



BOARD OF SUPERVISORS  
AGENDA LETTER

Agenda Number:

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

**Department Name:** Planning and  
Development  
**Department No.:** 053  
**For Agenda Of:** August 29, 2017  
**Placement:** Set hearing on August  
29, 2017 for September  
19, 2017  
**Estimated Tme:** 15 minutes on September  
19, 2017  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** Majority

---

**TO:** Board of Supervisors

**FROM:** Department Glenn Russell, Ph.D., Director, Planning & Development  
Director(s) (805) 568-2085  
Contact Info: Jeff Wilson, Deputy Director Development Review Division  
Director  
(805) 568-2086

**SUBJECT:** Los Alamos Cemetery Project (Case Nos 16GPA-00000-00002/16RZN-00000-00003/16LLA-00000-00006, 17GOV-00000-00003), Third Supervisorial District

---

**County Counsel Concurrence**

As to form: Yes

**Auditor-Controller Concurrence**

As to form: N/A

**Other Concurrence:** N/A

**Recommended Actions:**

On August 29, 2017, set a hearing for September 19, 2017 to consider the Planning Commission recommendations to approve the Los Alamos Cemetery Project, which will effectuate a proposed land exchange of 0.9 acres between the Los Alamos Cemetery and the adjacent Carrari Family Trust parcel.

On September 19, 2017, staff recommends that your Board take the following actions:

- a) Make the required findings for approval of the project as specified in Attachment 3 of this Board Agenda Letter;
- b) Determine that the project is exempt from CEQA pursuant to CEQA Guidelines Section 15305(a) and 15061(b)(3), as specified in Attachment 6 of this Board Agenda Letter;
- c) Adopt the resolution included as Attachment 4, amending the Los Alamos Community Plan and San Antonio Creek Rural Regions Land Use Designations Map, (16GPA-00000-00002), including amending the adopted boundaries of the Community Plan, the Urban Area, the Rural Area, and the Agricultural Commercial and “Cemetery” land use designations;
- d) Adopt the Zoning Map Amendment Ordinance, included as Attachment 5, rezoning 0.90 acres of the Carrari Family Trust property from AG-II-100 to Professional Institutional (PI) with –LA Overlay Zone and rezoning 0.90 acres of the Los Alamos Cemetery District property from PI to AG-II-100 and remove this area from the –LA Overlay Zone (Case No 16RZN-00000-00003);
- e) Approve the Lot Line Adjustment for the land exchange (Case No. 16LLA-00000-00006) subject to the conditions of approval, as specified in Attachment 7 of this Board Agenda Letter; and
- f) Receive the Planning Commission conformity report required by Government Code Section 65402(a). The Planning Commission staff report dated July 3, 2017 (Attachment 2 of this Board letter) and the Planning Commission Action letter for the hearing held on July 12, 2017 (Attachment 1 of this Board letter) constitute the required report.

**Summary Text:**

**A. Project Description**

The project involves a proposed land exchange between the Los Alamos Cemetery District (APN 99-030-020, 4777 Drum Canyon Road) and the Carrari Family Trust (APN 099-030-059).

The applicants are requesting approval of the following applications to effectuate this land exchange:

**Case No. 16LLA-00000-00006**, for approval of a Lot Line Adjustment to adjust lines between two lots of 2.52 acres and 1,835.5 acres, as follows:

PROPERTY	COMPREHENSIVE PLAN LAND USE DESIGNATION	ZONING	ACREAGE <sup>1</sup>	ACREAGE TO EXCHANGE
Los Alamos Cemetery	Cemetery	Professional Institutional (PI) -LA Overlay	2.52	0.90
Carrari	Agricultural Commercial (AC)	Agriculture II (AG-II-100) 100-acre min. parcel size	1,835.5	0.90

**Case No. 16GPA-00000-00002**, for approval of a General Plan Amendment to reflect the proposed Lot Line Adjustment, to specifically address the following:

1. Amend the land use designation of the 0.90 acres of Carrari Family Trust (Carrari) land exchanged to the Los Alamos Cemetery District (Cemetery) from the “Agricultural Commercial” (AC) to the “Cemetery” land use designation;
2. Amend the land use designation of the 0.90 acres of Cemetery land exchanged to Carrari from the “Cemetery” to the AC land use designation;
3. Revise the Los Alamos Community Plan boundary to follow the reconfigured property lines of the Cemetery parcel.
4. Revise the Los Alamos Community Plan Urban Boundary Line to follow the reconfigured property lines of the Cemetery parcel;
5. Revise the San Antonio Creek Rural Regions Land Use Designations Map Rural Boundary Line to follow the reconfigured property lines of the Cemetery parcel;

**Case No. 16RZN-00000-00003**, for approval of a Rezone to reflect the proposed Lot Line Adjustment, to specifically address the following:

1. Rezone the 0.90 acres of Carrari land exchanged to the Cemetery from the AG-II- 100 to the Professional Institutional (PI) zone district and –LA Overlay; and

---

<sup>1</sup> No change to the acreage of either parcel from project.

2. Rezone the 0.90 acres of Cemetery land exchanged to the Carrari Family from PI to AG-II-100 and remove from the –LA Overlay.

The Cemetery parcel is accessed off of Drum Canyon Road. The Carrari parcel is accessed off of Drum Canyon Road, Santa Rita Road and Highway 135. Existing and future development would be served by private wells and septic systems.

### **B. Background Information/Analysis**

The purpose of the project is to implement a proposed land exchange between the Los Alamos Cemetery District and the adjacent Carrari Family Trust agricultural parcel (see Attachment G of the Planning Commission staff report dated July 3, 2017 for figures and plans). The land exchange would provide the Cemetery with more level land, better suited to cemetery purposes than is the portion of existing Cemetery land to be exchanged to the Carrari property.

The Agricultural Preserve Advisory Committee (APAC) reviewed the proposed lot line adjustment and recommends that the Carrari property's Agricultural Preserve contract be replaced to reflect the adjusted property line of the agricultural parcel. The owner has agreed to place the adjusted lot under contract upon recordation of the Lot Line Adjustment. As a condition of approval (Condition No. 3), a replacement contract would be required upon recordation of the Lot Line Adjustment for the proposed project to remain consistent with the Uniform Rules.

As discussed in Section 6.0 of the Planning Commission Staff Report, dated July 3, 2017, incorporated herein by reference (Attachment 2 of this Board Letter), the project would not result in potentially significant environmental impacts and the project is in conformance with the Comprehensive Plan and the Land Use and Development Code zoning requirements. In addition, all necessary findings for approval of the project requests can be made, as identified in the Board of Supervisors Findings, (Attachment 3 of this Board Agenda Letter). As identified in the Planning Commission Action Letter for the hearing held on July 12, 2017 (Attachment 1 of this Board Agenda Letter), the Planning Commission recommends that the Board of Supervisors approve the project.

At its regular meeting of July 12, 2017, the County Planning Commission found the project to be in conformance with the County's Comprehensive Plan, including the Los Alamos Community Plan, pursuant to Government Code section 65402(a), and voted to recommend that your Board approve the proposed project. (See Attachment 1 of this Board Agenda Letter).

#### **Performance Measure:**

N/A

#### **Fiscal and Facilities Impacts:**

Budgeted: Yes

The costs for processing this project are budgeted in the Permitting Budget Program on page D-295 of the FY 2017-18 operating plan.

**Special Instructions:**

The Clerk of the Board shall publish a legal notice at least 10 days prior to the hearing on September 19, 2017. The notice shall appear in the Santa Barbara News Press. The Clerk of the Board shall fulfill noticing requirements. Mailing labels for the mailed notices are attached. A minute order of the hearing and copy of the notice and proof of publication shall be forwarded to the Planning and Development Department, Hearing Support, Attention: David Villalobos. In addition, a copy of the signed Ordinance and Resolution shall be provided to Planning and Development, Long Range Planning.

The Clerk of the Board shall publish in the Santa Barbara News Press, within 15 days of passage of the ordinance, the ordinance or a summary of it, along with names of members voting for and against the ordinance.

**Attachments:**

1. Planning Commission Action Letter for July 12, 2017
2. Planning Commission Staff Report, dated July 3, 2017
3. Board of Supervisors Findings, including CEQA Findings
4. Board of Supervisors Resolution Amending the Urban, Rural, and Community Plan Boundaries and Comprehensive Plan Land Use Designations to Reflect Adjusted Property Lines
5. Board of Supervisors Ordinance to Amend Zoning Map for Adjusted Property Lines
6. CEQA Exemption
7. Lot Line Adjustment (16LLA-00000-00006) Conditions of Approval

**Authored by:**

Natasha Campbell, Planner, 805 570-4871  
Development Review Division, Planning and Development Department