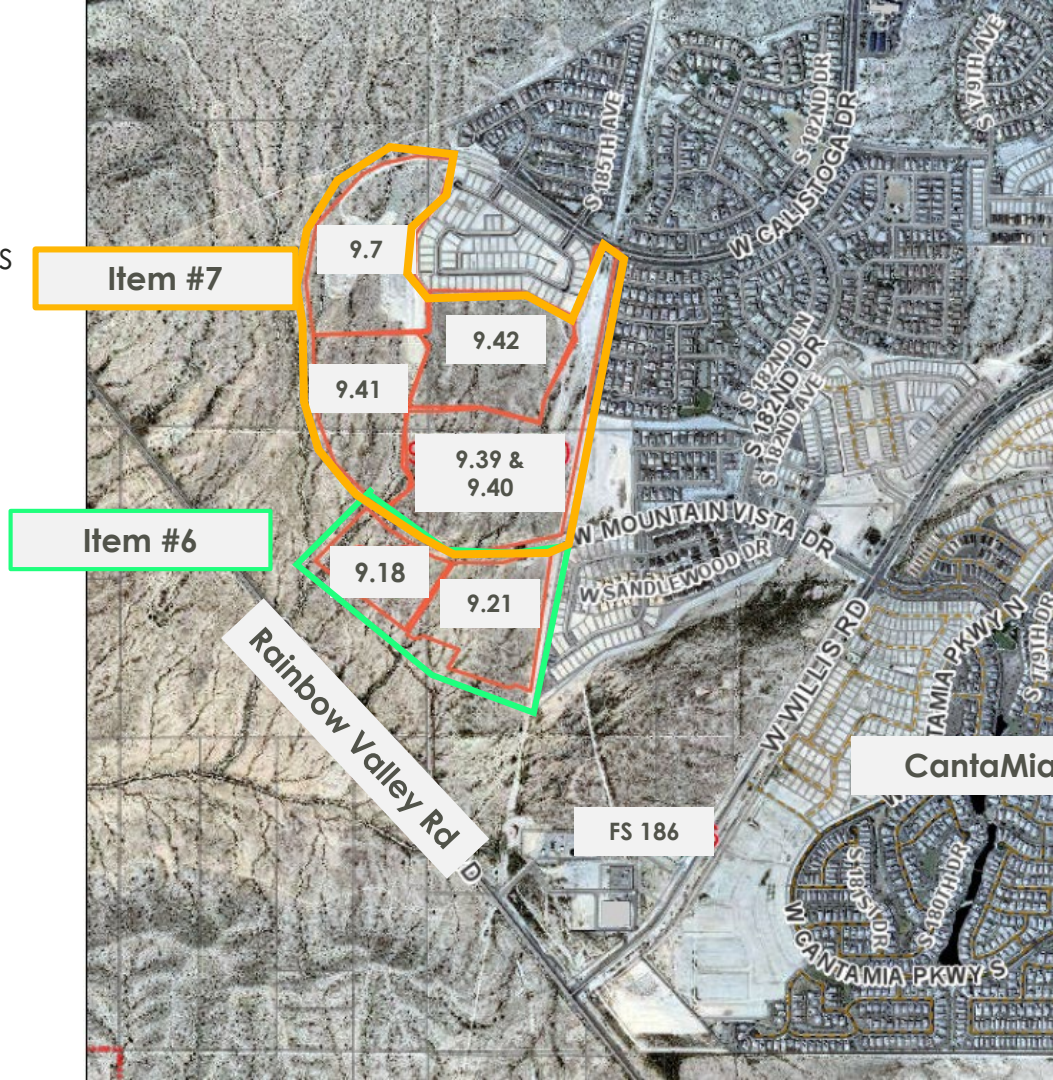


Estrella - Montecito Preliminary Plats Combined Presentations

Subject Property

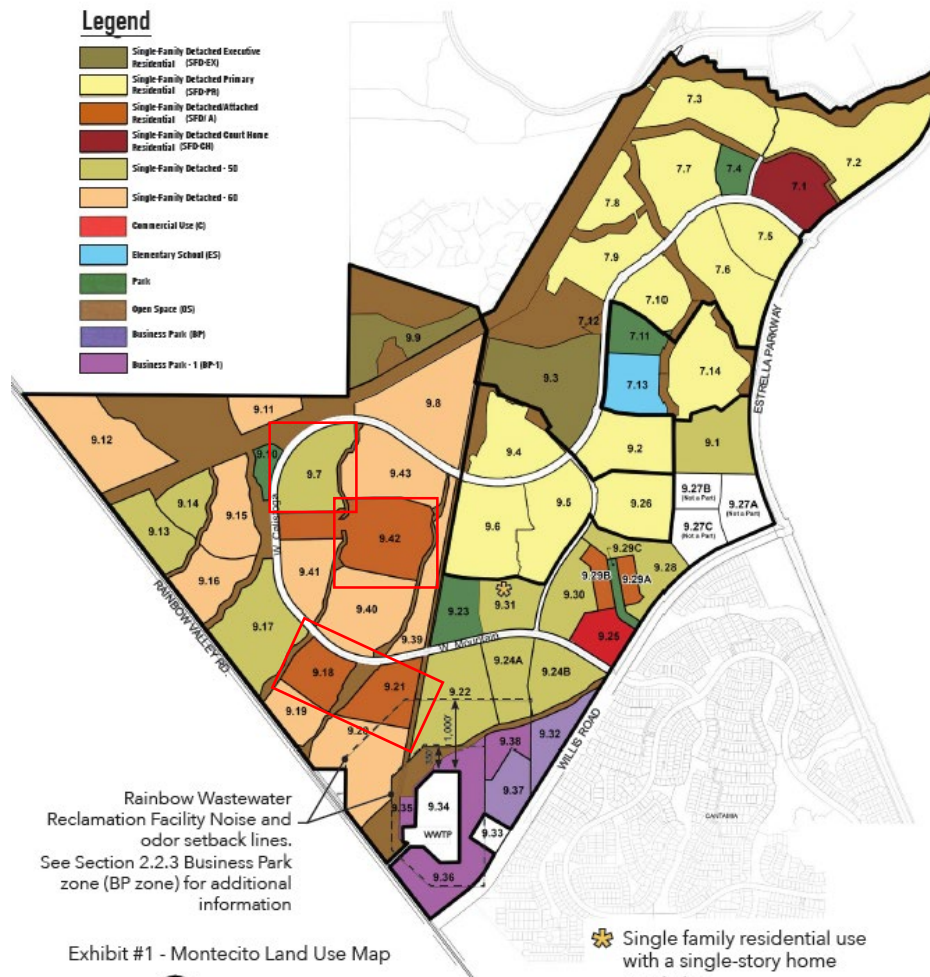
- 6 preliminary plats
- Item #6
 - 34 Acres
 - 143 Lots
- Item #7
 - 71 Acres
 - 365 Lots



2.1 Land Use

Legend

- Single Family Detached Executive Residential (SFD-EX)
- Single Family Detached Primary Residential (SFD-PH)
- Single Family Detached Attached Residential (SFDI A)
- Single Family Detached Court Home Residential (SFD-CH)
- Single Family Detached - 50
- Single Family Detached - 60
- Commercial Use (C)
- Elementary School (ES)
- Park
- Open Space (OS)
- Business Park (BP)
- Business Park - 1 (BP-1)



Rainbow Wastewater Reclamation Facility Noise and odor setback lines. See Section 2.2.3 Business Park zone (BP zone) for additional information

Exhibit #1 - Montecito Land Use Map



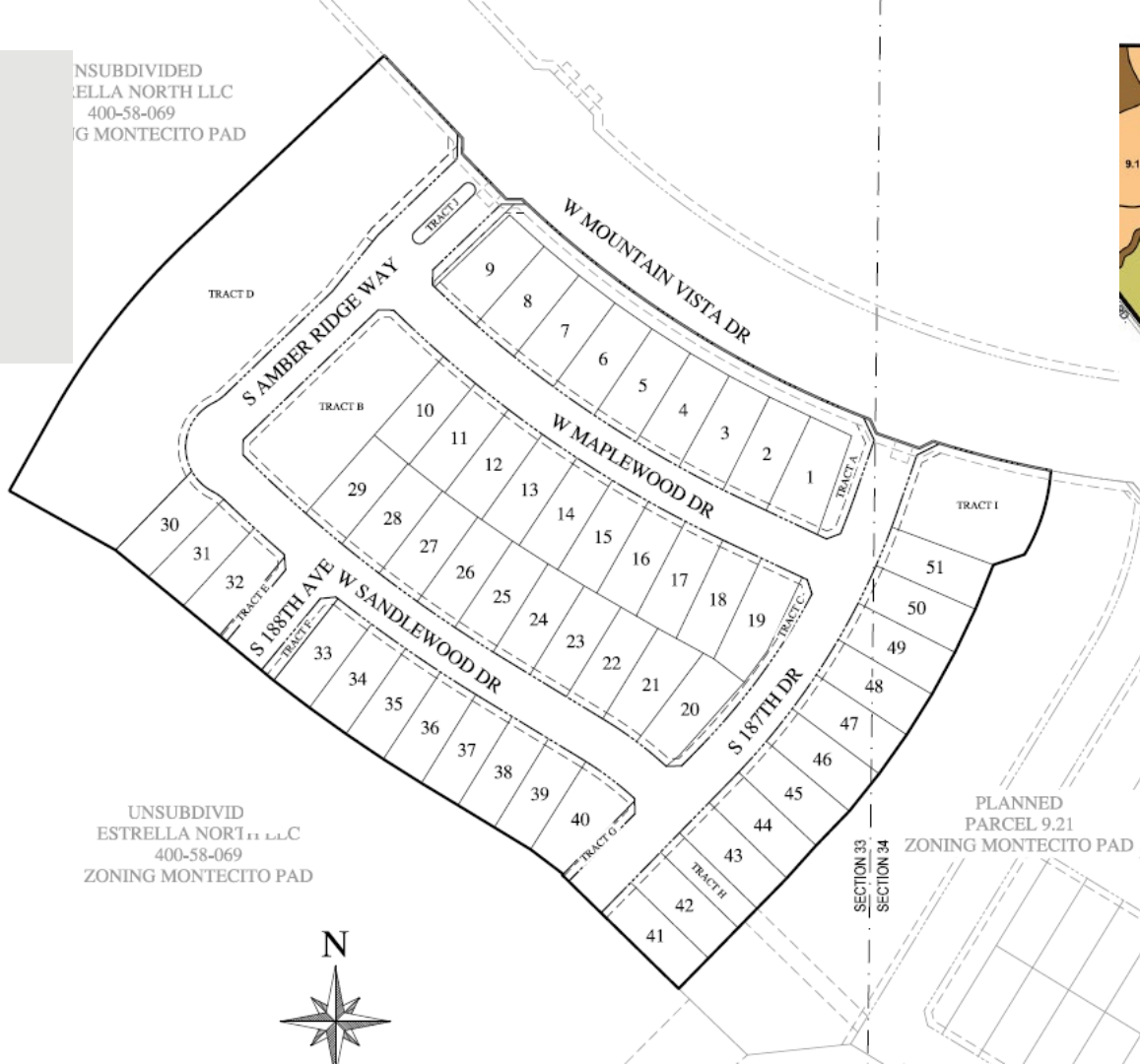
★ Single family residential use with a single-story home restriction

Parcel 9.18

- ~13 acres
- 51 Lots
- 47' x 115'

Item #6

UNSUBDIVIDED
ESTRELLA NORTH LLC
400-58-069
ZONING MONTECITO PAD



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UNSUBDIVID
ESTRELLA NORTH LLC
400-58-069
ZONING MONTECITO PAD

PLANNED
PARCEL 9.21
ZONING MONTECITO PAD

Preliminary Plat



Parcel 9.21

- ~21 acres
- 92 Lots
- 47' x 115'

Item #6

Preliminary Plat



Parcel 9.7

- ~28 acres
- 95 Lots
- 50' x 120'

Item #7

Preliminary Plat

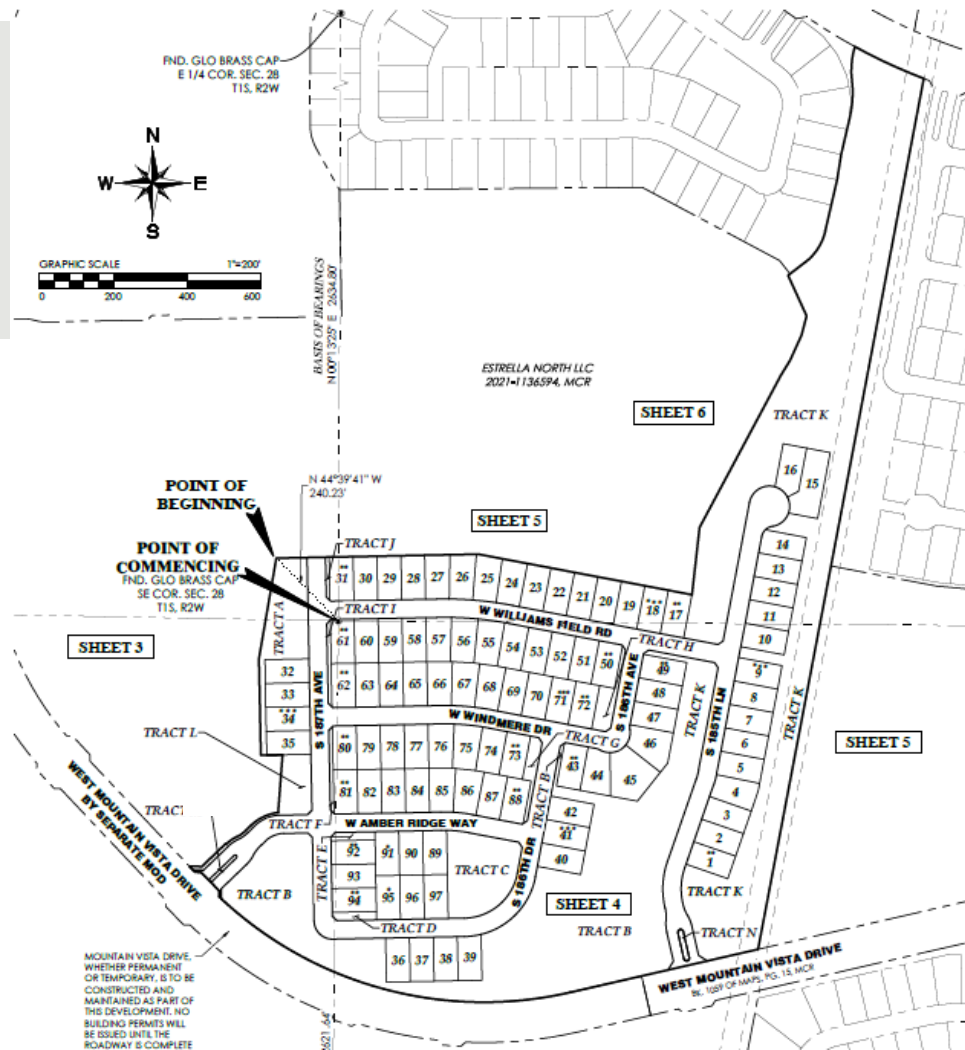


Parcel 9.39 & 9.40

- ~18 acres
- 97 Lots
- 65' x 120'

Item #7

Preliminary Plat



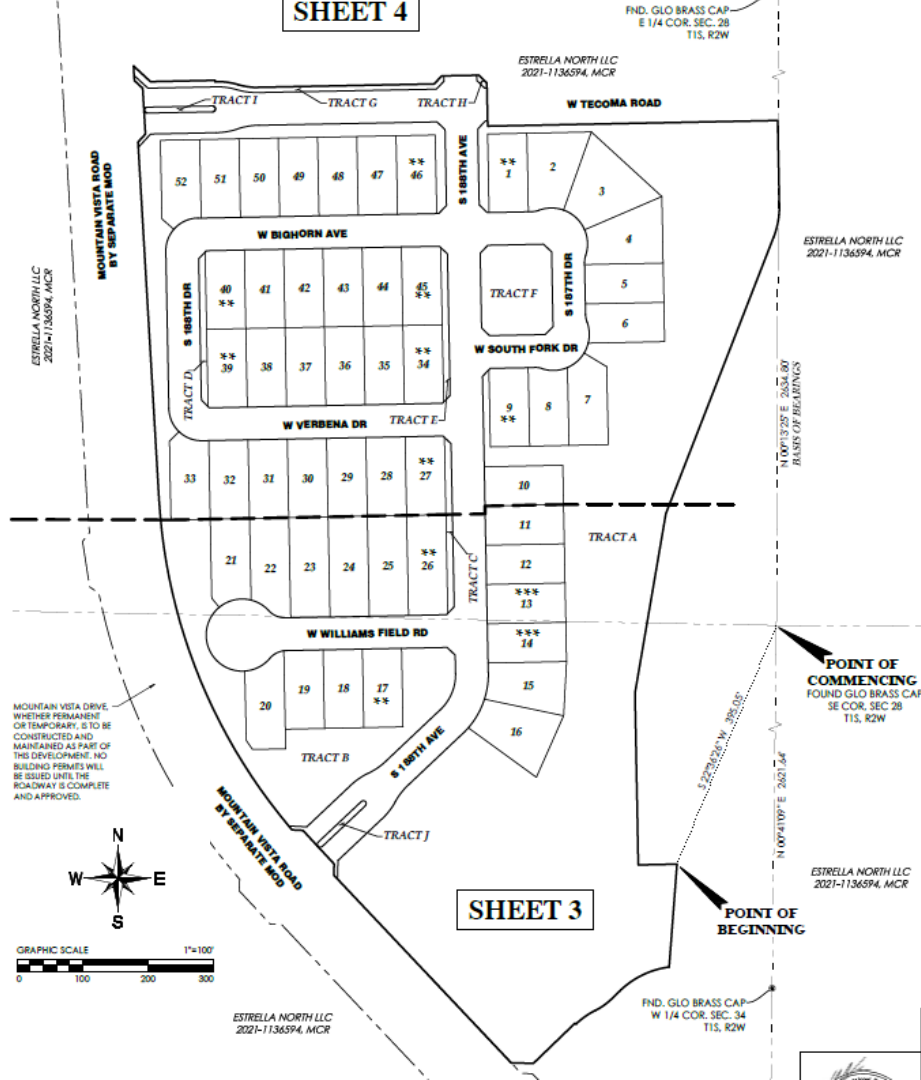
Parcel 9.41

- ~9 acres
- 52 Lots
- 65' x 120'

- ## Parcel 9.41
- ~9 acres
 - 52 Lots
 - 65' x 120'

Item #7

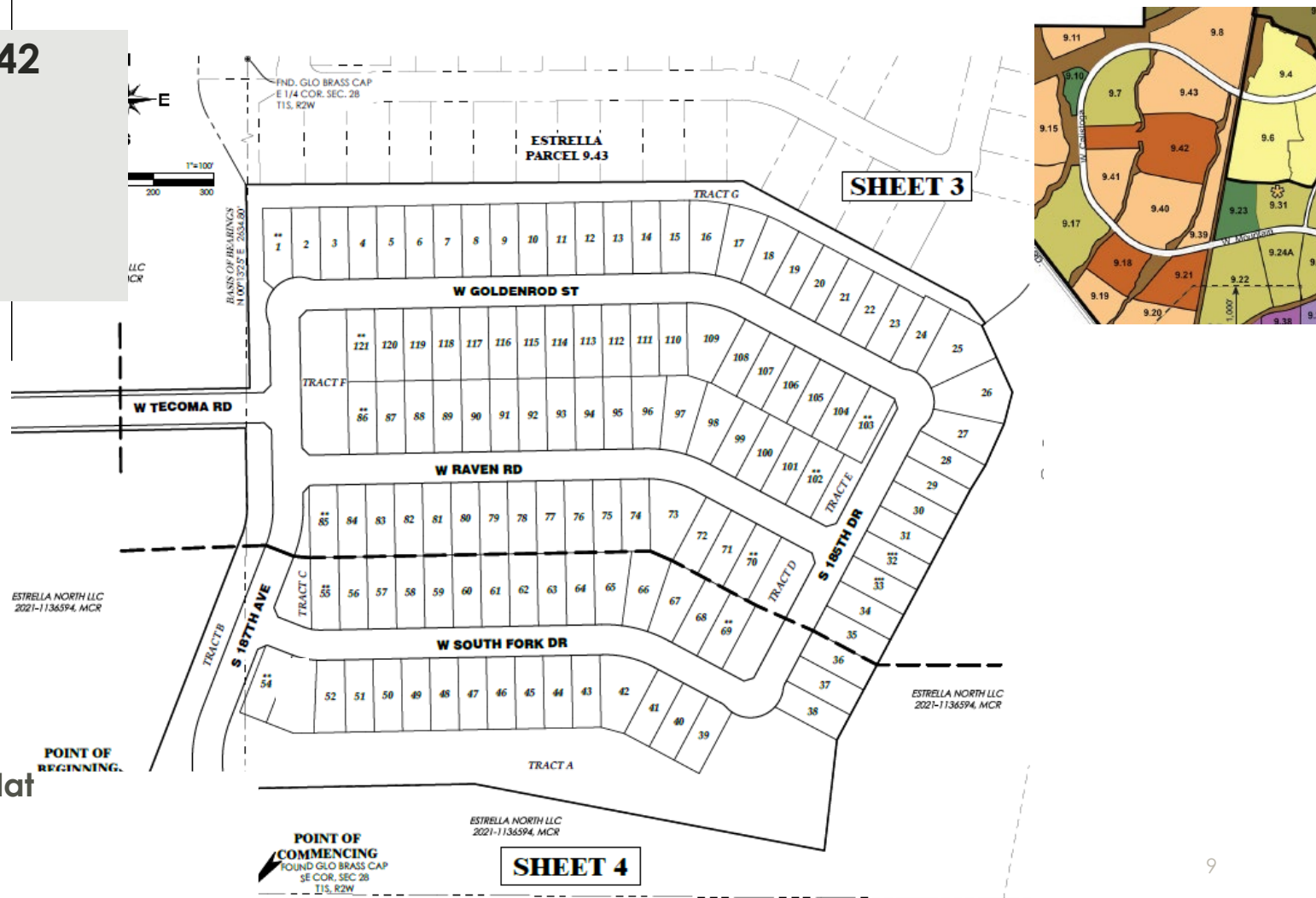
Preliminary Plat



Parcel 9.42

- ~16 acres
- 121 Lots
- 47' x 120'

Item #7



Recommendation



MONTECITO PRELIMINARY PLATS

- Meets Zoning Requirements (as amended), Subdivision Regulations, Engineering Standards
- PZC recommended approval (7-0) on 8/17/2022