

A photograph of a vineyard with lush green grape leaves and some small clusters of grapes. The background is a clear blue sky.

# **Santa Ynez Valley Community Plan Adoption**

Board of Supervisors

October 6, 2009



# Recommendation and Procedure

Staff and the Planning Commission recommends that the Board of Supervisors adopt the Santa Ynez Valley Community Plan and certify the final EIR following the procedures below:

- a) Adopt the Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Plan (Attachments A and B) supporting the Board's final action in adopting the Santa Ynez Valley Community Plan;
- b) Certify the Final Environmental Impact Report (08EIR-00000-00004); including the EIR Revision Letter dated September 3, 2009 (Attachment C);
- c) Adopt the final Santa Ynez Valley Community Plan dated October 6, 2009 (Attachment D);
- d) Adopt a resolution approving specific amendments to the Land Use Element (Attachment E) of the Santa Barbara County Comprehensive General Plan by adoption of the SYVCP with the Downzone Alternative to Heritage Sites;



# Recommendation and Procedure (cont.)

- e) Adopt a resolution approving specific amendments to the Circulation Element (Attachment F) of the Santa Barbara County Comprehensive General Plan by adoption of the SYVCP with the Downzone Alternative to Heritage Sites;
- f) Adopt an ordinance (Attachment G1) amending zoning and zoning overlay maps applicable to the Santa Ynez Valley Community Plan area; and,
- g) Adopt an ordinance (Attachment G2) amending Section 35-1 of Chapter 35 of the County Code, the Santa Barbara County Land Use and Development Code.



# Presentation Overview

1. Introductions
2. Recommendations
3. History
4. Key Land Use Goals/Key Components of the Plan
5. Comprehensive Plan/Community Plan Comparison
6. EIR Determination
7. Planning Commission Recommendations
8. Conclusion



# Team Members

1. Derek Johnson, Director of Long Range Planning
2. Edward Yates, Deputy County Counsel
3. Brian A. Tetley, Project Planner
4. Rob Mullane, Rincon Consultants
5. John Jostes, Independent Environmental Coordinator



# Independent Environmental Coordinator

The County CEQA Guidelines state:

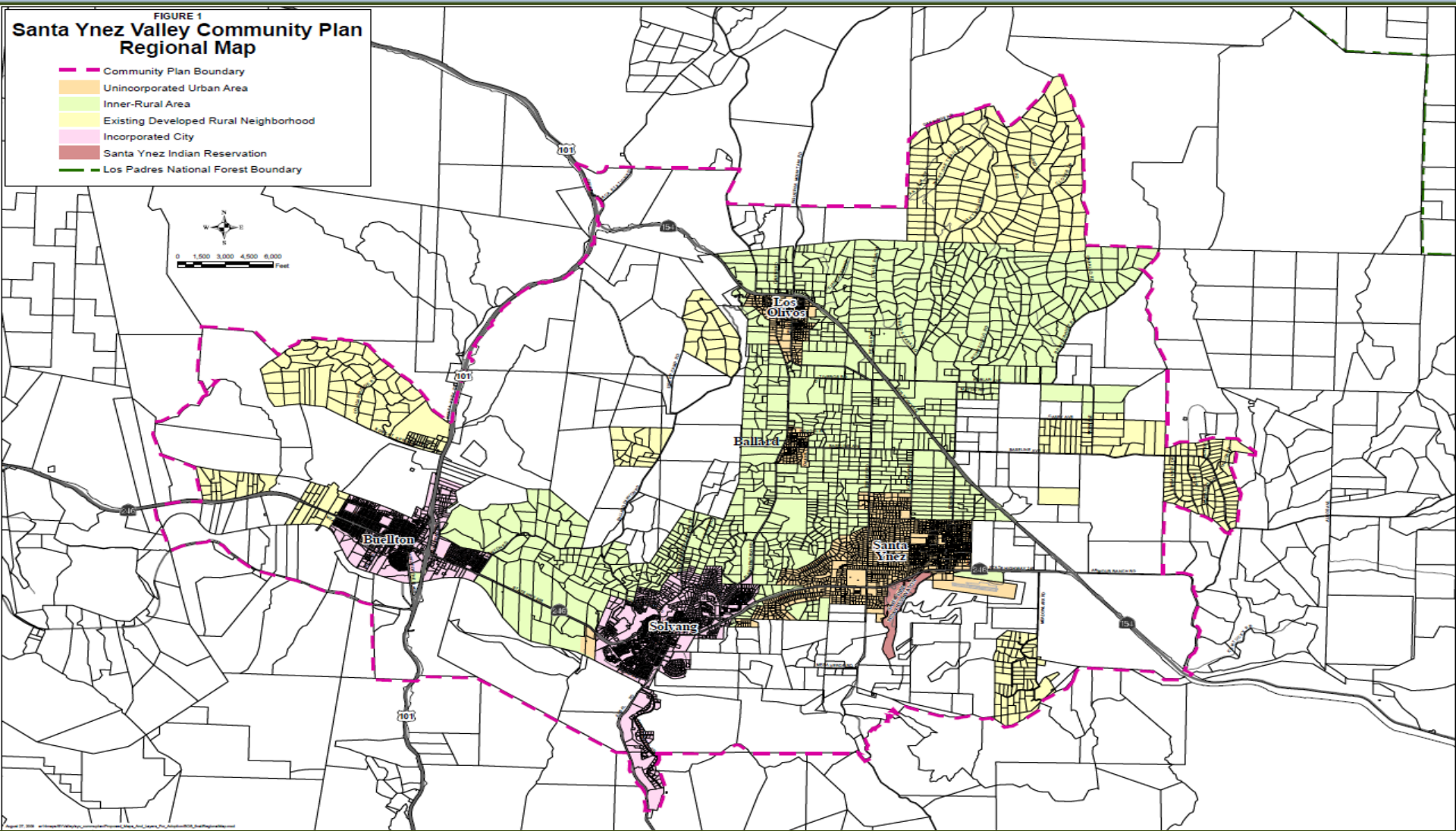
**Environmental Coordinator.** Appointed by the County Executive Officer as the Hearing Officer responsible for:

- 1) Ensuring that the preparation of the public plan or program EIR by the department having principle authority for the project, complies with the requirements of CEQA and the County's CEQA Guidelines;
- 2) Fulfilling the duties of Hearing Officer for the project.

The Environmental Coordinator shall not be an employee or officer of the department that is charged with the preparation of the public plan or program EIR.



# Plan Area Map



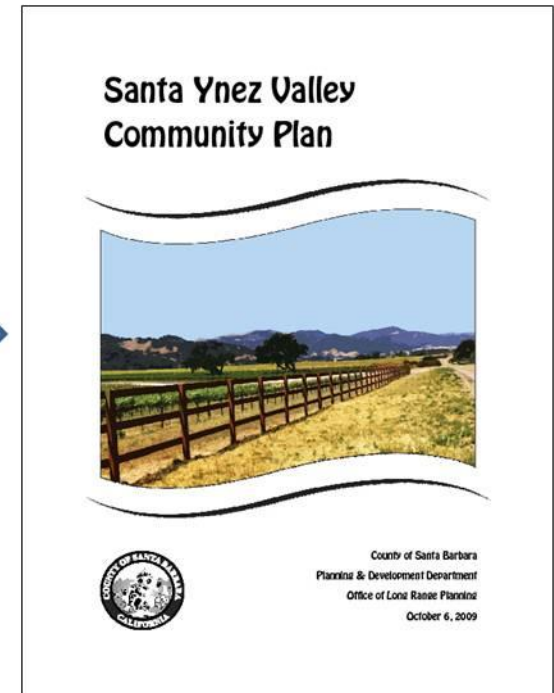
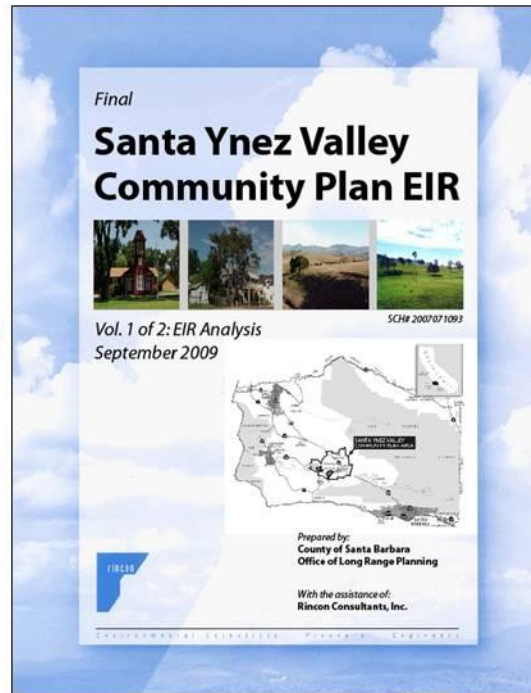
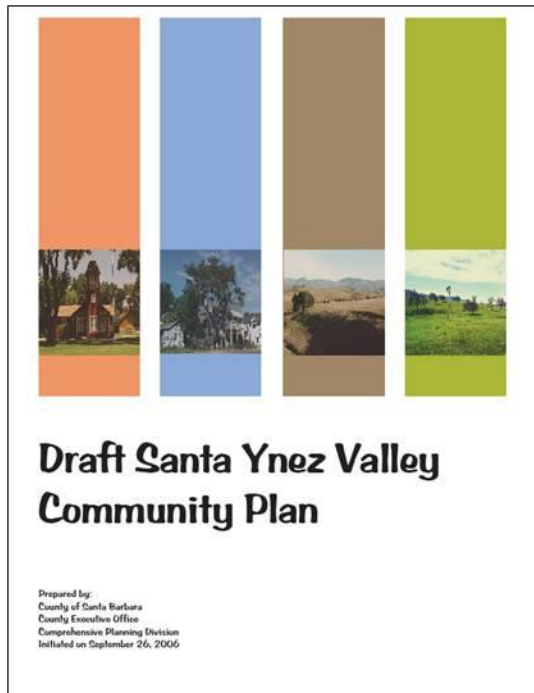
# Plan Initiation (2005-2006)

1. In early 2005, the Third District Supervisor appointed the Valley Planning Advisory Committee (VPAC).
2. On February 15, 2005, the Board of Supervisors modified and reduced the planning area boundary and reinitiated the draft project description. The Plan Area was reduced from 231,050 acres to 46,933 acres.
3. The VPAC provided input on select issues in the Community Plan attempting to clarify and augment previous input from the General Plan Advisory Committee (GPAC).
4. Much of the VPAC's work centered on framing the parameters for environmental review and highlighting alternatives to be studied in the EIR related to mixed use, design review, and agricultural zoning.
5. VPAC's recommendation forwarded to the Board of Supervisors in May 2006.
6. The Board of Supervisors initiated the SYVCP for environmental review in September 2006.



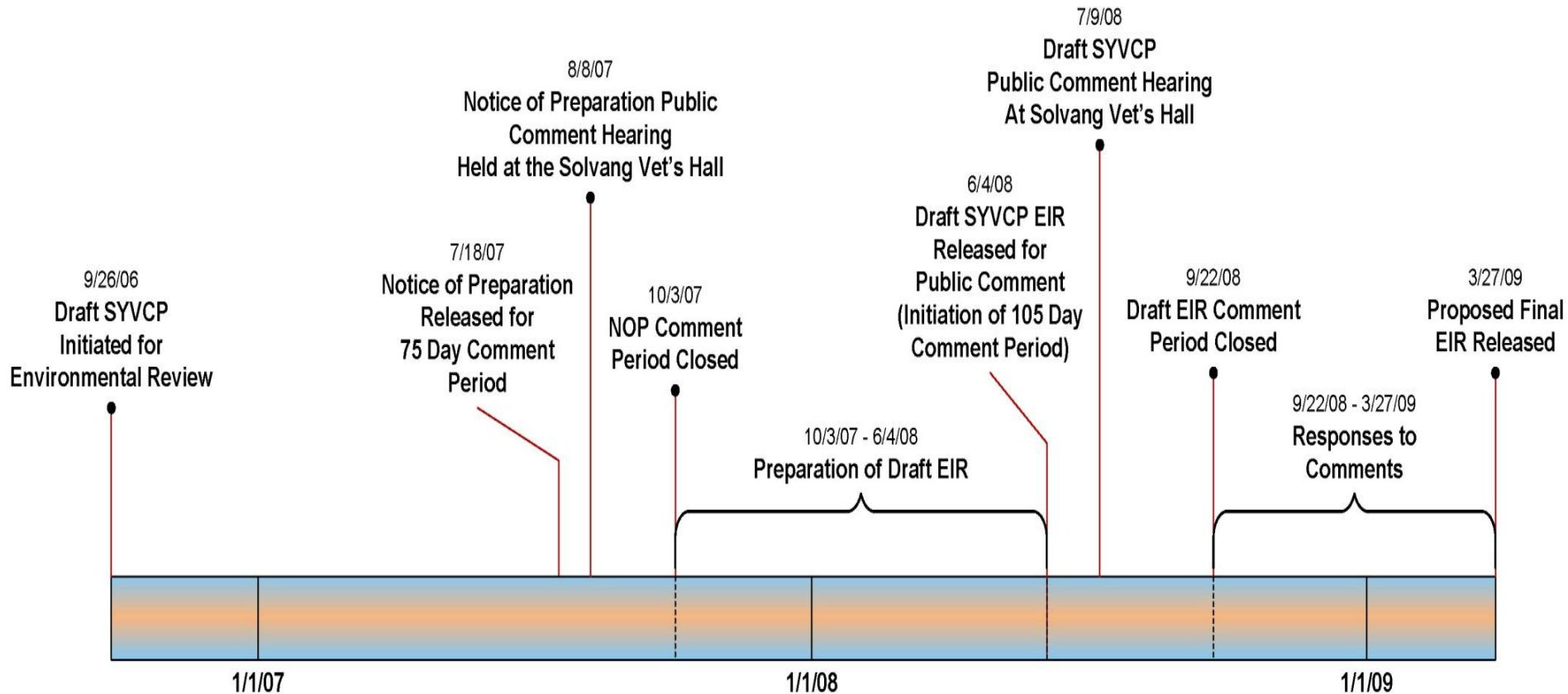


# Draft Plan and Proposed Final EIR



# Environmental Review Process

## Santa Ynez Valley Community Plan EIR Process Timeline



# Planning Commission Hearings

1. A series of six Planning Commission hearings were held from May to July 2009.
2. At the public's request, two of these PC hearings held in the Solvang Veterans Memorial Hall.
3. On July 15, 2009, the Planning Commission voted to recommend that the Board of Supervisors approve the revised Plan and certify the EIR.



# Key Land Use Goals

1. **GOAL LUG-SYV:** Maintain the Santa Ynez Valley's rural character and agricultural tradition while accommodating some well-planned growth within township boundaries that is compatible with surrounding uses.
2. **Policy LUG-SYV-3:** The urban boundary line surrounding the townships of Santa Ynez, Los Olivos and Ballard shall distinguish principally urban land uses from rural and/or agricultural uses. These boundaries shall represent the maximum extent of urban area in the Santa Ynez Valley. These boundaries shall not be moved except as part of a County-initiated update of the Plan.



# Key Plan Components

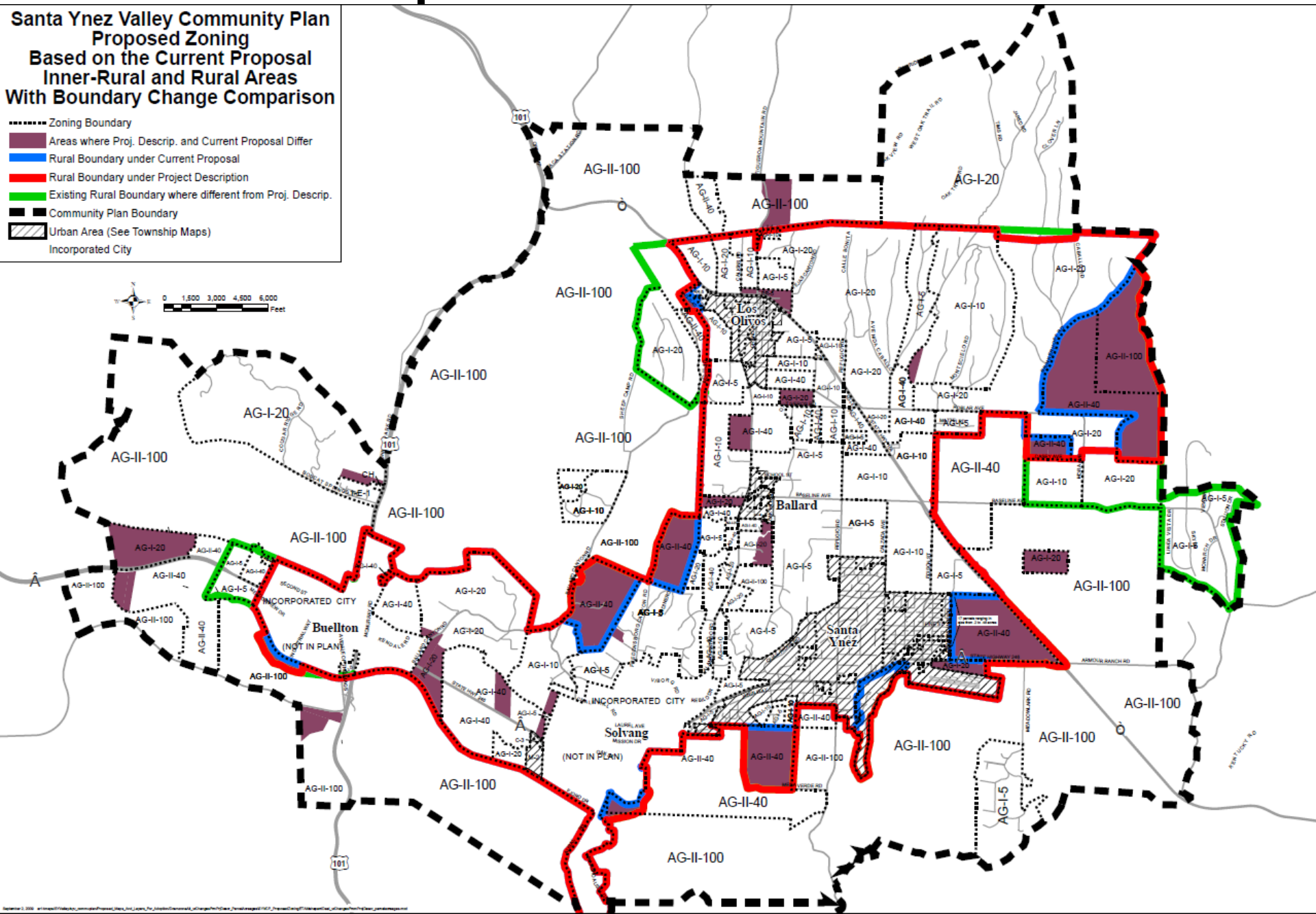
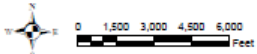
1. Design Overlay applied to major travel ways:
  - Highway 154
  - Highway 246
  - Alamo Pintado Road
  - Highway 101
2. Mixed Use Overlay applied to the commercial core of Los Olivos and Santa Ynez.
3. Downzones to limit future subdivision outside of the Urban/Inner-Rural core.
4. Adjustments to the Rural Boundary.



# Proposed Area Boundaries

## Santa Ynez Valley Community Plan Proposed Zoning Based on the Current Proposal Inner-Rural and Rural Areas With Boundary Change Comparison

- Zoning Boundary
- Areas where Proj. Descrip. and Current Proposal Differ
- Rural Boundary under Current Proposal
- Rural Boundary under Project Description
- Existing Rural Boundary where different from Proj. Descrip.
- Community Plan Boundary
- Urban Area (See Township Maps)  
Incorporated City



# Plan Buildout at 20 Years

<b>Plan</b>	<b>Primary Units</b>	<b>Secondary Residential Units</b>	<b>Total Units</b>	<b>Commercial Development</b>
<b>Existing Comprehensive Plan</b>	<b>516</b>	<b>305</b>	<b>821</b>	<b>585,533</b>
<b>SYVCP with Downzone Alternative</b>	<b>503</b>	<b>201</b>	<b>704</b>	<b>555,334</b>
<b>Difference Between Plans</b>	<b>-13</b>	<b>-104</b>	<b>-117</b>	<b>-30,199</b>



# Environmental Review Determination

1. The EIR identified eight Class I significant impacts; two are rendered moot by removal of Affordable Housing Overlay (AHOD).
2. Rezones, development standards and other Plan policies would reduce impacts when compared to the existing Comprehensive General Plan.
3. Seven Class II mitigable impacts identified.





# Environmental Review Determination (cont.)

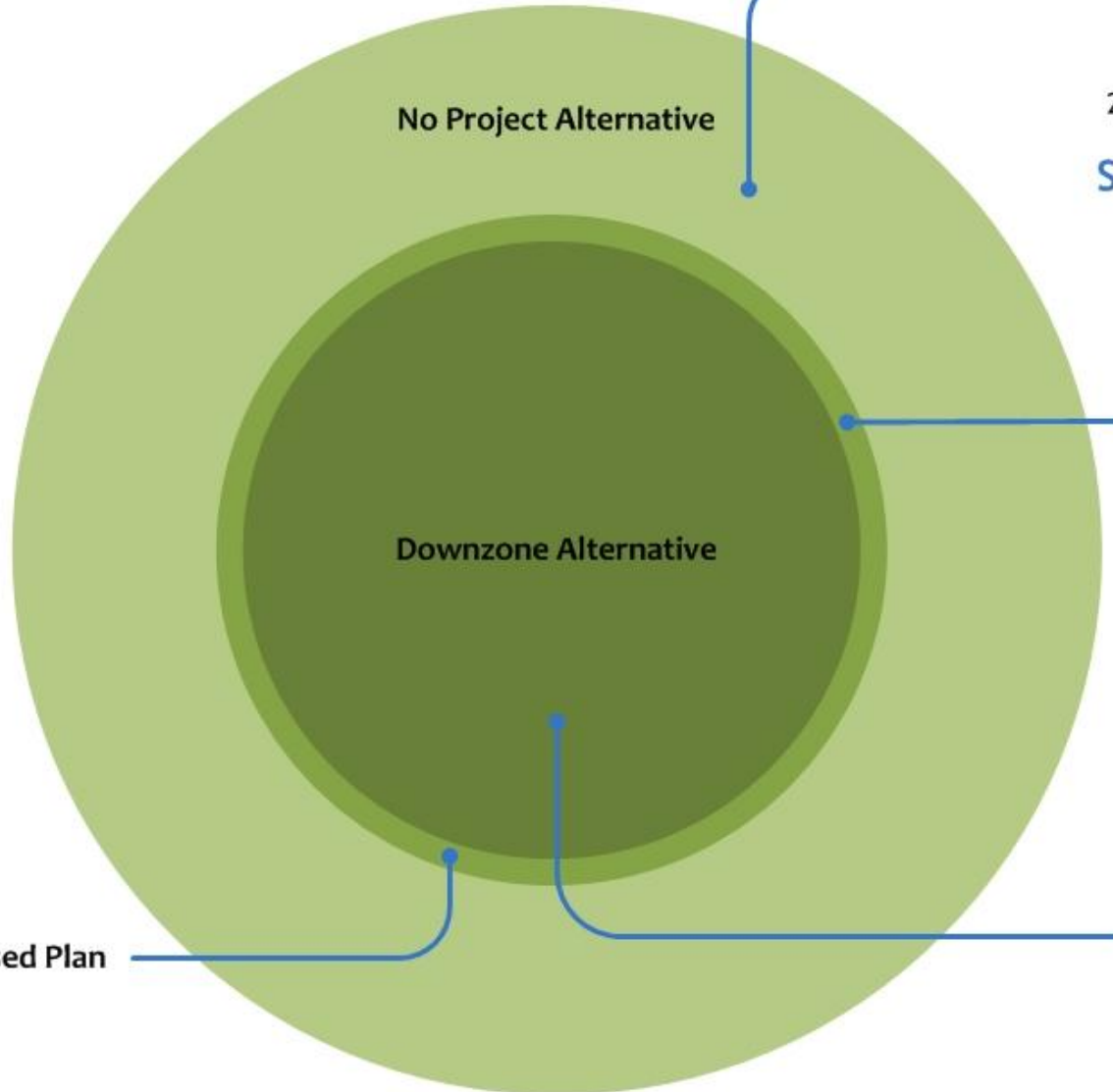
## Class I Significant Impacts

- |                                    |                                  |
|------------------------------------|----------------------------------|
| 1. AHOD Sites Airport Conflicts    | ✓ Removal from Plan              |
| 2. AHOD Sites Historical Buildings | ✓ Removal from Plan              |
| 3. Fire Protection                 | ✓ Los Olivos Fire Station        |
| 4. Sensitive Habitats              | ✓ Cumulative Development         |
| 5. Noise                           | ✓ Cumulative Development/Traffic |
| 6. Water Supply                    | ✓ Cumulative Development         |
| 7. Loss of Open Space              | ✓ Cumulative Development         |
| 8. Agricultural Lands Conversion   | ✓ Cumulative Development         |



# Santa Ynez Valley Community Plan vs. Comprehensive Plan

Environmental Impacts Comparison



## Plan Area Specific General Plan Policies

**135**

Total number of policies.

**516 Units**

20 Year Growth of No Project Alternative.

## Santa Ynez Community Plan

**225**

Total number of Policies.

**61**

Total number of mitigation measures.

**286**

Total number of policies with integration of EIR mitigation.

**516 Units**

20 Year Growth of Proposed Plan.

## Downzone Alternative

**225**

Total number of Policies.

**61**

Total number of Mitigation Measures

**286**

Total number of Policies with integration of EIR mitigation

**503 Units**

20 Year Growth of Downzone Alternative.

# Planning Commission Recommendations

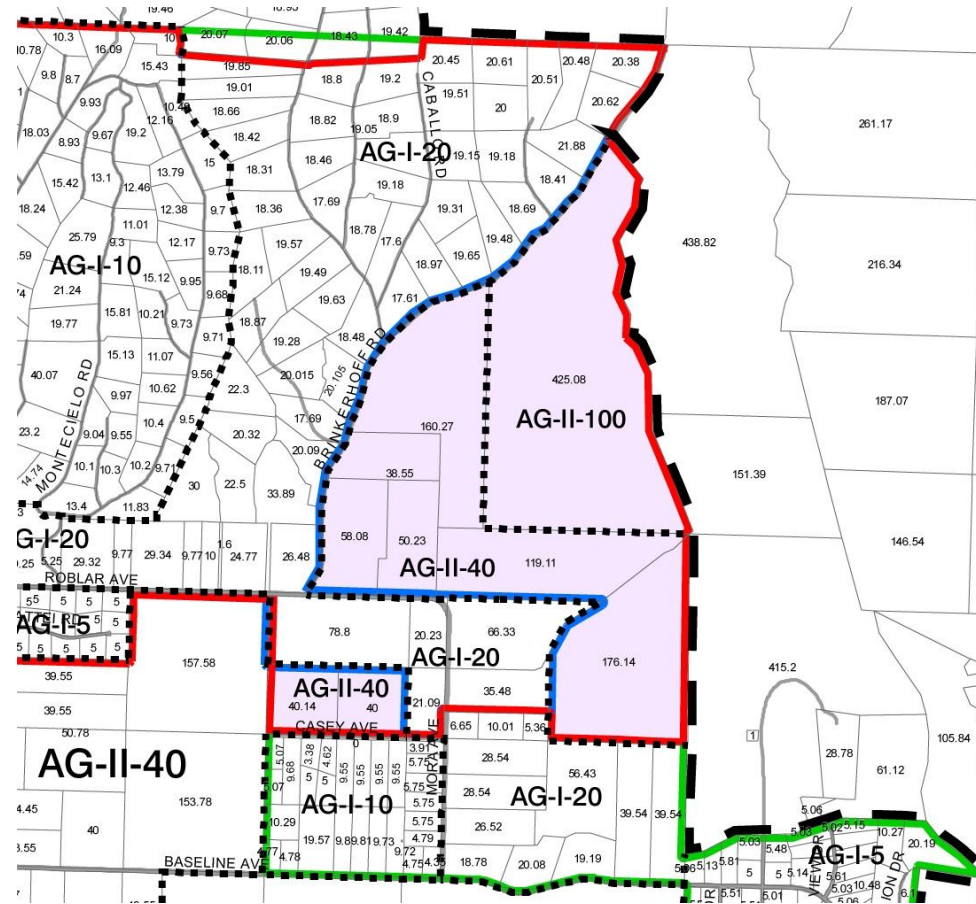
1. Selected the Downzone Alternative.
2. Removed four Affordable Housing Overlay sites studied in the EIR.
3. Expanded the (D) Design Control Overlay along Alamo Pintado Road from Ballard to Los Olivos and along Highway 246 from Solvang to Santa Ynez.



# Planning Commission Recommendations (cont.)

## Lindemann/ETAM

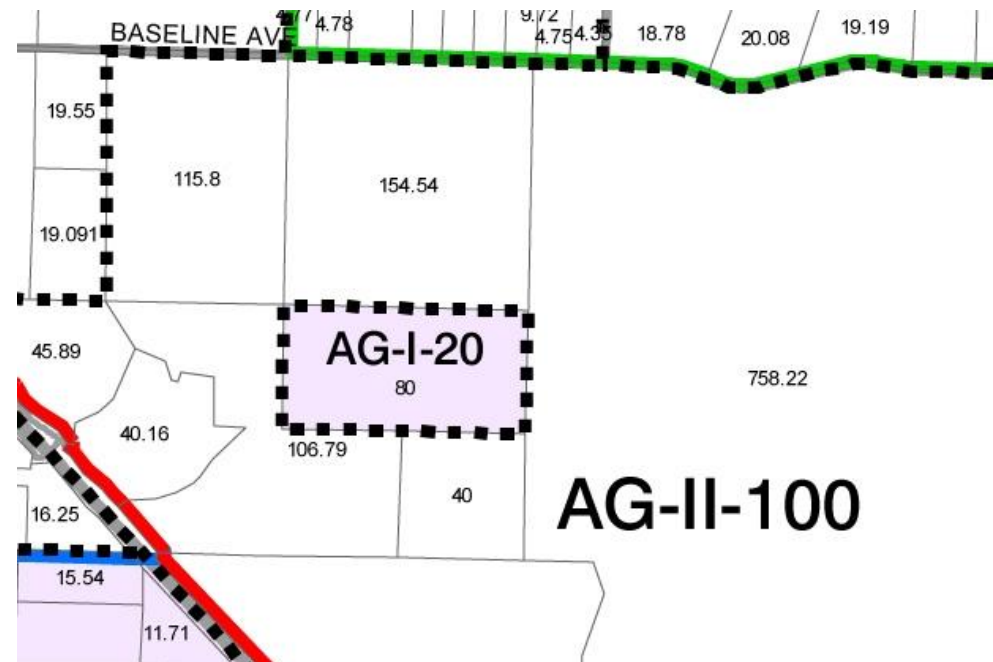
- Maintain some existing 20-acre zoning while transitioning to 40- and 100-acre zoning outward toward the rural area.
- Retract the rural boundary to Brinkerhoff Road.



# Planning Commission Recommendations (cont.)

## Shepherd EDRN

- Maintain EDRN status.
- Downzone from 10- to 20-acre zoning.



# Planning Commission Recommendations (cont.)

4. Directed staff to analyze proposed setbacks that would apply to “gateway” properties.
  - Staff recommends revised language for Development Standards LUT-SYV-5.2 & 5.3.
  - Introduces BAR and Review Authority flexibility to make adjustments to setbacks.
  - Setback adjustments must be in the “interest of good design”.



# Planning Commission Recommendations (cont.)

The Planning Commission retained proposed policy language regarding County opposition to annexations for projects inconsistent with the Plan:

**Policy LUG-SYV-6:** The County shall oppose the loss of jurisdictional authority over land within the Plan area where the intended use is inconsistent with the goals, policies and development standards of the Plan or in the absence of a satisfactory legally enforceable agreement.



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