

ATTACHMENT C

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT
Consent Agenda**

TO: County Planning Commission

FROM: Doug Anthony, Deputy Director, Development Review - North

HEARING DATE: December 5, 2011

RE: Hearing on the request of Planning & Development, Parks, and General Services Departments, to consider case no. 11GOV-00000-00015, application filed on November 18, 2011, for a determination that the proposed acquisition by dedication to the County of 1) 306 acres of open space in fee, and 2) public trail easements – all within the boundaries of the Rice Ranch Specific Plan (Orcutt Community Plan Key Site 12) – is consistent with the Comprehensive Plan of the County of Santa Barbara pursuant to Government Code §65402(c). The site is identified as Assessor Parcel Numbers 101-380-001, -002, and -003; 101-390-001; and 101-400-001, -002, and -003, located south of Rice Ranch Road, in the Orcutt area, Fourth Supervisorial District

APPLICANT: County of Santa Barbara

PROJECT DESCRIPTION:

The proposed acquisition would 1) transfer 306 acres of open space from private ownership to the County of Santa Barbara, and 2) provide public trail easements across developable areas on the following Specific Plan Master Map Lots:

Open Space dedication:

Lot 1, APN 101-380-001:	78.52 acres
Lot 2, APN 101-390-001:	61.88 acres
Lot 3, APN 101-400-003:	47.56 acres
<u>Lot 4, APN 101-380-003:</u>	<u>118.30 acres</u>
TOTAL	306.26 acres

Grant of Trail Easements:

Lot A, APN 101-380-002
Lot D, APN 101-400-001
Lot E, APN 101-400-002

The subject consistency determination of the open-space dedication and trail easements is based on analysis of Policies and Development Standards contained with the Orcutt Community Plan (OCP), as adjusted during the application review and approval process for the Rice Ranch Specific Plan and associated Tract Maps.

The open-space dedication and trail easements were initially offered to the County of Santa Barbara as part of the Map Recordation process for the Rice Ranch Specific Plan and Master Tract Maps. On September 27, 2005, the County rejected the dedication and easements, but reserved the right to accept them at a future date.

COMPREHENSIVE PLAN CONSISTENCY:

ORCUTT COMMUNITY PLAN

Key Site 12 Policies and Development Standards

Policy KS12-2: *Key Site 12 shall be developed subject to a Specific Plan (Government Code §65450) which includes the following dedications and improvements. Any proposed development on Key Site 12 shall comply with the following development standards:*

- A. *All required affordable housing shall be developed onsite.*
- B. *The developer shall dedicate an additional 5-acre park and a minimum of four 1-acre neighborhood parks. These park sites and the park adjacent to the school (previously dedicated) shall be developed to Parks Department specifications. These parks may be wholly or partially located in the open space area.*
- C. *Bikeways and trails shall be developed to County Standards within the previously dedicated public trail easements. One of these trails shall be a historic nature trail that includes educational interpretive signs describing the history of this site and the historic features once found on this site.*

Consistent. The County's acceptance of the open-space parcels and trail easements would be consistent with this policy. The approved Specific Plan would continue to guide development of the property and the use and maintenance of open space and trails would be consistent with the Specific Plan and the provisions of the Orcutt Community Plan.

DevStd KS12-1: *The project shall include dedication of public easements for hiking trails as shown in Figure KS12-1 (of the OCP) that will link development on the site with the proposed trail network for southeast Orcutt. New trail easements shall be aligned with existing dirt-roads/trails to the greatest extent possible.*

Consistent. The County's acceptance of the open-space parcels and trail easements would be consistent with this policy. All proposed trails are described and located in the Specific Plan and are consistent with Figure KS12-1 of the OCP.

Parks/Recreation/Trails/Open Space Policies

Policy PRT-O-1: *Diverse passive and active recreational activities shall be developed in Orcutt.*

Consistent. The County's acceptance of the open-space parcels and trail easements would be consistent with this policy. Passive and recreational activities established on the parcels and trail easements would be consistent with the Specific Plan and the provisions of the Orcutt Community Plan. It is noted that the 26-acre community park has already been developed pursuant to the Specific Plan requirements. An additional four neighborhood parks, totaling 6.7 acres, are required but undeveloped at this time.

Policy PRT-O-2: Development of parks shall be consistent with the community's existing semi-rural character and landscaping.

Consistent. The County's acceptance of the open-space parcels and trail easements would be consistent with this policy. Passive and recreational activities established on the parcels and trail easements would be consistent with the Specific Plan and the provisions of the Orcutt Community Plan.

DevStd PRT-O-2.1: Except for active recreation areas and other essential lawn space, park landscaping should consist of drought tolerant species. Appropriate native plants shall be utilized along park boundaries adjacent to passive undeveloped open space areas.

Consistent. The County's acceptance of the open-space parcels and trail easements would be consistent with this policy. All landscaping associated with passive and recreational activities established on the parcels and trail easements would be consistent with the Specific Plan and the provisions of the Orcutt Community Plan.

Policy PRT-O-4: The County Park Department and other agencies or groups pursuing implementation of the trail system shall use the Orcutt Multiple Use Trails Plan and its Trail Siting and Design Guidelines to guide future trail development and implementation.

Consistent. The County's acceptance of the open-space parcels and trail easements would be consistent with this policy. The trail easements identified in the approved Specific Plan conform to the locations identified within the Orcutt Multiple Use Trails Plan and Trail Siting and Design Guidelines. Future development of the trails would conform to these design guidelines.

DevStd PRT-O-4.1: Planning & Development and the County Park Department shall implement the Orcutt Multiple Use Trails Plan, including the Trail Siting Guidelines, by requiring, to the maximum extent feasible, development projects to dedicate, and where appropriate, construct designated trails. The County shall also pursue other methods to acquire and construct the trail system, including the use of grants and community volunteers.

Consistent. The County's acceptance of the open-space parcels and trail easements would be consistent with this policy. Future efforts to develop the trails would conform to the Orcutt Multiple Use Trails Plan and Trail Siting and Design Guidelines, and the provisions of this Development Standard.

DevStd PRT-O-4.2: Development shall comply with the Trail Siting Guidelines as set forth in the Orcutt Multiple Use Trails Plan.

Consistent. The County's acceptance of the open-space parcels and trail easements would be consistent with this policy. The trail easements identified in the approved Specific Plan conform to the locations identified within the Orcutt Multiple Use Trails Plan and Trail Siting and Design Guidelines. Future development of the trails would conform to these design guidelines.

Policy OS-O-1: *When considering approval of development projects within or adjacent to areas identified for potential public open space (see Table 21 of the OCP), the County shall review the appropriate mix of public and/or private open space, and to the maximum extent feasible require dedication of contiguous areas identified as a priority for public acquisition as public open space based on the following criteria:*

- *location within designated open space corridors and proximity of adjacent open space;*
- *the criteria and intent of the PRD zone district; and*
- *demonstration of rough proportionality between the level of permitted development, its associated impact, and the open space dedication, consistent with applicable laws.*

Consistent. Ownership of open space parcels by the County would be consistent with this policy. The initial offer to dedicate open space was required as a Condition of Approval for the Rice Ranch Specific Plan and made by the applicant as part of the Final Recordation process for the Master Tract Map, TM 14,636. The offer was rejected by the County on September 27, 2005, with a statement that “the County hereby reserves the right to accept the offers of dedication and easements rejected hereon at a future date.”

Policy OS-O-2: *The County's priority for acquisition of public open space is on PRD sites within and adjacent to areas identified for potential public open space (see Table 21 of the OCP). The County should consider acceptance or acquisition of public open space in other zone districts based on the criteria in Policy OS-O-1, the importance of the site's natural resources and recreation potential, and the level of public and property owner interest.*

Consistent. Ownership of open space parcels by the County would be consistent with this policy. The initial offer to dedicate open space was required as a Condition of Approval for the Rice Ranch Specific Plan and made by the applicant as part of the Final Recordation process for the Master Tract Map, TM 14,636. The offer was rejected by the County on September 27, 2005, with a statement that “the County hereby reserves the right to accept the offers of dedication and easements rejected hereon at a future date.”

Action OS-O-2.1: *The County shall encourage property owners to contact the Land Trust or other appropriate agencies regarding the dedication of conservation or open space easements for lands within the designated open space corridor. Such easements may be considered for eventual transfer to the County or held in perpetuity by the organization as long as the lands are managed in a manner consistent with the policies of the Open Space Plan for the provision of recreation and protection of natural resources.*

Consistent. Ownership of open space parcels by the County would be consistent with this policy. The initial offer to dedicate open space was required as a Condition of Approval for the Rice Ranch Specific Plan and made by the applicant as part of the Final Recordation process for the Master Tract Map, TM 14,636. The offer was rejected by the County on September 27, 2005, with a statement that “the County hereby reserves the right to accept the offers of dedication and easements rejected hereon at a future date.”

***Policy OS-O-4:** Development adjacent to, or within designated open space areas, shall be sited and designed to protect and enhance the natural resources of these areas, and accommodate appropriate recreation opportunities as identified in the Parks, Recreation & Trails section of this Plan.*

Consistent. The County's acceptance of the open-space parcels and trail easements would be consistent with this policy. The approved Specific Plan would continue to guide development of the property, and the use and maintenance of open space and trails would be consistent with the Specific Plan and the provisions of the Orcutt Community Plan, including the Orcutt Multiple Use Trails Plan and Trail Siting and Design Guidelines. Future development of the trails would conform to these design guidelines.

***Policy OS-O-5:** The County shall encourage public use of trails and recreation facilities within designated open space areas consistent with protection of natural resources. Such public trails and recreation facilities shall be sited and designed to reduce conflicts with adjacent private property through use of unobtrusive fencing, landscape screening, appropriate setbacks, signage, etc.*

Consistent. The County's acceptance of ownership of the open-space parcels and trail easements would be consistent with this policy. The approved Specific Plan would continue to guide development of the property, and the use and maintenance of open space and trails would be consistent with the Specific Plan and the provisions of the Orcutt Community Plan, including the Orcutt Multiple Use Trails Plan and Trail Siting and Design Guidelines. Future development of the trails would conform to these design guidelines.

***Policy OS-O-6:** The County should acquire the open space lands prioritized for public acquisition through dedication by working with property owners and interested groups, or through purchase. Where dedication is not required, the County may consider purchase, use of TDC program or permitting the property to remain as private open space, consistent with the standards of this plan for natural resource protection and provision of passive and active recreation opportunities.*

Consistent. Ownership of open space parcels by the County would be consistent with this policy. The approved Specific Plan would continue to guide development of the property, and the use and maintenance of open space would be consistent with the Specific Plan and the provisions of the Orcutt Community Plan, including the Orcutt Multiple Use Trails Plan and Trail Siting and Design Guidelines. Future development of the trails would conform to these design guidelines.

BACKGROUND:

The Orcutt Community Plan was adopted with a detailed Parks, Recreation, and Trails Plan. The plan also contains detailed analysis of Key Sites. Development of Key-Site 12 was subsequently approved with a requirement to dedicate the required open space and trails. The Board of Supervisors rejected the offer to dedicate, reserving the right to accept in the future.

RECOMMENDATION: That the Planning Commission:

1. Determine that the proposed acquisition by dedication to the County of 1) 306 acres of open space, in fee, and 2) public recreational trail easements is consistent with the Comprehensive Plan; and
2. Transmit the consistency report required by Government Code Section 65402(c) to John Karamitsos (Planning & Development) and the Board of Supervisors. The memo dated December 5, 2011 and the letter reflecting the Planning Commission's action shall constitute the required report.

Attachments:

A: Vicinity Map

B. Assessor's Zoning Pages:

B.1. 101-380

B.2. 101-390

B.3. 101-400

C: Rice Ranch Master Tract Map, Proposed Dedications (Page 7 of 7), received September 7, 2006.

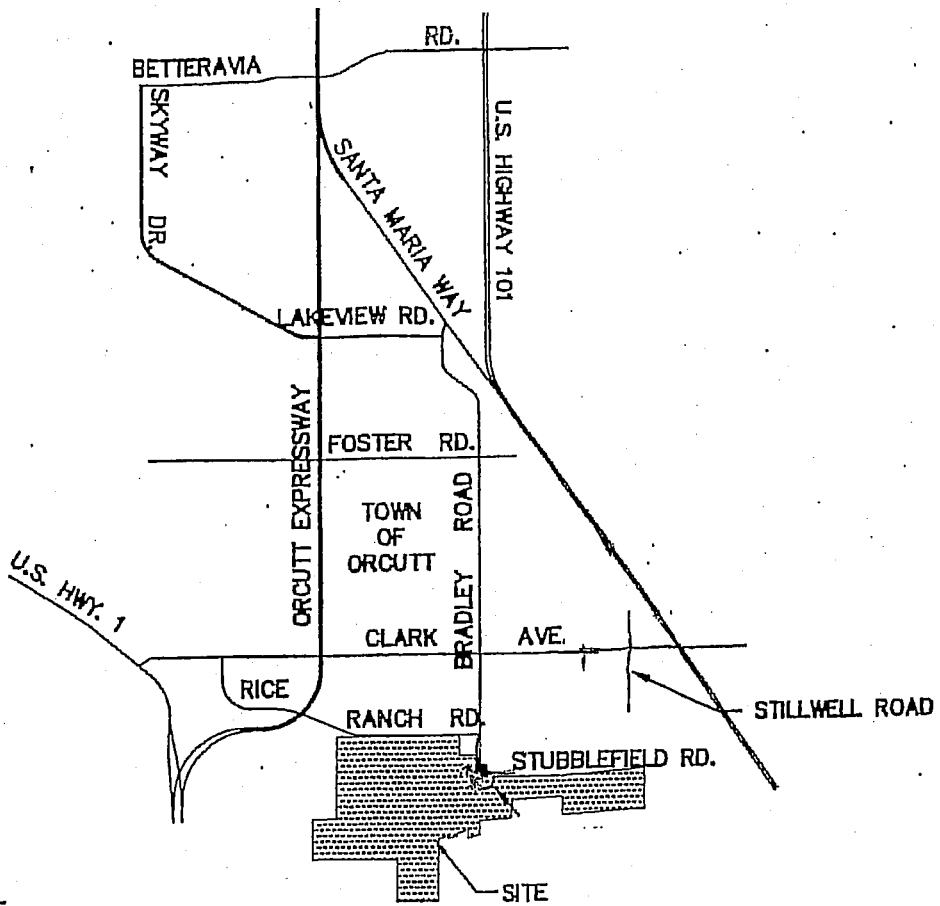
D: Minute Order Board of Supervisors Consideration of Recommendations regarding the Final Tract Map No. 14,636, Rice Ranch; dated September 27, 2005.

E. Orcutt Community Plan Parks, Recreation and Trails Exhibit (with Key Site 12 outlined)

Staff Contact/Prepared by: John Karamitsos, Supervising Planner, 934-6255

G:\GROUP\PERMITTING\Case Files\GOV\11 cases\11GOV-00000-00015 Rice Ranch Open Space\11GOV00015 Rice Ranch Open Space 65402 Consent Agenda Memo.docx

Attachment A: Vicinity Map



VICINITY MAP

NOT TO SCALE

101-38

LINE NUMBER	BEARING	DISTANCE
L1	S71°14'N	281.55
L2	S70°17'N	11.25
L3	S70°17'N	48.25
L4	N73°24'W	14.30
L5	S72°51'W	37.53
L6	S106°05'W	141.37
L7	S57°16'W	134.39
L8	S33°35'W	67.34
L9	S20°14'N	72.35
L10	N14°03'W	122.17
L11	S73°00'W	122.17
L12	S73°00'W	122.17
L13	S73°00'W	122.17
L14	S73°00'W	122.17
L15	S73°00'W	122.17
L16	S73°00'W	122.17
L17	S73°00'W	122.17
L18	S73°00'W	122.17
L19	S73°00'W	122.17
L20	S73°00'W	122.17
L21	S73°00'W	122.17
L22	S73°00'W	122.17
L23	S73°00'W	122.17
L24	S73°00'W	122.17
L25	S73°00'W	122.17
L26	S73°00'W	122.17
L27	S73°00'W	122.17
L28	S73°00'W	122.17
L29	S73°00'W	122.17
L30	S73°00'W	122.17
L31	S73°00'W	122.17
L32	S73°00'W	122.17
L33	S73°00'W	122.17
L34	S73°00'W	122.17
L35	S73°00'W	122.17
L36	S73°00'W	122.17
L37	S73°00'W	122.17
L38	S73°00'W	122.17
L39	S73°00'W	122.17
L40	S73°00'W	122.17
L41	S73°00'W	122.17
L42	S73°00'W	122.17
L43	S73°00'W	122.17
L44	S73°00'W	122.17
L45	S73°00'W	122.17
L46	S73°00'W	122.17
L47	S73°00'W	122.17
L48	S73°00'W	122.17
L49	S73°00'W	122.17
L50	S73°00'W	122.17
L51	S73°00'W	122.17
L52	S73°00'W	122.17
L53	S73°00'W	122.17
L54	S73°00'W	122.17
L55	S73°00'W	122.17
L56	S73°00'W	122.17
L57	S73°00'W	122.17
L58	S73°00'W	122.17
L59	S73°00'W	122.17
L60	S73°00'W	122.17
L61	S73°00'W	122.17
L62	S73°00'W	122.17
L63	S73°00'W	122.17
L64	S73°00'W	122.17
L65	S73°00'W	122.17
L66	S73°00'W	122.17
L67	S73°00'W	122.17
L68	S73°00'W	122.17
L69	S73°00'W	122.17
L70	S73°00'W	122.17
L71	S73°00'W	122.17
L72	S73°00'W	122.17
L73	S73°00'W	122.17
L74	S73°00'W	122.17
L75	S73°00'W	122.17
L76	S73°00'W	122.17
L77	S73°00'W	122.17
L78	S73°00'W	122.17
L79	S73°00'W	122.17
L80	S73°00'W	122.17
L81	S73°00'W	122.17
L82	S73°00'W	122.17

Note: All bearings and distances shown are drawn and annotated in CA Zone V NAD83 State Plane coordinates.

POR. T9N R34W SBB&M

01

39

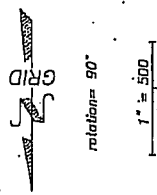
118.30 Ac.

02

20.42 Ac.

PRD

LINE NUMBER	BEARING	DISTANCE
C1	S14°04'	144.04
C2	S14°04'	44.41
C3	S14°04'	103.00
C4	S14°04'	30.65
C5	S14°04'	117.47
C6	S14°04'	118.58
C7	S14°04'	122.25
C8	S14°04'	122.25
C9	S14°04'	122.25
C10	S14°04'	122.25
C11	S14°04'	122.25
C12	S14°04'	122.25
C13	S14°04'	122.25
C14	S14°04'	122.25
C15	S14°04'	122.25
C16	S14°04'	122.25
C17	S14°04'	122.25
C18	S14°04'	122.25
C19	S14°04'	122.25
C20	S14°04'	122.25
C21	S14°04'	122.25
C22	S14°04'	122.25
C23	S14°04'	122.25
C24	S14°04'	122.25
C25	S14°04'	122.25
C26	S14°04'	122.25
C27	S14°04'	122.25
C28	S14°04'	122.25
C29	S14°04'	122.25
C30	S14°04'	122.25
C31	S14°04'	122.25
C32	S14°04'	122.25
C33	S14°04'	122.25
C34	S14°04'	122.25
C35	S14°04'	122.25
C36	S14°04'	122.25



NOTICE
Assessor's Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

Assessor's Map Bk, 101-Pg, 38
County of Santa Barbara, Calif.

10/06 New page from 105-140-015-2 per. at 010-019

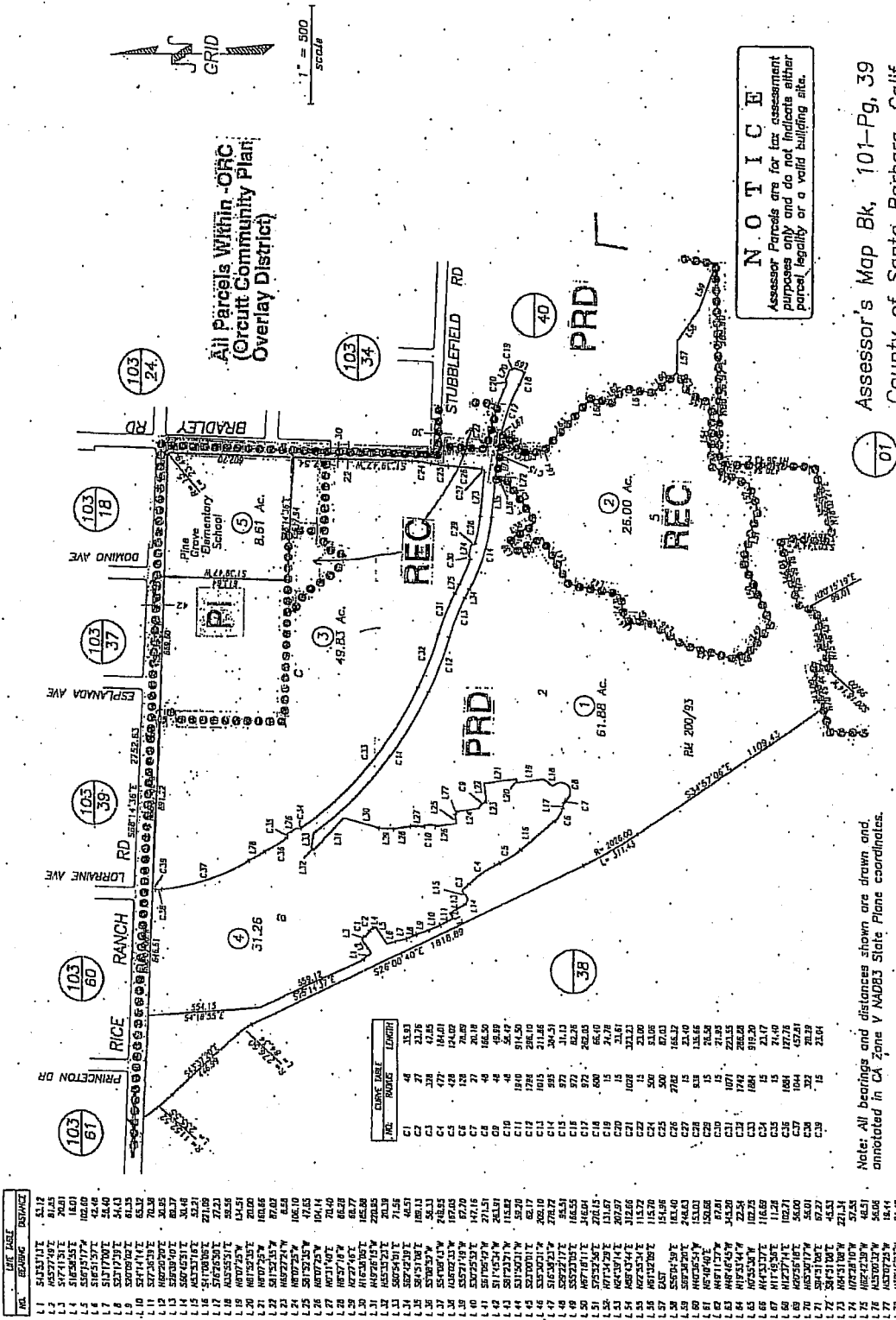
All Parcels Within -ORC (Orcutt Community Plan Overlay District)

09/23/2005 R.M. Bk. 200, Pg. 93-99, Tract 14636

101-38

101-39

POR. T9N R34W SBB&M



01

103 24

103 18

103 37

103 39

103 60

103 61

103 34

40

REC

PRD

REC

PRD

PRD

REC

REC

PRD

REC

PRD

REC

PRD

REC

PRD

REC

PRD

REC

PRD

REC

PRD

REC

PRD

REC

PRD

REC

PRD

REC

PRD

REC

PRD

REC

PRD

REC

PRD

REC

PRD

REC

PRD

REC

PRD

REC

PRD

REC

PRD

REC

PRD

REC

PRD

REC

PRD

REC

PRD

REC

PRD

REC

PRD

REC

PRD

REC

PRD

REC

PRD

REC

PRD

REC

PRD

REC

09/29/2005 R.M. Bk. 200, Pg. 93-99, Tract 14636

101-39

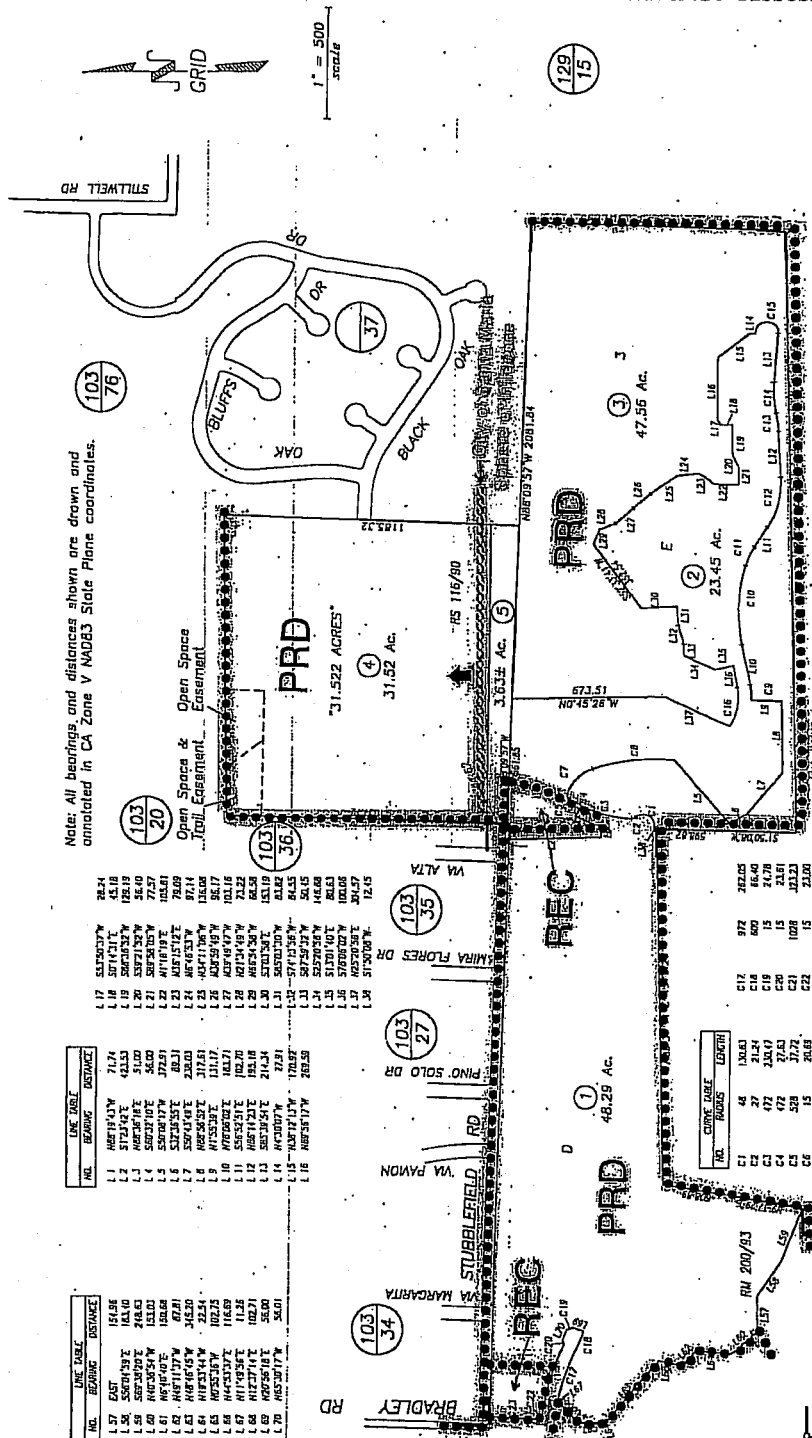
POR: T9N R34W SBB&M

101-40

LINE	BEARING	DISTANCE
L.1	N87°14'17"W	71.74
L.2	S72°02'37"E	61.55
L.3	S72°02'37"E	61.55
L.4	S50°31'07"E	54.00
L.5	S50°31'07"E	72.51
L.6	N1°16'19"E	103.61
L.7	N1°16'19"E	78.69
L.8	N4°33'57"E	97.11
L.9	N4°33'57"E	88.79
L.10	N1°16'19"E	103.61
L.11	N1°16'19"E	103.61
L.12	N1°16'19"E	103.61
L.13	N1°16'19"E	103.61
L.14	N1°16'19"E	103.61
L.15	N1°16'19"E	103.61
L.16	N1°16'19"E	103.61
L.17	N1°16'19"E	103.61
L.18	N1°16'19"E	103.61
L.19	N1°16'19"E	103.61
L.20	N1°16'19"E	103.61

LINE	BEARING	DISTANCE
L.17	S13°30'17"W	24.74
L.18	S13°30'17"W	45.18
L.19	S13°30'17"W	122.19
L.20	S13°30'17"W	72.51
L.21	S13°30'17"W	72.51
L.22	N1°16'19"E	103.61
L.23	N1°16'19"E	78.69
L.24	N4°33'57"E	97.11
L.25	N4°33'57"E	88.79
L.26	N1°16'19"E	103.61
L.27	N1°16'19"E	103.61
L.28	N1°16'19"E	103.61
L.29	N1°16'19"E	103.61
L.30	N1°16'19"E	103.61
L.31	N1°16'19"E	103.61
L.32	N1°16'19"E	103.61
L.33	N1°16'19"E	103.61
L.34	N1°16'19"E	103.61
L.35	N1°16'19"E	103.61
L.36	N1°16'19"E	103.61
L.37	N1°16'19"E	103.61
L.38	N1°16'19"E	103.61
L.39	N1°16'19"E	103.61
L.40	N1°16'19"E	103.61

Note: All bearings and distances shown are drawn and annotated in CA Zone V NAD83 State Plane coordinates.



NOTICE
Assessor Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

All Parcels Within-OTC
(Rebuttal Community Plan
Overlay District)

Assessor's Map Bk. 101-Pg. 40
County of Santa Barbara, Calif.

09/29/2005 R.M. Bk. 200, Pg. 93-99, Tract 14636

101-40

LD/07 04-Open Space & Trail Easement

ATTACHMENT D.

**Minute Order Board of Supervisors Consideration of Recommendations regarding the
Final Tract Map No. 14,636, Rice Ranch; dated September 27, 2005**



County of Santa Barbara

105 Anapamu Street, Santa
Barbara

Legislation Text

File #: 05-00937, Version: 1

Title

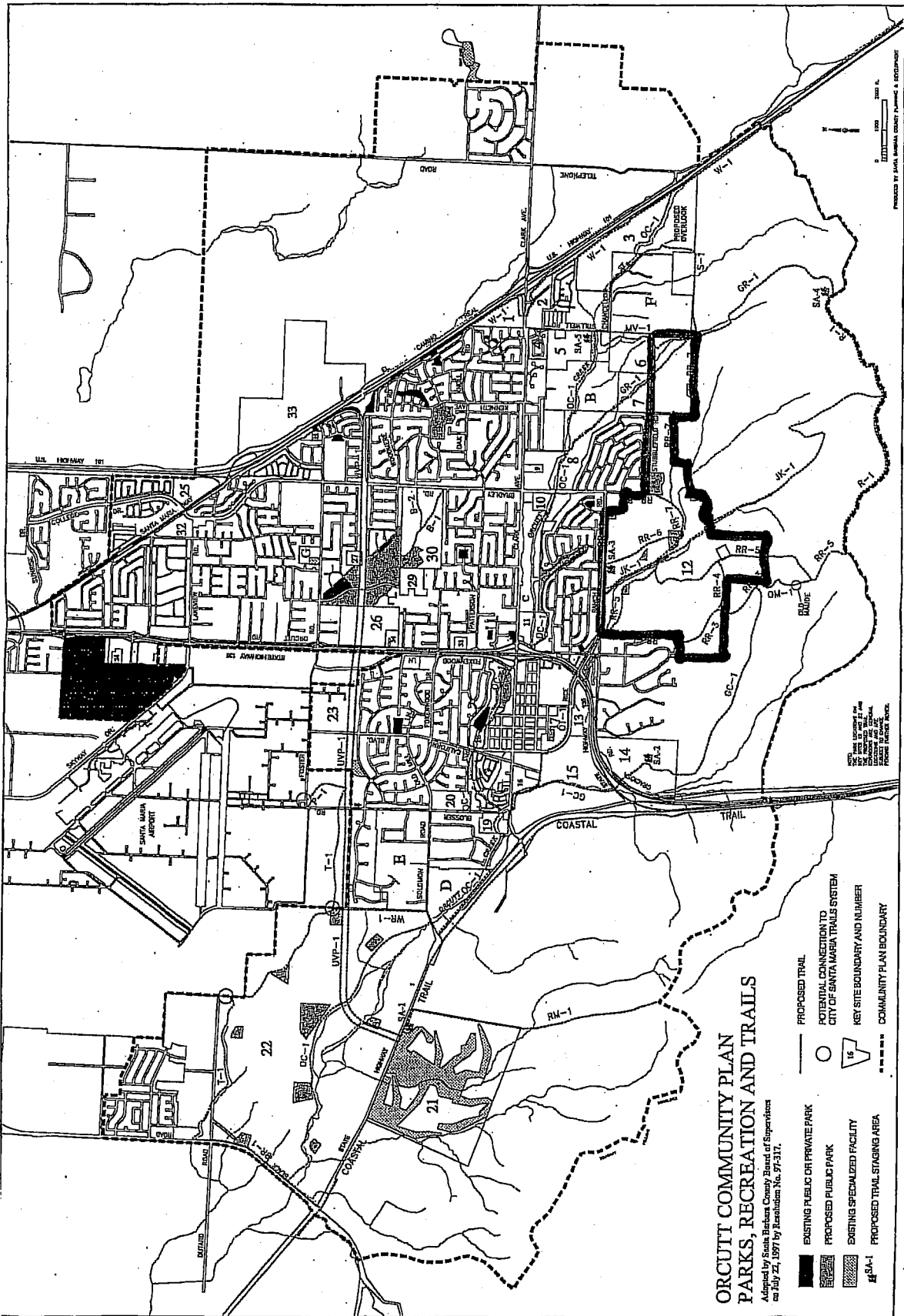
Consider recommendations regarding the Final Tract Map No. 14,636, Rice Ranch, a large lot conveyance map, Orcutt Community Area, Fourth District, as follows:

- a) Approve the Final Map of Tract No. 14,636;
- b) Reject Bradley Road as an easement for a public road but reserve the right to accept the easement at a future date;
- c) Reject multiple use trails as easements but reserve the right to accept the easements at a future date;
- d) Reject public emergency access easements but reserve the right to accept the easements at a future date;
- e) Reject offers of dedication in fee for Lots 1- 4 inclusive for open space purposes but reserve the right to accept the offers at a future date;
- f) Reject offers of dedication for Lot 5 for community park purposes but reserve the right to accept the offers at a future date;
- g) Accept the offer of dedication for Lots 1-5 as sewer easements to the Laguna County Sanitation District.

Body

[Enter body here.]

**Attachment E:
Orcutt Community Plan Parks, Recreation and Trails Exhibit (with Key Site 12 outlined)**



— Key Site 12