

SANTA BARBARA COUNTY BOARD AGENDA LETTER



Clerk of the Board of Supervisors
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Agenda Number:

Prepared on: July 23, 2004
Department Name: Planning & Development
Department No.: 053
Agenda Date: August 3, 2004
Placement: Departmental
Estimate Time: 3 hour
Continued Item: YES
If Yes, date from: July 13, 2004
Document File Name: G:\Group\Comp\Planning Areas\Santa Ynez\Community Plan\2000 Plan\Hearings-Meetings\BOS Initiation\Staff Report\Board Letter 8_3_04

TO: Board of Supervisors

FROM: Val Alexeeff, Director
Planning & Development

STAFF CONTACT: Stephen Peterson, Comprehensive Planning Division
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SUBJECT: Initiation of the Santa Ynez Valley Community Plan, continued from July 13, 2004

Recommendation(s):

That the Board of Supervisors adopt the Resolution (Appendix A, Board Agenda Letter 7/13/04) formally initiating the Comprehensive Plan amendments, including related rezones, proposed in the *Santa Ynez Valley Community Plan Initiation Draft Project Description*.

Summary:

This Board Letter provides additional information that was requested by the Board during the first hearing on Initiation of the Santa Ynez Valley Community Plan (SYVCP) held on July 13th. For further information on initiation please refer to the original Board Letter from July 13th.

Information provided as part of this Board Letter includes:

1. A memo from County Counsel detailing the effect of Initiating the Community Plan on the processing of development permits. County Counsel also plans to provide a presentation on this subject at the hearing.
2. All public letters related to the SYVCP submitted during or since the community meetings held in the Valley in late April and early May, 2004.
3. Presentation Maps: The following three maps (Attachments 3, 4 and 5) were included in the staff's July 13th Board Presentation.

- Reduced planning area options: the map shows the existing Rural Boundary; the Rural Boundary recommended in the Draft Plan; and the conceptual planning area boundary as it was drawn in 1992 when some preliminary work was undertaken on a SYVCP, but never completed.
- Pending applications for subdivision of agricultural land: of the 12 pending applications, 8 are located within the current Inner-Rural Area and 4 in the current Rural Area.
- Ordinance 661 parcels: the map highlights those parcels in the Rural Area with Ordinance 661 zoning and minimum parcel sizes of 40 acres or less.

The Board also requested that:

- the EIR address the appropriate minimum parcel sizes on agricultural properties in the Inner-Rural Area given the high volume of requests to subdivide
- staff provide further information on the pattern of rural subdivisions since the 1970's including original parcel sizes, parcel sizes after subdivision and what effect subdivision has had on agricultural activity on the site

Staff will present information on the two above bullet points at the August 3rd hearing.

Attachments:

Material Requested by the Board of Supervisors from the July 13, 2004 Hearing:

1. Memo from County Council on the effect of initiation
2. Public letters received April 28, 2004 to July 12, 2004
3. Santa Ynez Valley Community Plan, Possible Planning Area Options
4. Santa Ynez Valley, Pending Agricultural Subdivisions (including table: Santa Ynez Valley Plan Area Active and Recently Approved Subdivisions)
5. Santa Ynez Valley Community Planning Area, Rural Area Ordinance 661 and Article III parcels, 40 acres and below

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 03-04 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 was anticipated in the budget for FY 04-05.

Special Instructions:

No special instructions.