

**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:** January 12, 2005  
**Department Name:** Planning and Development  
**Department No.:** 053  
**Agenda Date:** 1/25/05  
**Placement:** Departmental  
**Estimate Time:** 30 minutes  
**Continued Item:** NO  
**If Yes, date from:**  
**Document File Name:** G:\GROUP\Permitting\Case Files\LLA\04 cases\04LLA-00000-00004 see 04rzn-00004 04gpa-00005\BOS\Sierra Madre Board letter.DOC

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**TO:** Board of Supervisors

**FROM:** Val Alexeeff, Director  
Planning and Development

**STAFF CONTACT:** Lilly Okamura, Planner (934-6283)  
John Karamitsos, Supervising Planner (934-6255)  
Development Review Division – North County

**SUBJECT:** Hearing to consider the Planning Commission's recommendation of approval of the Sierra Madre Ranch Holdings LLC General Plan Amendment, Consistency Rezone, and Lot Line Adjustment Request 04GPA-00000-00005, 04RZN-00000-00006, and 04LLA-00000-00004

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**Recommendation(s):**

That the Board of Supervisors consider the recommendation of the Planning Commission regarding the request of Tish Beltranena and:

1. Adopt the required findings for 04GPA-00000-00005, including CEQA findings, specified in the Planning Commission Action Letter dated January 11, 2005 (Attachment B).
2. Adopt the required findings for 04RZN-00000-00006, including CEQA findings, specified in the Planning Commission Action Letter dated January 11, 2005 (Attachment B).
3. Adopt the required findings for 04LLA-00000-00004, including CEQA findings, specified in the Planning Commission Action Letter dated January 11, 2005 (Attachment B).

4. Accept the exemptions pursuant to CEQA Sections 15305 and 15061 (b, 3) specified in Attachment C of the staff report dated October 30, 2004, as revised at the Planning Commission hearing of November 10, 2004.
5. Adopt a General Plan Amendment amending the Santa Barbara County Comprehensive Plan Land Use Element, Santa Maria Valley Rural Region Land Use Designation for APN 129-020-001 & -002 from Open and Grazing to Agriculture-II (Resolution included as Attachment C).
6. Adopt an Ordinance amending the Inland Zoning Map for the Santa Maria Valley Rural Region Zoning District for APN 129-020-001 & -002 from U to AG-II-40 (Exhibit #35-204-50.8, included as Attachment D).
7. Approve 04LLA-00000-00004 subject to the conditions specified in the Planning Commission Action Letter dated January 11, 2005 (Attachment B).

The application involves Assessor Parcel Numbers 129-020-001 & -002, known as 2440 Telephone Road and 4900 Foxen Canyon Road, Santa Maria area, Fifth Supervisorial District.

**Alignment with Board Strategic Plan:**

The recommendations are primarily aligned with actions required by law or by routine business necessity.

**Executive Summary and Discussion:**

**Background information** On March 4, 2004, the applicant submitted an application for a Lot Line Adjustment on the subject parcels, which have outdated Land Use and Zoning Designations. The Land Use Designation of Open and Grazing (O&G) predates the County-wide Comprehensive Plan update of 1980; Ordinance 661 is an outdated Zoning Ordinance that still applies to approximately 3,808 parcels (781,286 acres) within the County. Although the majority of the Ordinance was repealed in 1984, the agricultural zone districts (e.g., AG, AL, and U) remain in effect and govern the permitted and conditionally permitted uses of property that remains zoned under Ordinance 661. The permit process, however, is governed by Article III.

Pursuant to current County administrative practices, all parcels with outdated Land Use and Zoning Designations seeking approval of a discretionary permit application must be rezoned and redesignated under current ordinances and comprehensive plans at the County's expense. Therefore, the General Plan Amendment, Consistency Rezone, and Lot Line Adjustment are being processed concurrently.

The proposed General Plan Amendment and Consistency Rezone would bring the property under current Comprehensive Plan and zoning ordinance designations and would facilitate the continuation and intensification of appropriate agricultural uses on the subject parcels.

**Proposed project** The applicants are proposing a Lot Line Adjustment to adjust the lines between four (4) parcels of 39.96 acres (Lot 128), 39.94 acres (Lot 129), and two parcel of 40.43 acres (Lots 130 and 132) to reconfigure into three parcels of 58.31 acres (Reconfigured Parcel 1), 53.29 acres (Reconfigured Parcel 2), and 49.16 acres, (Reconfigured Parcel 3). Access to all reconfigured parcels would be provided via Dominion Road to an existing 30' wide easement through Lot 134 (not a part of this project). Access from the 30' wide easement to each reconfigured parcel would be provided as follows:

Reconfigured parcel 1: The 30' wide easement would continue through reconfigured parcel two to an existing 30' wide easement along the proposed east property line.

Reconfigured parcel 2: two existing 30' wide easements on lot 134 would provide two access points along the south property line to existing ranch roads.

Reconfigured parcel 3: two existing 30' wide easements on lot 134 would provide two access points along the south property line to existing ranch roads.

Water would continue to be provided by the Sierra Madre Vineyard water and irrigation system, which includes fifteen legal parcels, two wells, and four reservoirs. No wells or additional irrigation systems are proposed as part of the project. Presently, there is no need for sanitary systems because the properties would continue to be used for agriculture only. No residential development is proposed.

The concurrent General Plan Amendment and Consistency Rezone would: 1) amend the Santa Barbara County Comprehensive Plan Land Use Element, Santa Maria Valley Rural Region, by changing the Land Use Designation from Open and Grazing (O & G) to Agriculture II (A-II); and 2) rezone the parcels from Unlimited Agriculture (U) under Ordinance 661 to Agriculture II, 40 acre minimum lot size (AG-II-40) under Article III. The Consistency Rezone and General Plan Amendment would not change the minimum allowable parcel size of the property nor would it change the agricultural designation of the land.

**Environmental Review** The proposed General Plan Amendment and Consistency Rezone have been determined to be exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Sections 15061 (b, 3) [No Possibility of Significant Effect]. The Consistency Rezone and General Plan Amendment would replace an obsolete Ordinance 661 agricultural designation with the corresponding Article III designation. No intensification or increased development would occur.

The Lot Line Adjustment is exempt pursuant to CEQA Guidelines Section 15305: [Minor alterations in land use limitations in areas with an average slope of less than 20 percent, which do not result in any changes in land use or density including minor lot line adjustments]. The Lot Line Adjustment would reconfigure the parcel boundaries so that they follow a blue line creek, which runs through the center of lots 128, 130, 132, and the natural topography. The Lot Line

Adjustment would reduce developability of the subject parcels by reducing the number of developable parcels from four to three. The subject parcels are located just outside of the range of the California Tiger Salamander (CTS), a species listed as threatened by the U.S. Fish and Wildlife Service. No impacts (i.e., development, increased agricultural cultivation, potential physical changes) to CTS would occur as a result of the proposed project. No wells or additional irrigation systems are proposed as part of the project. Presently, there is no need for sanitary systems because the properties would continue to be used for agriculture only. No residential development is proposed.

**Comprehensive Plan Consistency** A review of the proposed rezone project's consistency with applicable policies of the Comprehensive Plan determined that the project would be consistent with the requirements of Land Use Policy No. 4, which requires that adequate services be available to serve new development. The project would also be consistent with applicable development policies of the Land Use Element and Agricultural Element.

**Planning Commission Hearing** On November 10, 2004, the Planning Commission recommended that your Board approve of the General Plan Amendment, Consistency Rezone, and Lot Line Adjustment. The Planning Commission staff report dated October 30, 2004 and Action Letter dated January 11, 2005 are attached as Attachments A and B, respectively. There was no public testimony or controversy raised at the Planning Commission hearing of November 10, 2004 regarding consideration of the proposed Sierra Madre project. The Planning Commission recommended minor changes to the staff recommendations, jurisdiction section, findings, exemption, and conditions of approval as outlined in the attached Planning Commission Action Letter dated January 11, 2005.

**Mandates and Service Levels:**

Pursuant to Government Code Sections 65355 and 65090, a notice shall be published in at least one newspaper of general circulation. Mailed notice required to property owners within 300 feet of the project, including the real property owners, project applicant and local agencies expected to provide essential services, shall be done at least ten days prior to the hearing (Government Code Section 65091).

**Fiscal and Facilities Impacts:**

The costs associated with processing the Lot Line Adjustment are reimbursed by the applicant. Since the County requires update of the Ordinance 661 zoning on the parcel, the General Plan Amendment and Consistency Rezone costs are borne by the Department per Board direction. These funds are budgeted in the Permitting and Compliance program of the Development Review North division on page D-293 of the adopted 04/05 fiscal year budget.

**Special Instructions:**

The Clerk of the Board shall forward a copy of the Minute Order to Planning and Development, Hearing Support Section, Attn: Cintia Mendoza.

Planning & Development will prepare all final action letters and otherwise notify all concerned parties of the Board of Supervisor's final action.

**Concurrence:**

County Counsel

**Attachments**

- A. Planning Commission Staff Report dated October 30, 2004 as revised at the hearing of November 10, 2004.
- B. Planning Commission Action Letter dated January 11, 2005.
- C. Resolution to Approve a General Plan Amendment
- D. Rezone Ordinance

**ATTACHMENT C:  
RESOLUTION TO APPROVE GENERAL PLAN AMENDMENT**

RESOLUTION OF THE BOARD OF SUPERVISORS  
OF THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF APPROVING AN )  
AMENDMENT TO THE SANTA BARBARA )  
COUNTY COMPREHENSIVE PLAN )  
LAND USE ELEMENT, SANTA MARIA )  
VALLEY RURAL REGION )

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RESOLUTION NO. \_\_\_\_\_  
CASE NO. 04GPA-00000-00005

WITH REFERENCE TO THE FOLLOWING:

- A. On October 27, 1998, by Resolution No.98-406, the Board of Supervisors of the County of Santa Barbara adopted a Comprehensive Plan for the County of Santa Barbara, consisting of a text and maps including Santa Barbara County Comprehensive Plan Land Use Element, Santa Maria Valley Rural Region Land Use Designations.
- B. It is now deemed to be in the interest of orderly development of the County and important to the preservation of the health, safety, and general welfare of the residents of said County to adopt an amendment to the General Plan Land Use designation for Assessor Parcels Number 129-020-001 and -002 by changing the Land Use Designation from Open and grazing (O&G) to Agriculture II (A-II).
- C. Public officials and agencies, civic organizations, and citizens have been consulted on and have advised the Planning Commission on the said proposed amendments in a duly noticed public hearing pursuant to Section 65353 of the Government Code, and the Planning Commission has sent its written recommendations to the Board pursuant to Section 65354 of the Government Code.
- D. This Board has held a duly noticed public hearing, as required by Section 65355 of the Government Code, on the proposed amendments, at which hearing the amendment was explained and comments invited from the persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

- 1. The above recitations are true and correct.
- 2. Pursuant to the provisions of Section 65356 of the Government Code, the above described changes are hereby adopted as amendments to the Land Use Element of the Santa Barbara County Comprehensive Plan.

3. Pursuant to the provisions of Government Code Section 65357, the chair and the Clerk of this Board are hereby authorized and directed to sign and certify all maps, documents and other materials in accordance with this Resolution to reflect the above described action by the Board.
  
4. Pursuant to the provisions of Government Code Section 65357 the Clerk of the Board is hereby authorized and directed to send endorsed copies of said Santa Barbara County Comprehensive Plan Land Use Element, Santa Maria Valley Rural Region, to the planning agency of each city within this County.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this \_\_\_\_ day of \_\_\_\_\_, 2005, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Joni Gray, Chair  
Santa Barbara County Board of Supervisors

ATTEST:

MICHAEL F. BROWN  
Clerk of the Board

By: \_\_\_\_\_  
Deputy Clerk-Recorder

APPROVED AS TO FORM:

STEPHEN SHANE STARK  
County Counsel

By: \_\_\_\_\_  
Deputy County Counsel

# ATTACHMENT D

ARTICLE III (REZONE ONLY)  
ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE REPEALING ALL ZONING MAPS AND ZONE DESIGNATIONS  
ADOPTED PURSUANT TO THE PROVISIONS OF ORDINANCE 661  
AS THEY APPLIED TO ASSESSOR'S PARCEL NUMBERS  
129-020-001 & 129-020-002, AND  
ADOPTING A NEW ZONING MAP PURSUANT TO THE PROVISIONS OF SECTION 35-204.  
ADOPTING NEW ZONING ORDINANCES AND MAPS, OF ARTICLE III OF CHAPTER 35 OF  
THE CODE OF THE COUNTY OF SANTA BARBARA, CALIFORNIA,  
BY ADOPTING A ZONING MAP IDENTIFIED AS  
BOARD OF SUPERVISORS EXHIBIT NO. 35-204.50.8  
TO REZONE ASSESSOR'S PARCEL NUMBERS  
129-020-001 & 129-020-002 FROM U TO AG-II-40.

**Case No. 04RZN-00000-00006**

The Board of Supervisors of the County of Santa Barbara ordains as follows:

## SECTION 1.

All zoning maps and zoning designations previously adopted under the provisions of Zoning Ordinance No. 661 and pursuant to provisions of Sections 35-101 and 35-516, "Adoption of New Zoning Maps," of Chapter 35, Zoning, of the Code of the County of Santa Barbara, California, are hereby repealed as they relate to Assessor's Parcel Numbers 129-020-001 & 129-020-002.

## SECTION 2.

Pursuant to the provisions of Section 35-204, "Adopting New Zoning Ordinances and Maps," of Article III, of Chapter 35 of the Code of the County of Santa Barbara, California, the Board of Supervisors hereby adopts the Zoning Maps identified as Board of Supervisors Exhibit No. 35-204.50.8, dated \_\_\_\_\_, 2005, which rezones Assessor's Parcel Numbers 129-020-001 & 129-020-002 from U to AG-II-40, and which is made a part of said section by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said Zoning Maps were specifically and fully set out and described therein.

## SECTION 3.

The Chairman of the Board of Supervisors is hereby authorized and directed to endorse said Exhibit No. 35-204.110.8, to show that said map has been adopted by this Board.

## SECTION 4

Except as amended by this Ordinance, Section 35-204 of the Code of Santa Barbara County, California, shall remain unchanged and shall continue in full force and effect.

## SECTION 5.

This ordinance shall take effect and be in force thirty (30) days from the date of its passage; and before the expiration of fifteen (15) days after its passage it, or a summary of it, shall be published once, with the names of the members of the Board of Supervisors voting for and against the same in



the Santa Barbara Newspress, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this \_\_\_\_day of \_\_\_\_\_, 2005, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

ATTEST:  
CLERK OF THE BOARD

By: \_\_\_\_\_  
Deputy

\_\_\_\_\_  
Joni Gray, Chairperson  
Board of Supervisors of the County of Santa Barbara  
State of California

APPROVED AS TO FORM:  
STEPHEN SHANE STARK  
COUNTY COUNSEL

By: \_\_\_\_\_  
Deputy County Counsel