

From: Cameron Goodman <cgoodman@ppplaw.com>
Sent: Thursday, October 7, 2021 3:46 PM
To: sbcob
Cc: Richardson, Jennifer; Reese, Shannon; Matt Mansi; Ernie Mansi; Mark S. Manion
Subject: RE: Comment Letter - Board of Supervisors 9/21/2021 Agenda Item A-24
Attachments: Goodman to BOS_2021.10.07.pdf

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Hello,

Please see attached follow-up comment letter for submittal to the Board of Supervisors in relation to Departmental Agenda Item No. 3 at the October 12, 2021 meeting. This letter is in addition to the letter we submitted on September 17, 2021, which is currently in the Board packet.

Thank you



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From: Cameron Goodman
Sent: Friday, September 17, 2021 10:13 AM
To: 'sbcob@countyofsb.org' <sbcob@countyofsb.org>
Cc: 'Richardson, Jennifer' <jrichardson@co.santa-barbara.ca.us>; Reese, Shannon <sreese@co.santa-barbara.ca.us>; 'Matt Mansi' <matt@aldersgatehome.com>; Ernie Mansi <ernie@aldersgatehome.com>; Mark S. Manion <MManion@ppplaw.com>
Subject: Comment Letter - Board of Supervisors 9/21/2021 Agenda Item A-24

Hello,

Please see attached comment letter for submittal to the Board of Supervisors in relation to Agenda Item No. A-24 at the September 21, 2021 meeting.

Thank you



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Our File Number:
23655-1

October 7, 2021

VIA E-MAIL ONLY

Board of Supervisors
County of Santa Barbara
c/o Clerk of the Board
105 E. Anapamu Street
Santa Barbara, CA 93101

sbcob@countyofsb.org

Re: Key Site 3 Residential Subdivision Project – Secondary Access Options

Dear Supervisors:

As you are aware, this firm represents SB Clark, LLC in the development of the Key Site 3 residential subdivision project in Orcutt (the "Project"). This letter is in follow-up to our comment letter dated September 17, 2021.

In our September 17 letter, we suggested that in the event the Board of Supervisors determines that secondary access to the Project along Chancellor Street is not preferable, our clients would be willing to amend the Project application to propose secondary access along Oakbrook Lane, with Chancellor Street as a fallback option. Specifically, we suggested a three-step revised condition of approval requiring: (1) that our clients first endeavor to obtain an access easement on Oakbrook Lane; (2) in the event our clients are unable to obtain an access easement on Oakbrook Lane, the County would then consider adopting a resolution of necessity in order to exercise eminent domain to establish such secondary access; and (3) in the event our clients are unable to obtain an access easement on Oakbrook Lane and the County does not exercise eminent domain to establish such secondary access, our clients may use Chancellor Street as the secondary access road because they already have an access easement for such purposes.

County of Santa Barbara Board of Supervisors

Re: Key Site 3 Residential Subdivision Project – Secondary Access Options

October 7, 2021

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The proposed second step—that the County consider adopting a resolution of necessity in order to use eminent domain to establish secondary access along Oakbrook Lane—was initially suggested by the County. However, it is our understanding that the County no longer desires to consider using eminent domain as a means of establishing secondary access to the Project. As a result, in lieu of the three-step process outlined above and in our September 17 letter, we now propose a two-step condition of approval requiring: (1) that our clients first endeavor to obtain an access easement on Oakbrook Lane; and (2) in the event our clients are unable to obtain an access easement on Oakbrook Lane, they may use Chancellor Street as the secondary access road because they already have an access easement for such purposes.

As stated in our September 17 letter, we believe the Project should be approved with secondary access as it is currently being submitted to the Board of Supervisors. However, in the event the Board has concerns about Chancellor Street as the secondary access point, we believe the above (revised) alternatives are a reasonable compromise to allow for Project approval while encouraging secondary access along Oakbrook Lane.

Thank you for your consideration of this comment letter, and we look forward to answering any questions you may have at the hearing on October 12.

Very truly yours,



Cameron Goodman
for PRICE, POSTEL & PARMA LLP

cc: Shannon Reese, Planner (sreese@co.santa-barbara.ca.us)
Jenna Richardson, Deputy County Counsel (jrichardson@co.santa-barbara.ca.us)
Clients (matt@aldersgatehome.com; ernie@aldersgatehome.com)