 1: Ordinance to Amend Assessor Parcel Number 129-151-026
Exhibit 1A: Rezone Exhibit

ATTACHMENT 1

RESOLUTION OF THE SANTA BARBARA COUNTY BOARD OF SUPERVISORS COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF DENYING THE REQUEST TO ADOPT AN ORDINANCE TO THE SANTA BARBARA COUNTY LAND USE AND DEVELOPMENT CODE BY AMENDING THE SANTA BARBARA COUNTY ZONING MAP FOR PORTIONS OF ASSESSOR'S PARCEL NUMBER 129-151-026 FROM RR-10 TO PRD-119 ZONING.

RESOLUTION NO.: 21- ____

CASE NO.: 13RZN-00000-00001

WITH REFERENCE TO THE FOLLOWING:

- 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 for the County of Santa Barbara; and
- 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 July 10, 2001, by Resolution No. 01-225, the Board of Supervisors of the County of Santa Barbara adopted amendments (Case No. 01-GP-005) to various water policies, development standards and actions of the Orcutt Community Plan.
- D. WHEREAS on September 21, 2004, by Resolution No. 04-261, the Board of Supervisors of the County of Santa Barbara adopted amendments to the Orcutt Community Plan (Case No. 04-GPA-00000-00011), including text amendments to Action OT-O-2.2 to support revitalization efforts in Old Town Orcutt.
- E. WHEREAS on July 25, 2006, by Resolution No. 06-236, the Board of Supervisors of the County of Santa Barbara adopted the Old Town Orcutt Streetscape Concept Plan.
- F. WHEREAS on July 25, 2006, by Resolution No. 06-238, the Board of Supervisors of the County of Santa Barbara adopted amendments to the Orcutt Community Plan (Case No. 05GPA-00000-00006), including amendments to the Land Use Designations Map, the Parks, Recreation, and Trails Map, and Development Standard KS30-2.
- G. WHEREAS on February 24, 2009, by Resolution No. 09-034, the Board of Supervisors of the County of Santa Barbara adopted amendments to the Orcutt Community Plan (Case No. 08GPA-00000-00009), including amendments to the text and to land use

designations to ensure consistency with the General Plan Housing Element Focused Rezone Program.

- H. WHEREAS on December 11, 2012 by Resolution No.12-293, the Board of Supervisors of the County of Santa Barbara adopted amendments to the Orcutt Community Plan (Case No. 11GPA-00000-00001), including text amendments to various flood control policies, development standards and actions, and amendments to Figure 31 (Regional Basins Map).
- I. WHEREAS on December 11, 2012 by Resolution No.12-294, the Board of Supervisors of the County of Santa Barbara adopted text amendments to the Orcutt Community Plan (Case No. 11GPA-00000-00002).
- J. WHEREAS on June 4, 2013 by Resolution No.13-160, the Board of Supervisors of the County of Santa Barbara adopted amendments to the Orcutt Community Plan (Case No. 13GPA-00000-00003), including amendments to Key Site 22 text and to Figure KS22-2, Figure 24 (Significant Vegetation Map), Figure 25 (Biological Habitat Map), and Figure 22-2 (Key Site 22 Map p. KS22-11).
- K. WHEREAS on January 5, 2016, by Resolution No. 16-7, the Board of Supervisors of the County of Santa Barbara adopted amendments to the Orcutt Community Plan (14GPA-00000-00006) amending Key Site 12 Policy 12-2A and B, which address provision of affordable housing and parks.
- L. WHEREAS the County Planning Commission has held a duly noticed public hearing, as required by Section 65854 of the Government Code on the proposed amendments to the Zoning Map, at which hearing the proposed amendments were explained and comments invited from persons in attendance.
- M. The Board of Supervisors now finds that the proposed rezone is not in the interest of the orderly development of the County and is not important to the preservation of the health, safety and general welfare of the residents of the County for the reasons identified below. The Board of Supervisors adopts a resolution denying the requested amendment the Zoning Map (Case No. 13RZN-00000-00001) as identified in Exhibits 1 and 1A attached hereto.
 - 2) The proposed project density and smaller lot size is not compatible with the existing rural ranchette development to the west of Key Site 3.
- N. WHEREAS, in compliance with Government Code Section 65855, which requires the County Planning Commission's written recommendation on the proposed ordinance to include the reasons for the recommendation and the relationship of the proposed ordinance to applicable general and specific plans, the County Planning Commission has determined that the proposed ordinance does not represent good planning and the proposed ordinance is inconsistent with the Orcutt Community Plan and Land Use and

Development Code findings as discussed in the Findings, Attachment A of the Planning Commission Staff Memo dated May 18, 2021, and incorporated herein by reference.

- O. WHEREAS this Board has held a duly noticed public hearing, as required by Section 65353 of the Government Code on the proposed amendments, at which hearing the proposed amendments were explained and comments invited from the persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. In compliance with the provisions of Section 65356 of the Government Code, the Board of Supervisors of the County of Santa Barbara, State of California, following the required noticed public hearing, hereby denies the request to amend Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35 of the Santa Barbara County Code, to change the zoning of 130.6 acres of Assessor's Parcel Number 129-151-026 from the Residential Ranchette, 10 acre minimum parcel size (RR-10) zoning to the Planned Residential Development (PRD-119) zone district, as identified in Exhibit 1A, based on the findings for denial included as Attachment A of the Planning Commission staff memo dated May 18, 2021. Said requested Ordinance amendment is attached hereto as Exhibit 1 and is incorporated by reference.
3. 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.

PASSED, APPROVED AND ADOPTED this ___ day of _____, 20___, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

BOB NELSON, Chair
Chair, Board of Supervisors
County of Santa Barbara

ATTEST:

MONA MIYASATO, COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By _____
Deputy Clerk

APPROVED AS TO FORM:

MICHAEL GHIZZONI
COUNTY COUNSEL

By _____
Deputy County Counsel

EXHIBIT 1

LAND USE DEVELOPMENT CODE (ZONING MAP AMENDMENT)

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 35-1 OF THE SANTA BARBARA COUNTY LAND USE AND DEVELOPMENT CODE, OF CHAPTER 35, ZONING, OF THE SANTA BARBARA COUNTY CODE BY AMENDING THE COUNTY ZONING MAP WITHIN THE ORCUTT COMMUNITY PLAN AREA BY REDESIGNATING A PORTION OF ASSESSOR PARCEL NUMBER 129-151-026 FROM RR-10 TO PRD-119.

Case No. 13RZN-00000-00001

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

SECTION 1

All zoning maps and zoning designations previously adopted under the provisions of Sections 35.14.020 and 35-516, "Adoption of New Zoning Maps," of Chapter 35, Zoning, of the Code of the County of Santa Barbara, California, are hereby repealed as they related to 130.6 acres on existing Assessor's Parcel Number ("APN") 129-151-026 shown on the map attached hereto as Exhibit 1A and incorporated by reference.

SECTION 2

Pursuant to the provisions of Section 35.14.020, "Adopting New Zoning Ordinances and Maps," of Land Use Development Code, of Chapter 35 of the Code of the County of Santa Barbara, California, the Board of Supervisors hereby adopts by reference the Zoning Map identified as Board of Supervisors Exhibit 1A, dated "*(date of Board of Supervisors Approval)*", which redesignates the zoning on 130.6 acres on existing APN 129-151-026 as follows:

Rezone the 130.6 acres of SB Clark, LLC land from the Residential Ranchette, 10 acre minimum parcel size (RR-10) zoning to the Planned Residential Development (PRD-119) zone district.

This amended Zoning Map is made a part of said section by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said Zoning Map were specifically and fully set out and described therein, as exhibited in Exhibit 1A and which is made part of said section by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said Zoning Map were specifically and fully set out and described therein.

SECTION 3

The Chair of the Board of Supervisors is hereby authorized and directed to endorse said Exhibit 1A to show that said map has been adopted by this Board.

SECTION 4

Except as amended by this Ordinance, Section 35.14.020 of the Land Use and Development Code of Santa Barbara County, California, shall remain unchanged and shall continue in full force and effect.

SECTION 5

This ordinance shall take effect and be in force thirty (30) days from the date of its passage; and before the expiration of fifteen (15) days after its passage it, or a summary of it, shall be published once, with the names of the members of the Board of Supervisors voting for and against the same in the Santa Barbara News Press, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this _____ day of _____, 2021 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gregg Hart Chair, Board of Supervisors
County of Santa Barbara
State of California

ATTEST

APPROVED AS TO FORM

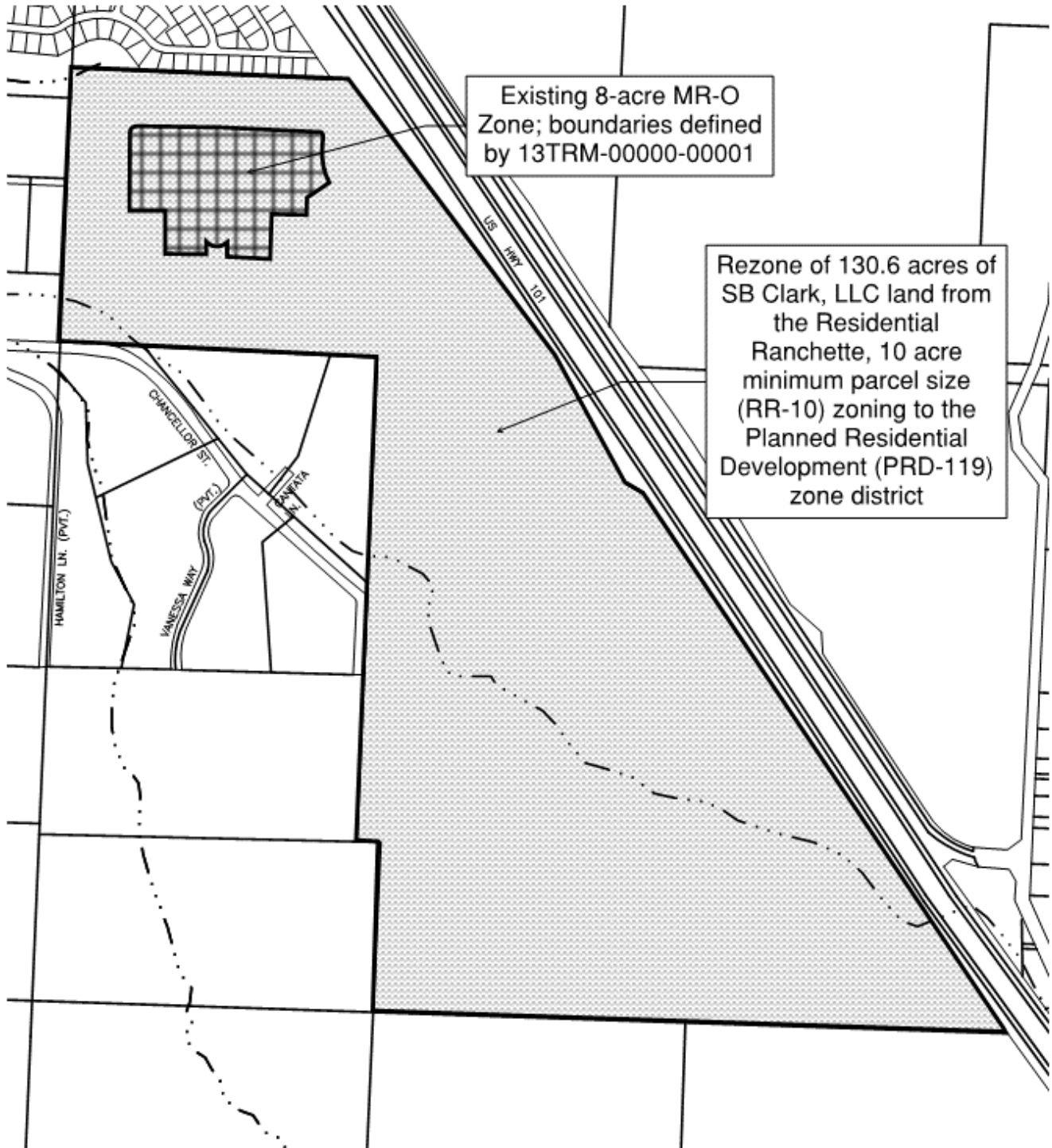
MONA MIYASATO
County Executive Officer
Clerk of the Board of Supervisors

MICHAEL C. GHIZZONI
County Counsel

By: _____
Deputy Clerk

By: _____
Deputy County Counsel

EXHIBIT 1A
Rezone Exhibit



ATTACHMENT D: GENERAL PLAN AMENDMENT DENIAL RESOLUTION

RESOLUTION OF THE SANTA BARBARA COUNTY PLANNING COMMISSION
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF RECOMMENDING TO THAT THE BOARD OF SUPERVISORS DENY REQUESTED AMENDMENTS TO THE ORCUTT COMMUNITY PLAN; ORCUTT COMMUNITY PLAN POLICY KS3-1, DEVELOPMENT STANDARDS DEVSTDKS3-5, -6, -7, AND -10, AND FIGURE 14 (ORCUTT COMMUNITY PLAN PARKS, RECREATION AND TRAILS [PRT] MAP)

RESOLUTION NO.: 21 - _____

CASE NO.: 13GPA-00000-00005

WITH REFERENCE TO THE FOLLOWING:

- A. 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.
- B. WHEREAS on July 10, 2001, by Resolution No. 01-225, the Board of Supervisors of the County of Santa Barbara adopted amendments (Case No. 01-GP-005) to various water policies, development standards and actions of the Orcutt Community Plan.
- C. WHEREAS on September 21, 2004, by Resolution No. 04-261, the Board of Supervisors of the County of Santa Barbara adopted amendments to the Orcutt Community Plan (Case No. 04-GPA-00000-00011), including text amendments to Action OT-O-2.2 to support revitalization efforts in Old Town Orcutt.
- D. WHEREAS on July 25, 2006, by Resolution No. 06-236, the Board of Supervisors of the County of Santa Barbara adopted the Old Town Orcutt Streetscape Concept Plan.
- E. WHEREAS on July 25, 2006, by Resolution No. 06-238, the Board of Supervisors of the County of Santa Barbara adopted amendments to the Orcutt Community Plan (Case No. 05GPA-00000-00006), including amendments to the Land Use Designations Map, the Parks, Recreation, and Trails Map, and Development Standard KS30-2.
- F. WHEREAS on February 24, 2009, by Resolution No. 09-034, the Board of Supervisors of the County of Santa Barbara adopted amendments to the Orcutt Community Plan (Case No. 08GPA-00000-00009), including amendments to the text and to land use designations to ensure consistency with the General Plan Housing Element Focused Rezone Program.
- G. WHEREAS on December 11, 2012 by Resolution No.12-293, the Board of Supervisors of the County of Santa Barbara adopted amendments to the Orcutt Community Plan (Case No. 11GPA-00000-00001), including text amendments to various flood control policies, development standards and actions, and amendments to Figure 31 (Regional Basins Map).

- H. WHEREAS on December 11, 2012 by Resolution No.12-294, the Board of Supervisors of the County of Santa Barbara adopted text amendments to the Orcutt Community Plan (Case No. 11GPA-00000-00002).
- I. WHEREAS on June 4, 2013 by Resolution No.13-160, the Board of Supervisors of the County of Santa Barbara adopted amendments to the Orcutt Community Plan (Case No. 13GPA-00000-00), including amendments to Key Site 22 text and to Figure KS22-2, Figure 24 (Significant Vegetation Map), Figure 25 (Biological Habitat Map), and Figure 22-2 (Key Site 22 Map p. KS22-11).
- J. WHEREAS on January 5, 2016, by Resolution No. 16-7, the Board of Supervisors of the County of Santa Barbara adopted amendments to the Orcutt Community Plan (14GPA-00000-00006) amending Key Site 12 Policy 12-2A and B, which address provision of affordable housing and parks.
- K. WHEREAS on June 27, 2013, an application (Case No. 13GPA-00000-00005) was submitted to: 1) amend the Comprehensive Plan and Orcutt Community Plan to change the Land Use Designation on APN 129-151-026 from Residential Ranchette to Planned Development; and 2) amend Orcutt Community Plan Policy KS3-1, Development Standards DevStdKS3-5, -6, -7, and -10, and Figure 14.
- L. WHEREAS proposed amendment to the Orcutt Community Plan Parks, Recreation and Trails (PRT) Map, were included in the project description for the Key Site 3 General Plan Amendment project (Case No. 13GPA-00000-00005).
- M. The Planning Commission now finds that the proposed amendments to the Orcutt Community Plan are not in the interest of orderly development of the County and not important to the preservation of the health, safety, and general welfare of the residents of said County for the reasons identified below. The Planning Commission recommends that the Board of Supervisors adopt a resolution denying the requested revisions to Policy KS3-1, DevStd KS3-5, DevStd KS3-6, DevStd KS3-7, DevStd KS3-10, the PRT map.
 - 1) The proposed project density and smaller lot size is not compatible with the existing rural ranchette development to the west of Key Site 3.
 - 2) The developer does not have a private maintenance agreement in place to delineate maintenance responsibilities on Chancellor Street, thus amending the Orcutt Community Plan to move secondary access from Oakbrook Lane to Chancellor Street is not in the interests of the general community welfare.
- N. WHEREAS public agencies, California Native American Indian Tribes, civic, education, and other community groups, public utility companies, and citizens have been consulted on and have advised the Planning Commission on said proposed amendments in a public hearing pursuant to Section 65353 of the Government Code.
- O. WHEREAS the County Planning Commission has held a duly noticed public hearing, as required by Section 65353 of the Government Code, on the proposed amendments at which hearing the proposed amendments were explained and comments invited from the persons in attendance.

P. 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 County Planning Commission has determined that the proposed amendments are not consistent with the Orcutt Community Plan and Land Use and Development Code findings as discussed in the Findings, Attachment A of the Planning Commission Staff Memo dated May 18, 2021, incorporated herein by reference.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. In compliance with the provisions of Section 65354 of the Government Code, this County Planning Commission recommends that the Board of Supervisors of the County of Santa Barbara, State of California, following the required noticed public hearing, approve and adopt the above mentioned recommendation of this County Planning Commission, based on the findings for denial included as Attachment A of the Planning Commission staff memo, dated May 18, 2021.
3. The Planning Commission of the County of Santa Barbara has endorsed and transmitted to the Board of Supervisors said recommended resolution pursuant to Government Code Section 65354.
4. The Planning Commission now recommends that the Board of Supervisors adopt a Resolution denying the Orcutt Community Plan Amendment (Case 13GPA-00000-00005).
5. The Chair of this County Planning Commission is hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this resolution to show the above-mentioned action by the County Planning Commission.

PASSED, APPROVED AND ADOPTED this ___ day of ___, 20___, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

LARRY FERINI, Chair
Santa Barbara County Planning Commission

ATTEST:

JEFF WILSON
Secretary to the Commission

APPROVED AS TO FORM:

MICHAEL GHIZZONI
COUNTY COUNSEL

By _____
Deputy County Counsel

EXHIBITS:

1. Board of Supervisors Resolution

ATTACHMENT 1

RESOLUTION OF THE SANTA BARBARA COUNTY BOARD OF SUPERVISORS COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF DENYING THE
AMENDMENTS TO THE ORCUTT COMMUNITY
PLAN; ORCUTT COMMUNITY PLAN POLICY
KS3-1, DEVELOPMENT STANDARDS
DEVSTDKS3-5, -6, -7, AND -10, AND FIGURE
14 (ORCUTT COMMUNITY PLAN PARKS,
RECREATION AND TRAILS [PRT] MAP)

RESOLUTION NO.: 21 - _____

CASE NO.: 13GPA-00000-00005

WITH REFERENCE TO THE FOLLOWING:

- A. 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.
- B. WHEREAS on July 10, 2001, by Resolution No. 01-225, the Board of Supervisors of the County of Santa Barbara adopted amendments (Case No. 01-GP-005) to various water policies, development standards and actions of the Orcutt Community Plan.
- C. WHEREAS on September 21, 2004, by Resolution No. 04-261, the Board of Supervisors of the County of Santa Barbara adopted amendments to the Orcutt Community Plan (Case No. 04-GPA-00000-00011), including text amendments to Action OT-O-2.2 to support revitalization efforts in Old Town Orcutt.
- D. WHEREAS on July 25, 2006, by Resolution No. 06-236, the Board of Supervisors of the County of Santa Barbara adopted the Old Town Orcutt Streetscape Concept Plan.
- E. WHEREAS on July 25, 2006, by Resolution No. 06-238, the Board of Supervisors of the County of Santa Barbara adopted amendments to the Orcutt Community Plan (Case No. 05GPA-00000-00006), including amendments to the Land Use Designations Map, the Parks, Recreation, and Trails Map, and Development Standard KS30-2.
- F. WHEREAS on February 24, 2009, by Resolution No. 09-034, the Board of Supervisors of the County of Santa Barbara adopted amendments to the Orcutt Community Plan (Case No. 08GPA-00000-00009), including amendments to the text and to land use designations to ensure consistency with the General Plan Housing Element Focused Rezone Program.
- G. WHEREAS on December 11, 2012 by Resolution No.12-293, the Board of Supervisors of the County of Santa Barbara adopted amendments to the Orcutt Community Plan (Case No. 11GPA-00000-00001), including text amendments to various flood control policies, development standards and actions, and amendments to Figure 31 (Regional Basins Map).

- H. WHEREAS on December 11, 2012 by Resolution No.12-294, the Board of Supervisors of the County of Santa Barbara adopted text amendments to the Orcutt Community Plan (Case No. 11GPA-00000-00002).
- I. WHEREAS on June 4, 2013 by Resolution No.13-160, the Board of Supervisors of the County of Santa Barbara adopted amendments to the Orcutt Community Plan (Case No. 13GPA-00000-00), including amendments to Key Site 22 text and to Figure KS22-2, Figure 24 (Significant Vegetation Map), Figure 25 (Biological Habitat Map), and Figure 22-2 (Key Site 22 Map p. KS22-11).
- J. WHEREAS on January 5, 2016, by Resolution No. 16-7, the Board of Supervisors of the County of Santa Barbara adopted amendments to the Orcutt Community Plan (14GPA-00000-00006) amending Key Site 12 Policy 12-2A and B, which address provision of affordable housing and parks.
- K. WHEREAS on June 27, 2013, an application (Case No. 13GPA-00000-00005) to: 1) amend the Comprehensive Plan and Orcutt Community Plan to change the Land Use Designation on APN 129-151-026 from Residential Ranchette to Planned Development; and 2) amend Orcutt Community Plan Policy KS3-1, Development Standards DevStdKS3-5, -6, -7, and -10, and Figure 14.
- L. WHEREAS proposed amendment to the Orcutt Community Plan Parks, Recreation and Trails (PRT) Map, were included in the project description for the Key Site 3 General Plan Amendment project (Case No. 13GPA-00000-00005).
- M. The Board of Supervisors now finds that the proposed amendments to the Orcutt Community Plan are not in the interest of orderly development of the County and are not important to the preservation of the health, safety, and general welfare of the residents of said County for the reasons identified below. The Board of Supervisors adopts a resolution denying the requested revisions to Policy KS3-1, DevStd KS3-5, DevStd KS3-6, DevStd KS3-7, DevStd KS3-10, the PRT map.
 - 1) The proposed project density and smaller lot size is not compatible with the existing rural ranchette development to the west of Key Site 3.
 - 2) The developer does not have a private maintenance agreement in place to delineate maintenance responsibilities on Chancellor Street, thus amending the Orcutt Community Plan to move secondary access from Oakbrook Lane to Chancellor Street is not in the interests of the general community welfare.
- O. WHEREAS public agencies, California Native American Indian Tribes, civic, education, and other community groups, public utility companies, and citizens have been consulted on and have advised the Planning Commission on said proposed amendments in a public hearing pursuant to Section 65351 of the Government Code.
- P. WHEREAS the County conducted consultations with Native American tribes as required by Government Code Section 65352.3 and 65352.4.
- Q. WHEREAS the County Planning Commission has held a duly noticed public hearing, as required by Section 65353 of the Government Code, on the proposed amendments, at which hearing the proposed amendments were explained and comments invited from the persons in attendance and has transmitted a written recommendation for denial of the amendments to the Board of Supervisors pursuant to Government Code Section 65354.

- R. 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 County Planning Commission has determined that the proposed amendments do not represent good planning and are inconsistent with the Orcutt Community Plan and Land Use and Development Code findings as discussed in the Findings, Attachment A of the Planning Commission Staff Memo dated May 18, 2021, incorporated herein by reference.
- S. WHEREAS this Board has held a duly noticed public hearing, as required by Section 65353 of the Government Code on the proposed amendments, at which hearing the proposed amendments were explained and comments invited from the persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

- 1. The above recitations are true and correct.
- 2. In compliance with the provisions of Section 65356 of the Government Code, the Board of Supervisors of the County of Santa Barbara, State of California, following the required noticed public hearing, hereby denies the Amendments to the Orcutt Community Plan based on the findings for denial included as Attachment A of the County Planning Commission staff memo dated May 18, 2021.
- 3. 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.

PASSED, APPROVED AND ADOPTED this ___ day of _____, 20___, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

BOB NELSON, Chair
Chair, Board of Supervisors
County of Santa Barbara

ATTEST:

MONA MIYASATO, COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By _____
Deputy Clerk

APPROVED AS TO FORM:

MICHAEL GHIZZONI
COUNTY COUNSEL

By _____
Deputy County Counsel

EXHIBITS:

1. Amendment to Language of Orcutt Community Plan Policy KS3-1 and Development Standards DevStdKS3-5, -6, -7, and -10
2. Amendment to Orcutt Community Plan Parks, Recreation, and Trails Map (Figure 14)

EXHIBIT 1

ORCUTT COMMUNITY PLAN AMENDMENT

**Orcutt Community Plan Policy KS3-1 and Development Standards DevStdKS3-5, -6, -7,
and -10**

Amended language shown below:

Proposed Orcutt Community Plan Amendments	
OCP Policy	Proposed Text Amendment
Policy KS3-1	Key Site 3 (APN 129-151-26) is designated Res Ranch and PD, Residential 20.0, and Open Space and zoned RR-10 and PRD-119, and MR-O . Any proposed development on Key Site 3 shall comply with the following development standards.
DevStd KS3-5	The bikepath, hiking <u>public multi-use trails</u> , rest area, and secondary access roads shall be located to minimize loss of significant vegetation.
DevStd KS3-6	No development, other than a secondary access road from Oakbrook Lane to Chancellor Street , shall occur within 100 feet of the dripline of the vegetation in the southwest corner of the northern mesa, or within a 25 foot-buffer from the top of bluff of the canyon in the northeast corner of the site.
DevStd KS3-7	Primary access to the site shall be from the frontage road along US Hwy 101. The existing easement over Site 2 shall be renegotiated to accommodate development of Site 2 and to align with the “preferred access point” intersection. The developer shall coordinate with P&D, Public Works Transportation Division, and the Fire Department to ensure appropriate secondary access from Oakbrook Lane . <u>Chancellor Street using the developer’s existing Chancellor Street easement.</u>
DevStd KS3-10	The developer shall dedicate an easement for, and construct, a flood control/emergency access route along Orcutt Creek which can also be used as an <u>off road</u> Class I bikepath as well as hiking <u>public multi-use trails</u> through Key Site 3, with appropriate links to new onsite development.
Orcutt Community Plan PRT Map	The OCP PRT Map is revised to show the proposed multi-use trails. The trails will be realigned in conformance with the approved final development plans. The planned trail connection between Key Site 3 and the southeast endpoint of Chancellor Street will remain to enable a future connection when development occurs there.

EXHIBIT 2
ORCUTT COMMUNITY PLAN
Amendment to Parks, Recreation and Trails Map

Exhibit 2 : Orcutt Community Plan PRT Map Changes

- Proposed Trail according to Adopted PRT Map (to Remain on PRT Map)
- Proposed Realignment of Previously Adopted Trail on PRT Map
- Proposed New Trail to be Added to PRT Map

