

ATTACHMENT 2: 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

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 1 of the Board of Supervisors Agenda Letter for set hearing dated September 21, 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

Department/Division Representative: Shannon Reese Date: May 10, 2022

Acceptance Date: _____

Distribution: Hearing Support Staff

Date Filed by County Clerk: _____