

**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:** August 22, 2005  
**Department Name:** P&D  
**Department No.:** 053  
**Agenda Date:** September 13, 2005  
**Placement:** Administrative  
**Estimate Time:** 30 min. on October 11, 2005  
**Continued Item:** NO  
**If Yes, date from:**  
**Document File Name:** G:\GROUP\Permitting\Case Files\TPM\02 cases\02tpm-00000-00011\hearing and Staff report\Silverado set BOS letter.DOC

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**TO:** Board of Supervisors

**FROM:** Dianne Meester, Assistant Director  
Planning and Development

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

**SUBJECT:** Set Hearing for Silverado Los Alamos Vineyards, LLC Consistency Rezone, Tentative Parcel Map, and Conditional Use Permit 02RZN-00000-00006, TPM 14,605/02TPM-00000-00011, and 04CUP-00000-00076

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**Recommendation(s):**

That the Board of Supervisors set a hearing for October 11, 2005 to consider the recommendation of the Planning Commission to:

1. Adopt the required findings specified in Attachment A of the staff report dated July 29, 2005, including CEQA findings, as revised at the August 10, 2005 Planning Commission hearing;
2. Approve the Negative Declaration included as Attachment D of the staff report dated July 29, 2005 and revised at the August 10, 2005 Planning Commission hearing and adopt the mitigation monitoring program contained in the conditions of approval;
3. Adopt an Ordinance Rezone for APN 101-080-062, amending the San Antonio Creek Rural Region Zoning Map (Exhibit #35-204.120.3, included as Attachment E) of the staff report dated July 29, 2005;

4. Approve 02TPM-00000-00011 subject to the conditions included as Attachment B of the staff report dated July 29, 2005 and revised at the August 10, 2005 Planning Commission hearing; and
5. Approve 04CUP-00000-00076 subject to the conditions included as Attachment C of the staff report dated July 29, 2005.

The application involves Assessor Parcel Numbers 101-080-019, -020, and -062, approximately 4 miles northwest of the town of Los Alamos, known as 2625 Highway 135 in the Los Alamos area, Third Supervisorial District.

**(Set Hearing for October 11, 2005, estimated time: 5 minute staff presentation and 30 minutes total).**

**Alignment with Board Strategic Plan:**

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

**Executive Summary and Discussion:**

On June 24, 2002, the applicant submitted an application for an agricultural land division to divide a 683.78 acre parcel into four proposed parcels ranging from 255 acres to 113 acres in size. A 2.71 acre portion (an easement for a railroad right-of-way) of the 683.78 acre parcel is zoned 100-AG under Ordinance 661, an outdated Zoning Ordinance still in effect for many of the rural areas of the County. Pursuant to current County administrative practices, all parcels with outdated Zoning Designations seeking approval of a discretionary permit application are rezoned under current ordinances at the County's expense. The Planning Commission recommended that your Board approve the Consistency Rezone, Tentative Parcel Map, and Conditional Use Permit on August 10, 2005. This project is before your Board pursuant to Article III, Section 35-325.4, which states that the Board of Supervisors shall be the final decision maker for all rezones.

**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 Tentative Parcel Map and Conditional Use Permit are reimbursed by the applicant. Since the County requires update of the Ordinance 661 zoning on the parcel, the 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-296 of the adopted 05/06 fiscal year budget.

**Special Instructions:**

The Clerk of the Board shall complete noticing for the project in the Santa Barbara News-Press **at least 10 days prior to the hearing** and shall complete the mailed notice for the project (mailing labels are attached).

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.