

SANTA BARBARA COUNTY BOARD AGENDA LETTER



Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Agenda Number:

Prepared on: February 3, 2005
Department Name: Planning & Development
Department No.: 053
Agenda Date: February 15, 2005
Placement: Departmental
Estimate Time: 1 hour
Continued Item: NO
If Yes, date from:
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TO: Board of Supervisors

FROM: Val Alexeeff, Director
Planning & Development

STAFF CONTACT: Stephen Peterson, Project Manager, 884-6836
David Lackie, Supervising Planner, 568-2023

SUBJECT: Discuss amending the study area for Santa Ynez Valley Community Plan

Recommendation(s):

That the Board of Supervisors:

1. Consider proposed amendments to the Santa Ynez Valley Community Plan study area boundary.
2. Consider adopting a resolution modifying the Santa Ynez Valley Community Plan study area boundary as set forth in the Initiation Draft Project Description initiated by the Board of Supervisors on August 10, 2004 per Resolution 04-226.

Alignment with Board Strategic Plan:

The recommendation is primarily aligned with Goal No. 1, An Efficient Government Able to Respond Effectively to the Needs of the Community; Goal No. 2, A Safe and Healthy Community in Which to Live, Work, and Visit; Goal No. 4, A Community that is Economically Vital and Sustainable; and Goal No. 5, A High Quality of Life for All Residents.

Executive Summary and Discussion:

On August 10, 2004, the Board of Supervisors initiated the Draft Santa Ynez Valley Community Plan (Resolution 04-226) for the purpose of completing environmental analysis of the proposed plan. A primary issue of discussion at this hearing was the size and configuration of the study area. The study area options discussed by the Board included a larger 231,000 acre study area and a smaller, "compromise" study area of

approximately 49,000 acres in size (Attachment 2). Public comment was extensive and included discussion on whether to exclude six parcels (Attachment 1, Figure 1, shaded parcels) from the compromise study area. Ultimately, the Board of Supervisors determined the larger original study area should be included in the project description for purposes of environmental review.

Supervisor Firestone requested that the study area issue return to the Board for further discussion and possible reconsideration of establishing the Compromise Study Area as the planning area boundary for the Santa Ynez Valley Community Plan.

If the Board elects to reduce the size of the Santa Ynez Valley Community Plan, the Draft Project Description (i.e. proposed policies, development standards, rezones, etc.) initiated by the Board in August 2004 would remain in effect; but would apply to a substantially smaller portion of the Valley. The Compromise Study Area would function as a starting point for commencing work on the Plan's environmental impact report. Final determination of the plan area boundary and therefore which parcels will, or will not, be covered by any new zoning, policies or development standards in the plan will be made when the Board considers final approval of the community plan.

If the study area for the Santa Ynez Valley Community Plan is reduced, staff requests direction from the Board as to whether to exclude the six parcels shaded gray on Attachment 1, Figure 1.

The "Compromise Study Area" would reduce the planning area by approximately 180,000 acres. The table below provides a comparison of the two study areas:

| Comparison of Initiated and Compromise Santa Ynez Valley Community Plan Study Area | | |
|---|----------------------------|------------------------------|
| | Original Study Area | Compromise Study Area |
| Acres (Gross) | 231,050 | 49,040 |
| Parcels | 4,618 | 3,877 |
| Population (Unincorporated) | 11,176 | 9,850 |
| % Rural | 91 % | 57 % |
| % Inner-rural / EDNR's | 8 % | 37 % |
| % Urban | 1 % | 4 % |

For further information on the planning area boundary issue please refer to the Board Letters from the August 3, 2004 and August 10, 2004 hearings.

Mandates and Service Levels:

No changes in service levels would occur.

Fiscal and Facilities Impacts:

No change in fiscal impacts beyond P&D's adopted budget; no facilities impacts. Work on the community plan was funded in FY 04-05 as part of P&D's Comprehensive Planning Division Community Plan budget located on page D-286 of the County Budget book. Continued work on the plan including environmental review and Planning Commission and Board adoption hearings will be included for funding as part of P&D's proposed FY 05-06 budget.

Special Instructions:

Clerk of the Board to provide standard legal noticing. Clerk of the Board to forward Minute Order to P&D.

P&D has published display ads in the February 12th edition of the Santa Barbara News-Press and in the February 8th edition of the Santa Ynez Valley News. In addition, P&D provided mailed notice to:

- 1) All property owners whose property is proposed for a land use or zoning change in the original planning area
- 2) All property owners whose property is adjacent to a parcel proposed for a land use or zoning change in the original planning area
- 3) Interested parties who have asked to be placed on the Community Plan mailing list

Attachments:

- 1. Board Resolution – Figure 1**
- 2. Study Area Comparison Map**
- 3. Board Resolution 04-226 from August 10, 2004**