

ATTACHMENT 2

Planning Commission Staff Report, dated July 3, 2017

SANTA BARBARA COUNTY PLANNING COMMISSION
Los Alamos Cemetery District/Carrari Family Trust Land Exchange
General Plan Amendment, Rezone, Lot Line Adjustment
& Government Code Section 65402 Conformity Determination

Hearing Date: July 12, 2017
Staff Report Date: July 3, 2017
Case No.: 16GPA-00000-00002,
16RZN-00000-00003, 16LLA-00000-00006,
17GOV-00000-00003
Environmental Document: CEQA Exempt
Section 15305 (a), 15061(b)(3)

Deputy Director: Jeff Wilson
Division: Development Review
Supervising Planner: John Zorovich
Supervising Planner Phone #: 934-6297
Staff Contact: Natasha Campbell
Staff Contact Phone #: 570-4871

Applicant/Owner:

Carrari Family Trust
PO Box 556
Los Alamos, CA 93440
805-934-5727

Los Alamos Cemetery District
PO Box 702
Los Alamos, CA 93440
805-617-5850

Agent/Phone

Peter Kopcrak
PO Box 702
Los Alamos, CA 93440
805-617-5850



This project includes Assessor's Parcel Numbers 099-030-020 (Los Alamos Cemetery District) and 099-030-059 (Carrari Family Trust), located at 4777 Drum Canyon Road, approximately ½ mile south of Coiner Street, in the Los Alamos area, Third Supervisorial District.

Application Complete: January 20, 2017
Processing Deadline: 60 days from NOE

1.0 REQUEST

Hearing on the request of Pete Kopcrak, agent for Los Alamos Cemetery District and the Carrari Family Trust, to consider the applications below [applications filed on October 26, 2016], which are necessary to effectuate a proposed land exchange of 0.90 acres from the Los Alamos Cemetery (Cemetery) for 0.90 acres from the Carrari Family Trust property (Carrari):

1. **Case No. 16LLA-00000-00006**, [application filed October 26, 2016] for approval of a Lot Line in compliance with County Code Chapter 21-93 to adjust the common property line between two lots of 2.52 acres (Cemetery) and 1,835.5 acres (Carrari) to reconfigure into two lots of the same acreage, on property zoned Professional Institutional and Agriculture II-100, respectively;
2. **Case No. 16GPA-00000-00002** [application filed October 26, 2016] proposing to amend the Los Alamos Community Plan and San Antonio Creek Rural Regions Land Use Designations Map to: 1) amend the Community Plan boundary to follow the adjusted property line of the Cemetery parcel; 2) amend the Urban and Rural Boundary Lines to follow the adjusted property line of the Cemetery parcel, 3) amend the land use designation of the 0.90 acres of Carrari property to be exchanged to the Cemetery from “Agricultural Commercial” (AC) to the “Cemetery” designation; and 4) amend the land use designation of the 0.90 acres of Cemetery property to be exchanged to the Carrari property from Cemetery to the AC designation;
3. **Case No. 16RZN-00000-00003** [application filed October 26, 2016] proposing to amend the County Zoning Map in compliance with Section 35.104 of the Land Use and Development Code (LUDC) to: 1) rezone 0.90 acres of Carrari land exchanged to the Cemetery from AG-II-100 to Professional Institutional (PI) with –LA Overlay Zone; and 2) rezone 0.90 acres of Cemetery land exchanged to the Carrari property from PI to AG-II-100 and remove this area from the –LA Overlay Zone; and
4. **Case No. 17GOV-00000-00003** [filed July 3, 2017] for a determination that the proposed land exchange with the Carrari Family Trust property is in conformance with the Comprehensive Plan, including the Los Alamos Community Plan, pursuant to Government Code Section 65402(a).

In addition, determine the project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15305(a) and 15061(b)(3), included as Attachment C.

All project documents may be reviewed at the Planning and Development Department, 624 West Foster Road, Suite C, Santa Maria. Please contact the project planner, Natasha Campbell, in advance at 805-570-4871/805-934-6250 or ncampbell@co.santa-barbara.ca.us to ensure that project materials will be available.

The application involves APNs 099-030-020 (Los Alamos Cemetery, 4777 Drum Canyon Road) and 099-030-059 (Carrari Family Trust). Both parcels are located approximately ½ mile south of Coiner Street, in the Los Alamos area, Third Supervisorial District.

2.0 RECOMMENDATION AND PROCEDURES

Follow the procedures outlined below and recommend that the Board of Supervisors approve Case Nos. 16GPA-00000-00002, 16RZN-00000-00003, 16LLA-00000-00006, marked "Officially Accepted, County of Santa Barbara July 12, 2017, County Planning Commission Attachment A-G", based upon the project's consistency with the Comprehensive Plan and based on the ability to make the required findings.

Your Commission's motion should include the following:

1. Recommend that the Board of Supervisors make the required findings for approval of the project specified in Attachment A of this staff report, including CEQA findings.
2. Recommend that the Board of Supervisors determine that the project is exempt from CEQA pursuant to CEQA Guideline Section 15305(a) and 15061(b)(3). (See Attachment C).
3. Adopt a resolution recommending that the Board of Supervisors approve and adopt a resolution, included as Attachment E of this staff report, 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.
4. Adopt a resolution recommending that the Board of Supervisors approve and adopt an ordinance for Case No 16RZN-00000-00003, included as Attachment F of this staff report, 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 removing this area from the –LA Overlay Zone.
5. Recommend that the Board of Supervisors approve a Lot Line Adjustment (Case No. 16LLA-00000-00006) subject to the conditions included as Attachment B of this staff report.
6. Determine that the proposed land exchange involving the Los Alamos Cemetery, resulting from Lot Line Adjustment Case No. 17LLA-00000-00001, conforms with the Comprehensive Plan; and
7. Direct staff to transmit the conformity report required by Government Code Section 65402(a) to the Los Alamos Cemetery District and the Board of Supervisors. The County Planning Commission Staff Report dated July 3, 2017 and the letter reflecting the County Planning Commission's action shall constitute the required report.

Refer back to staff if the County Planning Commission takes other than the recommended action for appropriate findings and conditions.

3.0 JURISDICTION

1. Land Use and Development Code (LUDC) §35-104 identifies the procedures for approving Amendments, including Amendments to the Comprehensive Plan (GPA cases) and amendments to County Zoning Map (RZN cases). The procedures require the Planning Commission to review the requests at a public hearing and to send their recommendation in a resolution to the Board of Supervisors for final action. Because a County's Comprehensive Plan and Zoning Ordinance are the primary components of its land use law, an Amendment to either the Comprehensive Plan or Zoning Ordinance is considered a legislative action, for which a final decision is delegated to the Board of Supervisors. The County's LUDC requirements for processing amendments are consistent with California Government Code (CGC) §65358– §65362, which address amendment of Comprehensive Plans.
2. LUDC §35-80.20.B.1 requires that when two or more discretionary applications are under the jurisdiction of more than one review authority, all project applications shall be under the review authority with the highest jurisdiction. Therefore, the Planning Commission will also make a recommendation to the Board of Supervisors regarding the Lot Line Adjustment.
3. The Planning Commission is the planning agency for Government Code Section 65402(a) requests

4.0 ISSUE SUMMARY

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 for figures and plans). The land exchange would allow the Carrari family to choose 12 plots within the existing/proposed Cemetery land and 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 Carrari property is currently in a Williamson Act Agricultural Preserve contract. If the project is approved, the Agricultural Preserve Advisory Committee recommends the Carrari property's Agricultural Preserve contract be replaced to reflect the adjusted property line of the agricultural parcel. The project would not result in potentially significant environmental impacts and the project is in conformance with the Comprehensive Plan or zoning requirements. In addition, all necessary findings for approval of the project requests can be made (Attachment A Findings).

5.0 PROJECT INFORMATION

5.1 Site Information

Site Information	
Comprehensive Plan Designation	Cemetery- Urban Area, Los Alamos Community Plan Subarea 9 “Cemetery” designation, Carrari- Rural Area, San Antonio Creek Rural Region, Agricultural Commercial (AC), outside Los Alamos Community Plan boundary
Ordinance, Zone	Land Use and Development Code Cemetery- Professional Institutional, -LA Overlay Carrari- Agriculture, AG-II-100, Agriculture, 100 acre minimum parcel size
Site Size	APN: 099-030-022 (Cemetery) – 2.52 acres APN: 099-030-059 (Carrari) – 1,835.5 acres
Present Use & Development	Cemetery: Los Alamos County Cemetery Carrari: primary residence, agricultural employee dwelling, various agricultural structures, cultivated agriculture (irrigated and dry-farmed), livestock grazing.
Surrounding Uses/Zone(s)	North: AG-II-100 South: AG-II-100, AG-I-20, Agriculture East: Los Alamos County Park (REC), Agriculture (AG-II-100) West: AG-II-100
Access	Cemetery: Drum Canyon Road Carrari: Drum Canyon Road, Santa Rita Road, Hwy 135
Agricultural Preserve	Carrari Agricultural Preserve Contract 08-AP-044
Other Information	Los Alamos Cemetery dates from 1888.
Public Services	Water: Private Wells Wastewater: Septic Schools: Los Alamos Elementary and Santa Maria Unified High School District Fire: Station #24 Police Protection: Santa Barbara County Sheriff

5.2 Background

Both of the parcels involved in the project request are separate legal parcels.

Los Alamos Cemetery District (APN 99-030-020): This parcel is one of two separate legal parcels comprising the Los Alamos Cemetery, being a part of Rancho Los Alamos per Book 21 of Deeds, Page 106. The Record of Survey (File #14727) was filed on May 9, 1960 in Book 60 Record of Survey, Page 34.

Carrari Family Trust (APN 99-030-059): This parcel was created by Tentative Parcel Map, TPM 14,733 (approved in 2008).

5.3 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.

1. **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	ACREAGE¹	ACREAGE TO EXCHANGE
Cemetery	Cemetery	Professional Institutional, -LA Overlay	2.52	0.90
Carrari	Agricultural Commercial (AC)	Agriculture II, 100-acre minimum parcel size (AG-II-100)	1,835.5	0.90

¹ No change to the acreage of either parcel from project.

2. **Case No. 16GPA-00000-00002**, for approval of a General Plan Amendment to reflect the proposed Lot Line Adjustment, to specifically address the following:
 - a) 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;
 - b) 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;
 - c) Revise the Los Alamos Community Plan boundary to follow the reconfigured property lines of the Cemetery parcel.
 - d) Revise the Los Alamos Community Plan Urban Boundary Line to follow the reconfigured property lines of the Cemetery parcel;
 - e) Revise the San Antonio Creek Rural Regions Land Use Designations Map Rural Boundary Line to follow the reconfigured property lines of the Cemetery parcel;

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

Existing and future development would be served by private wells and septic systems. 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.

6.0 PROJECT ANALYSIS

6.1 Environmental Review

A notice of exemption to the California Environmental Quality Act (CEQA) was prepared pursuant to CEQA Guidelines Section 15305(a) which exempts “*minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including but not limited to: (a) Minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel*” (see Attachment C).

The lot line adjustment would not result in any changes in the overall acreage of cemetery or agricultural land uses and the project would not alter the density or ability to further subdivide either lot. The average slope on the property being exchanged is less than 20 percent.

The project would exchange 0.90 acres between two adjacent properties, the Los Alamos Cemetery and the Carrari Family Trust commercial agricultural parcel. These land uses have coexisted for more than 100 years. The Cemetery parcel boundaries coincide with 1) the Los Alamos Community Plan Boundary, 2) the Urban/Rural Boundary, 3) the delineation between the “Cemetery” and “Agricultural Commercial” land use designations and 4) the delineation between the Professional Institutional, Agriculture II, 40 acre minimum parcel size, and –LA Overlay zones.

The project would exchange 0.9 acres of sloping rangeland from the Cemetery for the same acreage of level, non-prime soil agricultural land, located on the perimeter of the adjacent 1,835.5 acre agricultural parcel. As a result of the project, grading and vegetation removal on the Cemetery’s existing slope would be avoided and the land exchange would result in additional land with minimal slopes (less than 5%) on the Cemetery property that is more appropriate for burial plots. The land currently owned by the Cemetery, which contains slopes, would be used by the Carrari family for livestock grazing in concert with their much larger rangeland acreage. No grading would occur on steep topography. The 0.9 acres exchanged to the Cemetery would facilitate accommodation of increased demand for cemetery burial plots. The exchange of 0.9 acres at the edge of the existing commercial agricultural parcel would not affect the long-term agricultural viability of cultivation or livestock grazing operations on either the 1,835.5 acre Carrari parcel or surrounding agricultural parcels. The changes proposed to the Community Plan Boundary, the Urban and Rural Boundary lines, land use designations and zoning would retain the same overall acreage of cemetery and agricultural land uses and would not increase the potential for increased urban development onsite or on surrounding parcels.

Therefore, the proposed exchange of these two 0.90 acre areas and the related changes to the land use designations, zoning, and planning boundaries will continue and support the historic and current uses of these properties. Section 15061(b)(3) applies to activities that are covered by the “*general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.*”

The project does not have the potential to result in significant environmental impacts including impacts related to agricultural resources, visual resources, biological resources, air quality including generation of significant quantities of greenhouse gases, cultural resources, geology/soils, noise, public services, transportation/traffic, recreation, water supplies, water quality, drainage/flooding, or land use. Therefore, the project is exempt from CEQA (see Attachment C, CEQA Exemption).

6.2 Comprehensive Plan Consistency & Government Code §65402 Conformity Analysis

Los Alamos Cemetery District/Carrari Family Trust Land Exchange Comprehensive Plan Policy Consistency & Government Code §65402 Analysis	
REQUIREMENT	DISCUSSION
Land Use Element –Land Use Development Policies	
<p><i>Land Use Development Policy 4: Prior to issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan.</i></p> <p><i>Land Use Development Policy 5: Within designated urban areas, new development other than that for agricultural purposes shall be serviced by the appropriate public sewer and water district or an existing mutual water company, if such service is available.</i></p>	<p>Consistent:</p> <p><u>Water and Sewer.</u> Water and wastewater treatment services are supplied by private wells and private septic.</p> <p><u>Roads.</u> Both properties would continue to be accessed via Drum Canyon Road and no change to existing driveways is proposed.</p> <p>No changes to water demand, wastewater volumes or traffic are expected to result from the project and adequate services would continue to be available to serve the reconfigured parcels. The project also would not result in an increase in demand for libraries, police, fire or health services. Therefore the project is consistent with these policies.</p>

Los Alamos Cemetery District/Carrari Family Trust Land Exchange Comprehensive Plan Policy Consistency & Government Code §65402 Analysis	
REQUIREMENT	DISCUSSION
Land Use Element – Hillside and Watershed Protection Policies	
<p><i>Hillside and Watershed Protection Policy 1:</i> <i>Plans for development shall minimize cut and fill operations. Plans requiring excessive cutting and filling may be denied if it is determined that the development could be carried out with less alteration of the natural terrain.</i></p> <p><i>Hillside and Watershed Protection Policy 2.</i> <i>All developments shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited to development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.</i></p> <p><i>Hillside and Watershed Protection Policy 6.</i> <i>Provisions shall be made to conduct surface water to storm drains or suitable watercourses to prevent erosion. Drainage devices shall be designed to accommodate increased runoff resulting from modified soil and surface conditions as a result of development. Water runoff shall be retained onsite whenever possible to facilitate groundwater recharge.</i></p> <p><i>Hillside and Watershed Protection Policy 7.</i> <i>Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste, shall not be discharged into or alongside coastal streams or wetlands either during or after construction.</i></p>	<p>Consistent: No development is included in the project request. The project involves the reconfiguration of existing parcel lines with sloping cemetery land being exchanged for the same acreage (0.90 acres) of level non-prime soil agricultural land on the adjacent agricultural parcel. As a result of the project, grading and vegetation removal on the Cemetery’s existing slope would be avoided and the land exchange would result in more land with minimal slopes (less than 5%) for the cemetery property. The land currently owned by the cemetery, which does contain slopes, would be used for livestock grazing in concert with the much larger rangeland acreage on the agricultural parcel. No grading would occur on steep topography.</p> <p>Therefore, the proposed project is consistent with these policies.</p>

Los Alamos Cemetery District/Carrari Family Trust Land Exchange Comprehensive Plan Policy Consistency & Government Code §65402 Analysis	
REQUIREMENT	DISCUSSION
Land Use Element - Definitions	
<p><i>Agriculture: The purpose of an agricultural designation is to preserve agricultural land for the cultivation of crops and the raising of animals.</i></p> <p><i>Agricultural Commercial (AC) (40-320 Or More Acre Minimum Parcel Size): This category is for commercially farmed, privately owned land located within either Rural, Inner-Rural, Existing Developed Rural Neighborhoods or Urban Areas which meets the following criteria:</i></p> <ol style="list-style-type: none"> <i>1. The land is subject to a Williamson Act Contract, including contracts that have been non-renewed or....</i> <p>Agricultural Element, Goal I: <i>Santa Barbara County shall assure and enhance the continuation of agriculture as a major viable production industry in Santa Barbara County. Agriculture shall be encouraged. Where conditions allow, (taking into account environmental impacts) expansion and intensification shall be supported.</i></p> <p>Agricultural Element, Policy II.D: <i>Conversion of highly productive agricultural lands whether urban or rural, shall be discouraged. The County shall support programs which encourage the retention of highly productive agricultural lands.</i></p>	<p>Consistent: The Carrari property has an agricultural land use designation of Agricultural Commercial “AC,” and is currently under Agricultural Preserve contract (Contract 08-AP-044). The property acreage (1,835.5 acres) would not change and the project would result in two separate lots that would continue to conform to the parcel size requirements of the Land Use and Development Code.</p> <p>On December 2, 2016, the Agricultural Preserve Advisory Committee (APAC) reviewed the proposed project and concluded that the project is consistent with the Uniform Rules, specifically Uniform Rule 1-3. The owner proposes to replace the existing Williamson Act contract upon recordation of the Lot Line Adjustment. As a condition of approval (Condition 3), a replacement contract is required to ensure consistency with the Uniform Rules.</p> <p>The Carrari property would continue agricultural operations following project implementation, including cultivation and the raising of animals. The land being exchanged on both properties is comprised of non-prime soil. The 0.90 acres of cultivated non-prime soils on the Carrari property (out of approximately 233 acres of existing cultivated land on the Carrari parcel) would be exchanged for 0.90 acres of Cemetery land. This 0.90 acres of Cemetery land would be added to existing livestock grazing operations on the Carrari property. Therefore, the property would not significantly affect ongoing agricultural operations or the agricultural viability of the</p>

Los Alamos Cemetery District/Carrari Family Trust Land Exchange Comprehensive Plan Policy Consistency & Government Code §65402 Analysis	
REQUIREMENT	DISCUSSION
	parcels and the property would continue to comply with the Land Use Element definition of the purpose of an agricultural designation and Goal I and Policy II.D of the Agricultural Element.
Land Use Element/Los Alamos Community Plan – Cultural Resources Policies	
<p><i>Historical and Archaeological Sites Policy 2.</i> <i>When developments are proposed for parcels where archaeological or other cultural sites are located, project design shall be required which avoids impacts to such cultural sites if possible.</i></p> <p><i>Historical and Archaeological Sites Policy 3.</i> <i>When sufficient planning flexibility does not permit avoiding construction on archaeological or other types of cultural sites, adequate mitigation shall be required. Mitigation shall be designed in accord with guidelines of the State Office of Historic Preservation and the State of California Native American Heritage Commission.</i></p> <p><i>Policy HA-LA-1.2:</i> <i>Significant cultural, archeological, and historic resources in the Los Alamos Planning Area shall be protected and preserved. Efforts to preserve and enhance historic structures shall be encouraged.</i></p>	<p>Consistent: P&D contacted the Central Coast Information Center (CCIC) at UCSB for information regarding archaeological surveys for the properties and the Native American Heritage Commission (NAHC) pursuant to required consultation with Tribal Chairs since the project involves a General Plan Amendment. No known archaeological resources or cultural sites are known to occur on the properties and therefore no such sites would be affected by the proposed project. Further, P&D has not received comments identifying concern with the project from tribes identified by the NAHC. (Emails from Freddie Romero of the Santa Ynez Band of the Mission Indians dated 12/13/16 and from Mona Olivas Tucker yak tityu tityu yak tilhini - Northern Chumash, 12/16/16 do not identify concerns). In the event of unanticipated discovery of significant cultural resources, the standard “discovery” condition is included in project conditions of approval (Attachment B). Therefore, the project is consistent with these policies.</p>

6.3 Zoning: Land Use and Development Code (LUDC) Compliance

Cemeteries are an allowed use with a Land Use Permit in the PI zone district. However, because the Board of Supervisors is the governing body of the Cemetery, the Cemetery property is not subject to the provisions of the LUDC (LUDC section 35.10.040.G.1.b). Therefore, while not required, the discussion below is included to show that the project would be consistent with the purpose and intent of the zone districts and other LUDC standards.

The uses on the subject properties are consistent with the purpose of the applicable zone districts.

The PI zone is applied to areas appropriate for professional uses, and for educational, institutional, governmental, and other public facilities. It is the intent of this zone to ensure that these uses are well-designed and landscaped, and harmonious with surrounding land uses. The project would not change the size of the Cemetery parcel (2.52 acres) and would not affect the parcel's continuing compliance with zone district standards. As a public facility, the existing and proposed use and configuration of the Los Alamos Cemetery property would be consistent with the purpose of the PI zone district.

The AG-II zone is applied to areas appropriate for agricultural land uses on prime and non-prime agricultural lands located within the Rural Area as shown on the Comprehensive Plan maps. The intent is to preserve these lands for long-term agricultural use. The project would not change the acreage of agricultural land on the Carrari parcel (1,835.5 acres). In addition, the project would not substantively alter ongoing and long-term agricultural operations on the 1,835.5 acre Carrari property, including both cultivation and livestock grazing, or on neighboring agricultural properties. The Cemetery is located within the –LA Overlay Zone, although this zone does not currently affect the property with specific allowances or restrictions. As the –LA Overlay Zone follows the Community Plan Urban boundary, the rezone includes amending the –LA boundary consistent with the changes to the Community Plan and Urban boundaries.

There are no zoning violations on either of the properties and approval of the Lot Line Adjustment will not result in any violation of minimum parcel size, lot width, setback, lot coverage, parking or other similar requirement of the AG-II-100 or Professional Institutional zone districts. In addition, no development is proposed as part of the request, nor would the project increase the development potential of the parcels.

6.4 Los Alamos Planning Advisory Committee (LAPAC)

The LAPAC Chair, Chris Wrather, has reviewed the project materials and contacted P&D staff with questions regarding how the project could affect the Cemetery and Carrari parcels and also how the project could affect surrounding properties. Based on his review of project materials, Mr. Wrather did not have concerns with the proposed Lot Line Adjustment, General Plan Amendment or Rezone requests (email from Chris Wrather dated 12/13/16).

6.5 Chapter 21 Compliance

The proposed lot line adjustment would be consistent with the required findings in Chapter 21, Section 21-93 as stated in Attachment A of this staff report. The proposed lots would conform to the configuration requirements as outlined in the LUDC and Chapter 21, and therefore would comply with the minimum requirements of the Subdivision Map Act.

6.6 Subdivision/Development Review Committee

The SDRC reviewed the project on November 17, 2016. The County Surveyor's Office is the only department with recommended conditions for the project. The County Surveyor's Office condition letter is included as part of the project conditions in Attachment C of this staff report.

6.7 Agricultural Preserve Advisory Committee

The APAC considered the project on December 2, 2016. The APAC recommendation was to rescind and replace the existing Williamson Act contract as the project is consistent with Uniform Rule 1-3 findings for Lot Line Adjustments. As a condition of approval (Condition No. 3), a replacement contract would be for the proposed project to remain consistent with the Uniform Rules.

7.0 APPEALS PROCEDURE

Pursuant to Government Code Sections 65354 and 65856, a recommendation of approval by the Planning Commission is automatically forwarded to the Board of Supervisors for final action, therefore no appeal is required. A Zoning Map Amendment or General Plan Amendment denied by the Commission may be appealed to the Board of Supervisors within 5 days following the action of the Commission.

ATTACHMENTS

- A. Findings
- B. Conditions of Approval
- C. Exemption
- D. APN page
- E. Planning Commission Resolution for General Plan Amendment
 - 1. Board of Supervisors Resolution
 - 1A. Urban/Rural Boundary and Community Plan Boundary Amendments
 - 1B. Land Use Designation Amendment
- F. Planning Commission Resolution for Rezone
 - 1. Board of Supervisors Ordinance
 - 1A. Rezone Ordinance Exhibit
- G. Project Plans

ATTACHMENT A: FINDINGS

1.0 CEQA FINDINGS

The Planning Commission finds that the proposed project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15305(a) and 15061(b)(3). Please see Attachment C, Notice of Exemption, incorporated herein by reference.

2.0 ADMINISTRATIVE FINDINGS

GENERAL PLAN AMENDMENT AND REZONE

Findings Required for Approval of Amendments (§35.104.060).

An application for an Amendment to the Comprehensive Plan, Development Code or Zoning Map may be approved only if the review authority first makes all of the following findings, as applicable to the type of Amendment.

A. Findings for Comprehensive Plan, Development Code and Zoning Map Amendments.

1. The request is in the interests of the general community welfare.

The request is in the interests of the general community welfare because the project will result in additional level land available to the Los Alamos Cemetery District, which has served the surrounding community since the 1800s. In addition, the project would not reduce the total acreage of agricultural operations. The land exchanged from the Cemetery will be added to the Carrari family's adjacent livestock grazing operation and the Cemetery will continue to operate as a public cemetery. The exchange of less than one acre of moderately sloping land for adjacent level land would reduce necessary vegetation removal and earth disturbance needed to accommodate additional burial plots. The Carrari property would continue ongoing cultivation and livestock grazing operations on their 1,835.5 acre property adjacent to the Cemetery. The exchange of less than one acre of non-prime cultivated land for the same acreage of rangeland (transferred from the Cemetery) would not alter the long-term viability of agricultural operations either onsite or on neighboring properties. In summary, the project is in the public interest because it benefits the public cemetery by providing more suitable land for cemetery purposes (level topography, lack of native vegetation) without adversely affecting long-term agricultural operations on the Carrari property.

2. The request is consistent with the Comprehensive Plan, the requirements of the State planning and zoning laws, and this Development Code.

The request is consistent with the County's Comprehensive Plan including, but not limited to, the Los Alamos Community Plan and the Land Use Element, State planning and zoning laws and the LUDC as discussed in these Findings and in Section 6.0 of this staff report dated July 3, 2017, incorporated herein by reference.

3. The request is consistent with good zoning and planning practices.

The project is consistent with good zoning and planning practices as it is consistent with local and state planning regulations, as identified immediately above in these Findings, including but not limited to Finding 2.A.2. The project would retain the historic (since 1888) cemetery use for the community and the acreage to be exchanged to the Cemetery is located within the existing Los Alamos Cemetery District boundaries. The Chair of the Los Alamos Plan Advisory Committee (LAPAC), Chris Wrather, has reviewed the project and visited the site. Mr. Wrather did not have concerns with the project and recommended that no further advisory LAPAC involvement would be needed (email dated 12/13/16). The land exchange would not impact the long-term viability of onsite and nearby agricultural operations. This is good planning as preservation of viable agricultural not only affects direct agricultural production but is also good planning practice given the visual, open space, watershed, wildlife and other benefits that result from maintaining substantial, contiguous acreages of this type of agricultural land.

B. Additional finding for Comprehensive Plan Amendments.

1. If the request is for an amendment to the Comprehensive Plan, then the review authority shall also find that the request is deemed to be in the public interest.

The project involves a land exchange (swap of 0.90 acres from each parcel to the other) between the Cemetery and Carrari properties. The project is in the public interest because it benefits the public cemetery by providing more suitable land for cemetery purposes (level topography, lack of native vegetation) without adversely affecting long-term agricultural operations on the Carrari property.

C. Rezone Requirements for Specific Zones (§35.104.080) The approval of a rezoning to apply one of the zones listed in this Section shall require compliance with the requirements of this Section applicable to the specific zone.

1. An application for a rezoning to the DR, MHP, OT-R, C-V, SC, PI, M-RP, M-1, M-2, MU, and PU zones shall include a Preliminary Development Plan or Final Development Plan in compliance with Section 35.82.080 (Development Plans) unless the Commission expressly waives the requirement. Upon approval by the Board of the rezoning and Preliminary or Final Development Plan, the Preliminary or Final Development Plan may be incorporated into the rezoning ordinance.

The Rezone is limited to removing the PI zone district from the northwest corner of the Cemetery, which is the base of a slope, and revising the lot boundary such that this area will be added to the adjacent Carrari parcel, which is zoned AG-II-100. The 0.90 acre area to be added to the Cemetery and zoned PI is located adjacent to the west end of the Cemetery. This area is currently zoned AG-II-100 and consists of level land, with non-prime agricultural soils. Cemeteries are normally an allowed use with a Land Use Permit in the PI zone district and the existing and proposed Cemetery area and are consistent with the PI zone. However, pursuant to LUDC section 35.10.040.G.1.b, the Los Alamos Cemetery is not actually subject to the provisions of the LUDC, because the Board of Supervisors is the governing body of the Cemetery.

3.0 LOT LINE ADJUSTMENT – CHAPTER 21 (LAND DIVISIONS) FINDINGS

A. Finding required for all Lot Line Adjustments. In compliance with Section 21-93 of Chapter 21 (Land Divisions), prior to the approval or conditional approval of an application for a Lot Line Adjustment the review authority shall first make all of the following findings:

1. The Lot Line Adjustment is in conformity with the County General Plan and purposes and policies of Chapter 35 of this Code, the Zoning Ordinance of the County of Santa Barbara.

The Lot Line Adjustment would adjust the property lines between two legal parcels. APN 099-030-020 is 2.52 acres in size and is owned by the Los Alamos Cemetery District and APN 099-030-059 is 1,835.5 acres in size and is owned by the Carrari Family Trust. The Lot Line Adjustment would effectuate a proposed land exchange of 0.90 acres to each parcel between the afore-mentioned property owners.

Therefore, the acreage of both lots would remain the same. The current zoning on the Cemetery parcel is Professional Institutional (PI) with the –LA Overlay and the current zoning on the Carrari property is Agricultural II, 100 acre minimum parcel size (AG-II-100). No development is included as a part of this Lot Line Adjustment.

As discussed in Section 6.0 of this staff report, dated July 3, 2017, and incorporated herein by reference, the proposed project is consistent with the Comprehensive Plan and the Land Use and Development Code. Therefore, this finding can be made.

2. No parcel involved in the Lot Line Adjustment that conforms to the minimum parcel size of the zone district in which it is located shall become nonconforming as to parcel size as a result of the Lot Line Adjustment.

The Carrari parcel is zoned AG-II-100. The Lot Line Adjustment would not change the size of either of the parcels involved in the project. The existing Carrari parcel (APN 099-030-059) is 1,835.5 acres in size and the adjusted Carrari parcel would remain 1,835.5 acres. Therefore, the Carrari parcels would continue to be conforming as to the zone district's 100-acre minimum parcel size. The Cemetery parcel is zoned Professional Institutional (PI) with -LA Overlay, which do not include a minimum parcel size. Therefore the 2.52 acre Cemetery parcel is in conformance with the PI and -LA Overlay zones as to parcel size. (The Cemetery parcel in the Lot Line Adjustment case is the northern of the two separate legal parcels comprising the Los Alamos Cemetery). As a result, no lot involved in the Lot Line Adjustment that currently conforms to the minimum parcel size would become non-conforming as a result of the Lot Line Adjustment. Therefore, this finding can be made.

3. Except as provided herein, all parcels resulting from the Lot Line Adjustment shall meet the minimum parcel size requirement of the zone district in which the parcel is located. A Lot Line Adjustment may be approved that results in nonconforming (as to size) parcels provided that it complies with Subsection a. or b. listed below:

- a. **The Lot Line Adjustment satisfies all of the following requirements:**
 - (1) **Four or fewer existing parcels are involved in the adjustment; and**
 - (2) **The Lot Line Adjustment shall not result in increased subdivision potential for any affected parcel; and,**
 - (3) **The Lot Line Adjustment shall not result in a greater number of residential developable parcels than existed prior to the adjustment. For the purposes of this subsection only, a parcel shall not be deemed residentially developable if the documents reflecting its approval and/or creation identify that: 1) the parcel is not a building site, or 2) the parcel is designated for a non-residential purpose including, but not limited to, well sites, reservoirs and roads. A parcel shall be deemed residentially developable for the purposes of this subsection if it has an existing single family dwelling constructed pursuant to a valid County permit.**

Otherwise, to be deemed a residentially developable parcel for the purposes of this subsection only, existing and proposed parcels shall satisfy all of the following criteria as set forth in the County Comprehensive Plan and zoning and building ordinances:

- (1) Water supply. The parcel shall have adequate water resources to serve the estimated interior and exterior needs for residential development as follows: 1) a letter of service from the appropriate district or company shall document that adequate water service is available to the parcel and that such service is in compliance with the Company's Domestic Water Supply Permit; or 2) a County approved onsite or offsite well or shared water system serving the parcel that meets the applicable water well requirements of the County Environmental Health Services.**
- (2) Sewage disposal. The parcel is served by a public sewer system and a letter of available service can be obtained from the appropriate public sewer district. A parcel to be served by a private sewage disposal (septic) system shall meet all applicable County requirements for permitting and installation, including percolation tests, as determined by Environmental Health Services.**
- (3) Access. The parcel is currently served by an existing private road meeting applicable fire agency roadway standards that connects to a public road or right-of-way easement, or can establish legal access to a public road or right-of-way easement meeting applicable fire agency roadway standards.**
- (4) Slope stability. Development of the parcel including infrastructure avoids slopes of 30 percent and greater.**
- (5) Agriculture viability. Development of the parcel shall not threaten or impair agricultural viability on productive agriculture lands within or adjacent to the property.**
- (6) Environmentally sensitive habitat. Development of the parcel avoids or minimizes impacts where appropriate to environmentally sensitive habitat and buffer areas, and riparian corridor and buffer areas.**
- (7) Hazards. Development of the parcel shall not result in a hazard to life and property. Potential hazards include, but are not limited to flood, geologic and fire.**

- (8) Consistency with Comprehensive Plan and Development Code. Development of the parcel is consistent with the setback, lot coverage and parking requirements of the zoning ordinance and consistent with the Comprehensive Plan and the public health, safety and welfare of the community.**

To provide notification to existing and subsequent property owners when a finding is made that the parcel(s) is deemed not to be residentially developable, a statement of this finding shall be recorded concurrently with the deed of the parcel, pursuant to Sec. 21-92 Procedures.

- b. The parcels involved in the adjustment are within the boundaries of an Official Map for the Naples Townsite adopted by the County pursuant to Government Code Section 66499.50 *et seq.* and the subject of an approved development agreement that sets forth the standards of approval to be applied to Lot Line Adjustments of existing adjacent parcels within the boundaries of the Naples Townsite Official Map. This exception provision shall expire five years after its effective date, October 12, 2000, unless otherwise extended.**

The Lot Line Adjustment will not increase the number of residential developable parcels or result in changes to existing water supplies (private well water), wastewater treatment (septic systems), or access (Drum Canyon road, Highway 135 and Santa Rita Road).

As discussed in Finding 3.A.2 above and Section 6.3 of the staff report dated July 3, 2017, incorporated herein by reference, the Lot Line Adjustment would not alter the existing acreages of either parcel.

Because the PI zoning for the Cemetery property has no minimum parcel size standard and the Carrari AG-II-100 zoning has a minimum parcel size of 100-acre, both adjusted parcels will conform to the minimum parcel size of the zone district in which the parcels are located, consistent with this finding (3.A.3.a). Therefore, it is not necessary to address criteria (1) – (8) above or the requirement to notify owners that the parcel(s) are not residentially developable. Further, Section 3.A.3.b above is not applicable to the project, as the project is not located within the boundaries of the Official Map for the Naples Townsite.

4. The Lot Line Adjustment will not increase any violation of parcel width, setback, lot coverage, parking or other similar requirement of the applicable zone district or make an existing violation more onerous.

As discussed in Section 6.3 of the staff report dated July 3, 2017, incorporated herein by reference, the Cemetery property is not subject to the LUDC provisions. However, the Lot Line Adjustment will not result in a violation of parcel width, setback, lot coverage, parking, or other requirement of the Land Use and Development Code, including the specific requirements of the PI, AG-II-100, or –LA Overlay zones and there are no zoning violations on either parcel. Therefore, this finding can be made.

5. The subject properties are in compliance with all laws, rules and regulations pertaining to zoning uses, setbacks and any other applicable provisions of this Article or the Lot Line Adjustment has been conditioned to require compliance with such rules and regulations and such zoning violation fees imposed pursuant to applicable law have been paid. This finding shall not be interpreted to impose new requirements on legal non-conforming uses and structures under the respective County Ordinances: Land Use and Development Code (Section 35.101.20 and 35.101.30).

As discussed in Section 6.3 of the staff report dated July 3, 2017, incorporated herein by reference, both of the existing lots are in compliance with all laws, rules and regulations pertaining to zoning uses, setbacks, and other applicable provisions of the Land Use and Development Code and there are no zoning violations on either parcel. Therefore this finding can be made.

6. Conditions have been imposed to facilitate the relocation of existing utilities, infrastructure and easements.

No existing utilities, infrastructure or easements will need to be relocated to accommodate the Lot Line Adjustment. Therefore this finding can be made.

B. Additional findings required for sites within an agricultural preserve. In compliance with Section 21-93 of Chapter 21 (Subdivision Regulations) and the Uniform Rules for Agricultural Preserves and Farmland Security Zones, prior to the approval or conditional approval of an application for a Lot Line Adjustment proposed on agricultural zoned lots subject to an Agricultural Preserve Contract in compliance with the County Uniform Rules for Agricultural Preserves and Farmland Security Zones the review authority shall first make all the following findings:

1. The Lot Line Adjustment shall comply with all the findings for Lot Line Adjustments in Section 21-93.a.

As discussed in Finding 2.1 and Section 6.6 of the staff report dated July 3, 2017, incorporated herein by reference, the proposed project complies with all the findings for Lot Line Adjustments in Chapter 21. Therefore this finding can be made.

2. The new contract or contracts would enforceably restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than 10 years.

The size and shape of the parcels under contract will change upon recordation of the lot line adjustment. Therefore, a Replacement Contract would need to be submitted prior to recordation. All Agricultural Preserve Contracts have a rolling 10 year term. As a condition of approval (Condition No. 3) the replacement contract shall be processed prior to recordation of the Lot Line Adjustment documents.

3. There is no net decrease in the amount of the acreage restricted. In cases where two parcels involved in a lot line adjustment are both subject to contracts rescinded pursuant to this section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at least as great as the aggregate acreage restricted by the rescinded contracts.

The proposed Lot Line Adjustment would transfer an equivalent amount of acreage between lots, but the total acreage under contract would remain the same. No new development is proposed and the Cemetery and agricultural uses would continue. The landowner proposes to have a replacement contract in order to reflect changes to the exterior parcel boundaries. Condition of approval No. 3 requires the replacement contract. Therefore, this finding can be made.

4. At least 90 percent of the land under the former contract or contracts remains under the new contract or contracts.

The 1,835.5 acre Carrari parcel that is under contract would have a Replacement Contract following approval of the Lot Line Adjustment. The Replacement Contract would have the same acreage and more than 90 percent of the former land under contract would remain in the Replacement Contract. The only change to the acreage covered by the contract is the 0.90 acres of the Carrari parcel that will be swapped with 0.90 acres of the Cemetery parcel. Therefore, this finding can be made.

5. After the lot line adjustment, the parcels of land subject to contract will be large enough to sustain their agricultural use.

There would be no substantive change in the existing commercial agricultural operations on the Carrari agricultural zoned parcel as a result of the Lot Line Adjustment, which will exchange 0.90 acres to/from the Carrari and Cemetery parcels. The Agricultural Preserve Advisory Committee reviewed the proposed Lot Line Adjustment and determined that the Lot Line Adjustment is consistent with the Uniform Rules, specifically 1-3. Therefore, this finding can be made.

6. The lot line adjustment would not compromise the long-term agricultural productivity of the parcel or other agricultural lands subject to a contract or contracts.

The project would not compromise the long-term productivity of the Carrari parcel or other agricultural lands, as the project would not have a substantive effect on existing cultivation and livestock grazing operations on the project parcels or other nearby agricultural lands. Therefore, this finding can be made.

7. The lot line adjustment is not likely to result in the removal of adjacent land from agricultural use.

See discussion of Finding 3.B.4 through 3.B.6 above, incorporated herein by reference. Existing agricultural operations on the Carrari parcel include livestock grazing and cultivation of a variety of crops including, but not limited to, squash, tomatillos, cucumbers and flowers. Livestock grazing and cultivated agriculture also occur on the adjacent Carrari parcels to the north. Livestock grazing and cultivated agriculture would continue on the adjusted Carrari parcel (and adjacent Carrari parcels). In addition, on December 2, 2016, the APAC reviewed the proposed Lot Line Adjustment and concluded that the project is consistent with the Uniform Rules, specifically 1-3. Therefore, this finding can be made.

8. The lot line adjustment does not result in a greater number of developable parcels than existed prior to the adjustment, or an adjusted lot that is inconsistent with the Comprehensive Plan.

No increase in developable parcels will occur upon approval of the adjustment. Two developable parcels exist prior to the adjustment and two developable parcels would exist after the adjustment. Therefore, this finding can be made.

4.0 LOT LINE ADJUSTMENT – COUNTY LAND USE AND DEVELOPMENT CODE FINDINGS

A. Finding required for all Lot Line Adjustments. In compliance with Subsection 35.30.110.B of the County Land Use and Development Code, prior to the approval or conditional approval of an application for a Lot Line Adjustment the review authority shall first make all of the following findings:

1. The Lot Line Adjustment is in conformity with the County General Plan and purposes and policies of Chapter 35 of this Code, the Zoning Ordinance of the County of Santa Barbara.

The Lot Line Adjustment involves two legal lots of 2.52 acres (APN 099-030-020) and 1,835.5 acres (APN 099-030-059). The lot line adjustment effectuates a land exchange between the Los Alamos Cemetery District and the Carrari Family Trust properties. The land exchanged pursuant to the lot line adjustment involves 0.9 acres of each of these legal parcels. The project includes companion General Plan Amendment and Rezone requests (16GPA-00000-00002 and 16RZN-00000-00003, respectively). These legislative requests reflect the land exchange between the cemetery and agricultural properties. Specifically, the General Plan Amendment (GPA) would amend the Los Alamos Community Plan Boundary and the Urban and Rural Boundaries. In addition, the GPA will amend the existing “Agricultural Commercial” and “Cemetery” General Plan Land Use Designation boundaries created by the land exchange. The Rezone would similarly change the zoning (Professional Institutional, -LA Overlay and Agriculture II, 100-acre minimum parcel size) to follow the reconfigured parcels. There is no development existing or approved in the areas affected by the land exchange and the Lot Line Adjustment would not cause any existing development to become non-compliant with the applicable zoning requirements, and there would be no increase of any violation of parcel width, setback, lot coverage parking or similar requirement of these zone district. No development, including grading or tree removal is included as a part of this Lot Line Adjustment. As discussed in Section 6.0 of this staff report, dated July 3, 2017, and incorporated herein by reference, the proposed project is consistent with the Comprehensive Plan and the Land Use and Development Code. Therefore, this finding can be made.

2. Minimum Lot Area.

- a. No lot involved in the Lot Line Adjustment whose area is equal to or greater than the minimum lot area requirement of the applicable zone shall become smaller than the minimum lot area requirement of the applicable zone as a result of the Lot Line Adjustment.**

The Carrari parcel is zoned AG-II-100. The Lot Line Adjustment would not change the size of either of the parcels involved in the project. The existing Carrari parcel (APN 099-030-059) is 1,835.5 acres in size and the adjusted Carrari parcel would remain 1,835.5 acres. Therefore, the Carrari parcels would continue to be conforming as to the zone district's 100-acre minimum parcel size. The Cemetery parcel is zoned Professional Institutional (PI) with –LA Overlay and these zones do not have a minimum parcel size. Therefore the 2.52 acre Cemetery parcel is in conformance with the PI and –LA Overlay zones as to parcel size. (The Cemetery parcel in the Lot Line Adjustment case is the northern of the two separate legal parcels comprising the Los Alamos Cemetery). As a result, no lot involved in the Lot Line Adjustment whose area is equal to or greater than the minimum lot area requirement of the applicable zone will become smaller than the minimum lot area requirement of the applicable zone as a result of the Lot Line Adjustment. Therefore, this finding can be made.

3. Except as provided in this Section, all lots resulting from the Lot Line Adjustment shall comply with the minimum lot area requirements of the applicable zone. A Lot Line Adjustment may be approved that results in one or more lots that are smaller than the minimum lot area requirement of the applicable zone provided that it complies with all of the following requirements.

- a. The Lot Line Adjustment shall not result in increased subdivision potential for any lot involved in the lot line adjustment.**
- b. The Lot Line Adjustment will not result in a greater number of residential developable lots than existed prior to the adjustment. For the purposes of this Subsection B.3 only, a lot shall not be deemed residentially developable if the documents reflecting its approval and/or creation identify that, 1) the lot is not a building site, or 2) the lot is designated for a non-residential purpose including well sites, reservoirs and roads. A lot shall be deemed residentially developable for the purposes of this Subsection B.3 if it has an existing one-family dwelling constructed in compliance with a valid County permit, or existing and proposed lots comply with all of the following criteria.**
- (1) Water supply. The lot shall have adequate water resources to serve the estimated interior and exterior needs for residential development as follows: 1) a letter of service from the appropriate district or mutual water company shall document that adequate**

water service is available to the lot and that the service complies with the company's Domestic Water Supply Permit, or 2) a Public Health Department or State approved water system.

- (2) Sewage disposal. The lot is served by a public sewer system and a letter of available service can be obtained from the appropriate district. A lot to be served by an onsite wastewater treatment system shall meet all applicable County requirements for permitting and installation, including percolation tests, as determined by the Public Health Department.**
- (3) Access. The lot is currently served by an existing private road meeting applicable fire agency roadway standards that connects to a public road or right-of-way easement, or can establish legal access to a public road or right-of-way easement meeting applicable fire agency roadway standards.**
- (4) Slope stability. Development of the lot including infrastructure avoids slopes of 30 percent and greater.**
- (5) Agriculture viability. Development of the lot shall not threaten or impair agricultural viability on productive agriculture lands within or adjacent to the lot.**
- (6) Environmentally sensitive habitat. Development of the lot avoids or minimizes impacts where appropriate to environmentally sensitive habitat and buffer areas, and riparian corridor and buffer areas.**
- (7) Hazards. Development of the lot shall not result in a hazard to life and property. Potential hazards include, flood, geologic and fire.**
- (8) Consistency with Comprehensive Plan and Development Code. Development of the lot is consistent with the setback, lot coverage and parking requirements of the Development Code and consistent with the Comprehensive Plan and the public health, safety and welfare of the community.**

To provide notification to existing and subsequent property owners when a finding is made that a lot is deemed not to be residentially developable, a statement of this finding shall be recorded concurrently with the deed of the lot, in compliance with County Code Section 21-92 (Procedures).

As discussed in Findings 3.A.3 and 4.A.2 above and Section 6.3 of the staff report dated July 3, 2017, incorporated herein by reference, the Lot Line Adjustment would not alter the existing acreages of either parcel and both parcels will continue to meet the minimum parcel size requirement of the zone district in which the parcels are located. Therefore, this finding can be made and subsections "a" and "b" of this finding do not apply.

4. The Lot Line Adjustment will not increase any violation of parcel width, setback, lot coverage, parking or other similar requirement of the applicable zone district or make an existing violation more onerous.

As discussed in Section 6.3 of the staff report dated July 3, 2017, incorporated herein by reference, the Lot Line Adjustment would not result in a violation of parcel width, setback, lot coverage, parking, or other requirement of the Land Use and Development Code, including the specific requirements of the AG-II-320 zone district, and there are no zoning violations on either parcel, the Lot Line Adjustment does not have the potential to make any existing violations more onerous. Therefore, this finding can be made.

5. The subject properties are in compliance with all laws, rules and regulations pertaining to zoning uses, setbacks and any other applicable provisions of this Article or the Lot Line Adjustment has been conditioned to require compliance with such rules and regulations and such zoning violation fees imposed pursuant to applicable law have been paid. This finding shall not be interpreted to impose new requirements on legal non-conforming uses and structures under the respective County Ordinances: Land Use and Development Code (Section 35.101.20 and 35.101.30).

As discussed in Section 6.3 of the staff report dated July 3, 2017, incorporated herein by reference, both of the existing lots are in compliance with all laws, rules and regulations pertaining to zoning uses, setbacks, and other applicable provisions of the Land Use and Development Code and there are no zoning violations on the subject parcels. Therefore this finding can be made.

6. Conditions have been imposed to facilitate the relocation of existing utilities, infrastructure and easements.

No existing utilities, infrastructure or easements will need to be relocated to accommodate the lot line adjustment. Therefore this finding can be made.

ATTACHMENT B: CONDITIONS OF APPROVAL

16LLA-00000-00006

Los Alamos Cemetery District / Carrari Family Trust Lot Line Adjustment

APNs: 099-030-020, 099-030-059

1. **Proj Des-01 Project Description.** This Lot Line Adjustment is based upon and limited to compliance with the project description, the hearing exhibits marked A-G, dated July 12, 2017, and all conditions of approval set forth below, including specified plans and agreements included by reference, as well as all applicable County rules and regulations. The project description is as follows:

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 boundaries would be adjusted as follows:

PROPERTY	COMPREHENSIVE PLAN LAND USE DESIGNATION	ZONING	ACREAGE²	ACREAGE TO EXCHANGE
Cemetery	Cemetery	Professional Institutional	2.52	0.90
Carrari	Agricultural Commercial (AC)	Agriculture II, 100-acre minimum parcel size (AG-II-100)	1,835.5	0.90

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

Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

2. **Proj Des-02 Project Conformity.** The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of the structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval thereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

² No change to the acreage of either parcel.

PROJECT SPECIFIC CONDITIONS

- 3. AG-06 Ag Preserve Replacement Contract.** Prior to recordation of the lot line adjustment documents, the applicant shall submit applications for Agricultural Preserve Replacement contracts to Planning and Development. Recordation of Agricultural Preserve Replacement contracts shall occur within one year following recordation of the lot line adjustment documents or the project will be referred to the Agricultural Preserve Advisory Committee with a recommendation for non-renewal of the contract.

TIMING: Applications for replacement contracts shall be submitted prior to recordation of the lot line adjustment documents. Recordation of replacement contracts shall occur within one year of map recordation.

MONITORING: P&D processing planner shall verify that applications for Agricultural Preserve Replacement contracts have been submitted to P&D prior to clearance of the lot line adjustment documents. The Agricultural Preserve Advisory Committee shall be notified by the planner responsible for processing the replacement contracts if replacement contracts are not recorded within one year following recordation of the lot line adjustment documents.

LOT LINE ADJUSTMENT CONDITIONS

- 4. CulRes-09 Stop Work at Encounter.** The Owner/Applicant and/or their agents, representatives or contractors shall stop or redirect work immediately in the event archaeological remains are encountered during future grading, construction, landscaping or other construction-related activity. The Owner/Applicant shall retain a P&D approved archeological and Native American representative to evaluate the significance of the find in compliance with the provisions of Phase 2 investigations of the County Archeological Guidelines and funded by the Owner/Applicant. **PLAN REQUIREMENTS:** This condition shall be printed on all building and grading plans. **MONITORING:** P&D permit processing planner shall check plans prior to zoning clearance and P&D compliance monitoring staff shall spot check in the field throughout grading and construction.
- 5. Map-04 TPM, TM, LLA Submittals.** Prior to recordation of the Lot Line Adjustment, the Owner/Applicant shall submit a Lot Line Adjustment Map prepared by a licensed land surveyor or Registered Civil Engineer to the County Surveyor. The Map shall conform to all approved exhibits, the project description and conditions of approval as well as all applicable Chapter 21-Land Division requirements, as well as applicable project components required as part of recorded project conditions.
- 6. Map-15 LLA-Deed Recordation.** The following language shall be included on the deeds used to finalize the lot line adjustment: "This deed or document arises from the lot line adjustment 16LLA-00000-00006 and defines a single parcel within the meaning of California Civil Code Section 1093 among two legal parcels created by 16LLA-00000-00006." The County Surveyor shall determine the appropriate documents necessary to record with the deeds.

COUNTY RULES AND REGULATIONS

7. **Rules-04 Additional Approvals Required.** Approval of this Lot Line Adjustment is subject to the Board of Supervisors approving the required Amendments to the Comprehensive Plan and Rezoning of the subject parcels to reflect the realigned property line. If approved, the Rezone would take effect 30 days following Board of Supervisors approval of the Rezone.
8. **Rules-19 Maps/LLA Revisions.** If the unrecorded Lot Line Adjustment is proposed to be revised, including revisions to the conditions of approval, the revisions shall be approved in the same manner as the originally approved Lot Line Adjustment.
9. **Rules-23 Processing Fees Required.** Prior to issuance of filing of a record of survey, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
10. **Rules-33 Indemnity and Separation.** The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project. In the event that the County fails promptly to notify the Owner / Applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.
11. **Rules-36 Map/LLA Expiration.** This Lot Line Adjustment shall expire three years after approval by the final county review authority unless otherwise provided in the Subdivision Map Act and Chapter 21 of the Santa Barbara County Code.
12. **Rules-37 Time Extensions-All Projects.** The Owner / Applicant may request a time extension prior to the expiration of the permit or entitlement for development. The review authority with jurisdiction over the project may, upon good cause shown, grant a time extension in compliance with County rules and regulations, which include reflecting changed circumstances and ensuring compliance with CEQA. If the Owner / Applicant request a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts.

**ATTACHMENT C
NOTICE OF EXEMPTION**

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Natasha Campbell, Planning & Development

The project or activity identified below is determined to be exempt from further environmental review requirements of the California Environmental Quality Act (CEQA) of 1970, as defined in the State and County Guidelines for the implementation of CEQA.

APN: 099-030-020, and -059 **Case Nos.:** 16GPA-00000-00002, 16RZN-00000-00003, 16LLA-00000-00006

Location: Located approximately ½ mile south of Coiner Street on Drum Canyon Road, in the Los Alamos area, Third Supervisorial District

Project Title: Los Alamos Cemetery District/Carrari Family Trust Land Exchange

Project Description: The proposed project includes a Lot Line Adjustment, General Plan Amendment and Rezone to effectuate a land exchange of equal acreage (0.90 acres) between the Los Alamos Cemetery District (Cemetery) and adjacent Carrari Family Trust (Carrari) agricultural parcel. The boundaries would be adjusted as follows:

	Comprehensive Plan Land Use Designation	Zoning	Urban /Rural	Existing Acreage	Acreage to be Exchanged
Cemetery	Cemetery	Professional Institutional, - LA Overlay	Urban	2.52	0.90
Carrari	Agricultural Commercial (AC)	Agriculture II, 100 acre min parcel size (AG-II-100)	Rural	1,835.5	0.90

Name of Public Agency Approving Project: County of Santa Barbara

Name of Person or Agency Carrying Out Project: Pete Kopcrak, Los Alamos Cemetery District

Exempt Status: (Check one)

- Ministerial
- Statutory Exemption
- Categorical Exemption
- General Rule §15061(b)(3)
- Emergency Project
- Declared Emergency

Cite specific CEQA and/or CEQA Guideline Section: 15305 (a), 15061 (b)(3)

Reasons to support exemption findings:

Section 15305(a) exempts minor Lot Line Adjustments in areas with an average slope of less than 20%, which do not result in any changes in land use or density. The lot line adjustment request would result in the exchange of 0.9 acres of Los Alamos Cemetery District land (APN 099-030-020) for 0.9 acres of land owned by the Carrari Family Trust (APN 099-030-059). The average slope of the land areas being exchanged (0.9 acres of each parcel) is less than 20%. There would be no change to the density of either parcel and the total acreages of cemetery and agricultural land uses would not change.

The project would not result in an increase in development potential for either parcel, increased water or wastewater demand, increased traffic, increased short or long-term air quality impacts, increased geologic, drainage, flooding, erosion, or water quality impacts, increased demand on public services including fire, police, schools or public facilities, increased exposure to or creation of hazards, increased impacts to cultural or biological resources, and no environmentally sensitive habitat would be affected by the project. The Carrari land exchanged to the Los Alamos Cemetery would be used for cemetery purposes and the Los Alamos Cemetery District land exchanged to the Carrari Family Trust would be used for agricultural purposes (livestock grazing). Therefore, there would be no change to the acreage of commercial agricultural or cemetery land uses.

Section 15061(b)(3) applies to activities that are covered by the “general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.” The Los Alamos Cemetery is located within the boundaries of the Los Alamos Community Plan and within the “Urban” boundary. The Carrari property is located outside of these boundaries in the “Rural” area. The Carrari property has an existing General Plan land use designation of Agricultural Commercial (AC) and AG-II-100 zoning and the Cemetery has a land use designation of “Cemetery” and Professional Institutional zoning.

The General Plan Amendment and Rezone requests would amend the Urban and Rural boundaries, Los Alamos Community Plan boundary, and the land use designations and zoning on the two parcels to follow the adjusted parcel lines resulting from the land exchange/lot line adjustment. The resulting parcel acreages and the acreage available for cemetery and agricultural land use will remain the same as existing. The proposed changes to planning boundaries, land use designations, and zoning would ensure that the entirety of the adjusted Cemetery parcel is appropriately designated and zoned for long-term cemetery use and that the entirety of the adjusted Carrari Family Trust parcel is designated and zoned for long-term commercial agricultural use. The General Plan Amendment and Rezone requests do not increase the acreage of agricultural or cemetery land uses, do not include grading or development, and do not result in an increase in subdivision or development potential. It can be seen with certainty that there is no possibility that the General Plan Amendment and Rezone requests will have a significant effect on the environment. Therefore, CEQA Section 15061(b)(3) is applicable.

- (a) **Location.** Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

The proposed Lot Line Adjustment is not located in an area with a particularly sensitive environment or in an area with any mapped or designated environmental resource of hazardous or critical concern. Therefore, this exception to the Categorical Exemption is not applicable to the proposed project.

- (b) **Cumulative Impact.** All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

The proposed project is a minor Lot Line Adjustment, resulting in exchange of 0.90 acres from each of two lots. Upon approval of the Lot Line Adjustment the parcel sizes would remain the same as existing and would continue to be conforming as to size for the respective zone districts. The Carrari agricultural parcel would continue agricultural operations on the same overall acreage and the Cemetery parcel would continue the historic and current cemetery use. The cumulative impact of successive projects of this type in the same place, over time, would not be significant. Therefore, this exception to the Categorical Exemption is not applicable to the proposed project.

- (c) **Significant Effect.** A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

There are no unusual circumstances surrounding the proposed project (natural resources, changes to views, hazards, access, public recreational use, flooding, etc.) and there is not a reasonable possibility that the project would have a significant effect on the environment due to unusual circumstances. Therefore, this exception to the Categorical Exemption is not applicable to the proposed project.

- (d) **Scenic Highways.** A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

The proposed project does not include proposed physical development, does not facilitate future development, and would not be visible from a designated Scenic Highway. The project would not result in damage to scenic resources, including but not limited to, trees, historic buildings, or rock outcroppings. Therefore, this exception to the Categorical Exemption is not applicable to the proposed project.

- (e) **Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.**

The project is not located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code. Therefore, this exception to the Categorical Exemption is not applicable to the proposed project.

- (f) **Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.**

No construction, demolition or development is proposed as a part of the project and the project would not result in any substantial adverse change in the significance of a historical resource. The Cemetery is over 100 years old and would continue to operate as a Cemetery if the project is approved. Therefore, this exception is not applicable to the proposed project.

Lead Agency Contact Person: Natasha Campbell

Phone #: (805) 570-4871, 568-2000

Natasha H Campbell

Department/Division Representative: _____

Date: 6/22/17

Acceptance Date: _____
[date of final action on project]

distribution: Hearing Support Staff

Date Filed by County Clerk: _____

ATTACHMENT D
ASSESSOR'S PARCEL PAGE

POR. RANCHO LOS ALAMOS

099-03



NOTICE
 Assessor's Office has for the convenience
 purposes and end of the various other
 minor typographical or other printing errors.

05/27/1932 R.M. Bk. 22, Pg. 9, Tract "Partition of Lot 3 of the Orena Parcel"
 04/28/1913 R.M. Bk. 2, Pg. 31-32, Tract "Orena Parcel of the Los Alamos Rancho"
 10/00/1905 R.M. Bk. 2, Pg. 10, Tract "Ann B. Corrao of the Los Alamos Rancho"

Assessor's Map Bk. 099-Pg. 03
 County of Santa Barbara, Calif.

10/19 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

Lot	Area	Owner
1	1.00	...
2	1.00	...
3	1.00	...
4	1.00	...
5	1.00	...
6	1.00	...
7	1.00	...
8	1.00	...
9	1.00	...
10	1.00	...
11	1.00	...
12	1.00	...
13	1.00	...
14	1.00	...
15	1.00	...
16	1.00	...
17	1.00	...
18	1.00	...
19	1.00	...
20	1.00	...
21	1.00	...
22	1.00	...
23	1.00	...
24	1.00	...
25	1.00	...
26	1.00	...
27	1.00	...
28	1.00	...
29	1.00	...
30	1.00	...
31	1.00	...
32	1.00	...
33	1.00	...
34	1.00	...
35	1.00	...
36	1.00	...
37	1.00	...
38	1.00	...
39	1.00	...
40	1.00	...
41	1.00	...
42	1.00	...
43	1.00	...
44	1.00	...
45	1.00	...
46	1.00	...
47	1.00	...
48	1.00	...
49	1.00	...
50	1.00	...
51	1.00	...
52	1.00	...
53	1.00	...
54	1.00	...
55	1.00	...
56	1.00	...
57	1.00	...
58	1.00	...
59	1.00	...
60	1.00	...
61	1.00	...
62	1.00	...
63	1.00	...
64	1.00	...
65	1.00	...
66	1.00	...
67	1.00	...
68	1.00	...
69	1.00	...
70	1.00	...
71	1.00	...
72	1.00	...
73	1.00	...
74	1.00	...
75	1.00	...
76	1.00	...
77	1.00	...
78	1.00	...
79	1.00	...
80	1.00	...
81	1.00	...
82	1.00	...
83	1.00	...
84	1.00	...
85	1.00	...
86	1.00	...
87	1.00	...
88	1.00	...
89	1.00	...
90	1.00	...
91	1.00	...
92	1.00	...
93	1.00	...
94	1.00	...
95	1.00	...
96	1.00	...
97	1.00	...
98	1.00	...
99	1.00	...
100	1.00	...

Lot	Area	Owner
101	1.00	...
102	1.00	...
103	1.00	...
104	1.00	...
105	1.00	...
106	1.00	...
107	1.00	...
108	1.00	...
109	1.00	...
110	1.00	...
111	1.00	...
112	1.00	...
113	1.00	...
114	1.00	...
115	1.00	...
116	1.00	...
117	1.00	...
118	1.00	...
119	1.00	...
120	1.00	...
121	1.00	...
122	1.00	...
123	1.00	...
124	1.00	...
125	1.00	...
126	1.00	...
127	1.00	...
128	1.00	...
129	1.00	...
130	1.00	...
131	1.00	...
132	1.00	...
133	1.00	...
134	1.00	...
135	1.00	...
136	1.00	...
137	1.00	...
138	1.00	...
139	1.00	...
140	1.00	...
141	1.00	...
142	1.00	...
143	1.00	...
144	1.00	...
145	1.00	...
146	1.00	...
147	1.00	...
148	1.00	...
149	1.00	...
150	1.00	...

ATTACHMENT E

Planning Commission Resolution to the Board of Supervisors

**Los Alamos Cemetery District/Carrari Family Trust Land Exchange Project
Assessor's Parcel Numbers 099-030-020 and 099-030-059**

Approval of a Resolution for General Plan Amendment Case No. 16GPA-00000-00002

RESOLUTION OF THE SANTA BARBARA COUNTY PLANNING COMMISSION
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF RECOMMENDING
TO THE BOARD OF SUPERVISORS
THAT A RESOLUTION BE APPROVED
PER LAND USE AND DEVELOPMENT
CODE §35-104 TO AMEND THE SANTA
BARBARA COUNTY COMPREHENSIVE
PLAN BY AMENDING THE LOS
ALAMOS COMMUNITY PLAN
BOUNDARY, THE URBAN AND RURAL
BOUNDARY LINES, AND LAND USE
DESIGNATIONS FOR PORTIONS OF
ASSESSOR'S PARCEL NUMBERS 099-
030-020 AND 099-030-059.

RESOLUTION NO.: 17- ____

CASE NO.: 16GPA-00000-00002

WITH REFERENCE TO THE FOLLOWING:

- A. WHEREAS on December 20, 1980, by Resolution No. 80-566, the Board of Supervisors of the County of Santa Barbara adopted the Comprehensive Plan for the County of Santa Barbara; and
- B. WHEREAS on February 8, 1994, by Resolution No. 94-96, the Board of Supervisors of the County of Santa Barbara amended the Santa Barbara County Comprehensive Plan Land Use Element, and adopted the Los Alamos Community Plan; and
- C. WHEREAS on February 15, 2011, by Resolution No. 11-128, the Board of Supervisors of the County of Santa Barbara amended the Land Use Element and adopted the Los Alamos Community Plan Update; and
- D. WHEREAS public agencies, California Native American Indian Tribes, civic, education, and other community groups, public utility companies, and citizens have been consulted on and have advised the Planning Commission on said proposed amendments in a public hearing pursuant to Section 65351 of the Government Code.
- E. WHEREAS the County Planning Commission has held a duly noticed public hearing, as required by Section 65353 of the Government Code on the proposed amendments to a General Plan, at which hearing the proposed amendments were explained and comments invited from persons in attendance.

F. WHEREAS the County Planning Commission now finds that it is in the interest of the orderly development of the County and important to the preservation of the health, safety and general welfare of the residents of the County to recommend that the Board of Supervisors adopt a Resolution (Case No. 16GPA-00000-00002) amending the Los Alamos Community Plan Land Use Designations Map and the San Antonio Creek Rural Region Land Use Designations Map to reflect a land exchange/lot line adjustment between the Los Alamos Cemetery District property (APN 099-030-020) and the Carrari Family Trust property (APN 099-030-059), as identified in Exhibits 1 and 2, attached hereto, as follows:

- 1) Amend the Los Alamos Community Plan Boundary to follow the adjusted property line of the Los Alamos Cemetery District parcel;
- 2) Amend the Urban and Rural Boundary Lines to follow the adjusted property line of the Los Alamos Cemetery District parcel;
- 3) Amend the Land Use Designation of 0.90 acres of the Carrari Family Trust property, to be exchanged to the Los Alamos Cemetery District, from “Agricultural Commercial” (AC) to the “Cemetery” land use designation; and
- 4) Amend the Land Use Designation of 0.90 acres of the Los Alamos Cemetery District property, to be exchanged to the Carrari Family Trust property from “Agricultural Commercial” (AC) to the “Cemetery” land use designation;

G. Whereas Section 65855 of the Government Code requires inclusion of the reason for the recommendation and the relationship of the General Plan Amendment to the applicable general and specific plans, which is hereby identified as:

- 1) The amendments are triggered by a land exchange of equal acreage (0.90 acres) between two adjacent parcels, with a resulting realignment of their common property line. The reconfigured parcels enable continued cemetery and agricultural land uses on the two respective properties in the long-term.
- 2) Amendment of the Los Alamos Community Plan Boundary, the Urban and Rural Boundary Lines, and the adjusted Land Use Designation boundaries reflect the revised parcel boundaries and land uses resulting from the land exchange/lot line adjustment between the Los Alamos Cemetery District and the Carrari Family Trust properties (Case No. 16LLA-00000-00006).
- 3) The amendments are consistent with the intent of the land use designations and zoning as the same acreage of cemetery and agricultural uses would continue and would not inhibit either long-term agricultural operations or the operation of the County cemetery. In addition the project is consistent with the Comprehensive Plan, including the adopted Los Alamos Community Plan and with the Land Use and Development Code, as identified in Attachment A of the staff report dated July 3, 2017.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The Commission recommends that the Board of Supervisors approve a Resolution, attached hereto as Exhibit 1, incorporated herein by reference, to amend the Los Alamos Community Plan Land Use Designations Map and the San Antonio Creek Rural Region Land Use Designations Map to reflect a land exchange/lot line adjustment between the Los Alamos Cemetery District property (APN 099-030-020) and the Carrari Family Trust property (APN 099-030-059), as identified in Exhibits 1A and 1B, attached hereto, amending:
 - a. The Los Alamos Community Plan Boundary;
 - b. The Urban and Rural Boundary Lines;
 - c. The Land Use Designation of 0.90 acres of existing Assessor's Parcel Number 099-030-020 from Cemetery to AC; and
 - d. The Land Use Designation of 0.90 acres of existing Assessor's Parcel Number 099-030-059 from AC to Cemetery
2. A certified copy of this resolution shall be transmitted to the Board of Supervisors.

PASSED, APPROVED AND ADOPTED this _____, 2017 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

C. MICHAEL COONEY, Chair
Santa Barbara County Planning Commission

ATTEST:

DIANNE BLACK
Secretary to the Commission

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
COUNTY COUNSEL

By _____
Deputy County Counsel

EXHIBIT:

1. Resolution for General Plan Amendment
 - 1A. Exhibit Showing Amendment to Community Plan and Urban/Rural Boundary
 - 1B. Exhibit Showing Amendment to Land Use Designation

GROUP\PERMITTING\Case Files\GPA\16GPA-00000-00002\Staff Report\Attachments\Attachment PC GPA Reso.doc

EXHIBIT 1

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

IN THE MATTER OF ADOPTING AMENDMENTS TO) RESOLUTION NO. 17-_____
THE LAND USE ELEMENT OF THE SANTA)
BARBARA COUNTY COMPREHENSIVE PLAN BY) Case No.: 16GPA-00000-00002
AMENDING THE LOS ALAMOS COMMUNITY)
PLAN BOUNDARY, URBAN AND RURAL)
BOUNDARY LINES AND LAND USE)
DESIGNATIONS FOR PORTIONS OF ASSESSOR'S)
PARCEL NUMBERS 099-030-020 AND 099-030-059)

WITH REFERENCE TO THE FOLLOWING:

- A. On December 20, 1980, by Resolution No. 80-566, the Board of Supervisors of the County of Santa Barbara adopted the Comprehensive General Plan for the County of Santa Barbara.
- B. On February 8, 1994, the Board of Supervisors adopted Resolution No. 94-96 adding the Los Alamos Planning Area to the Comprehensive General Plan Land Use Element with adoption of the Los Alamos Community Plan.
- C. On February 15, 2011, by Resolution No. 11-128, the Board of Supervisors of the County of Santa Barbara amended the Land Use Element and adopted the Los Alamos Community Plan Update;
- D. The Board of Supervisors has held a duly noticed public hearing, as required by Section 65854 of the Government Code on the proposed amendments to a General Plan, at which hearing the proposed amendments were explained and comments invited from persons in attendance.

- E. The Board of Supervisors now finds that it is in the interest of the orderly development of the County and important to the preservation of the health, safety, and general welfare of the residents of the County and consistent with the Comprehensive Plan, specifically in part the Los Alamos Community Plan, to amend the Los Alamos Community Plan Land Use Designations Map and the San Antonio Creek Rural Region Land Use Designations Map to reflect a land exchange/lot line adjustment between the Los Alamos Cemetery District property as identified in Exhibits 1A and 1B attached hereto, which include the following amendments:
- 1) Amend the Los Alamos Community Plan Boundary;
 - 2) Amend the Urban and Rural Boundary Lines;
 - 3) Amend the Land Use Designation of 0.90 acres of existing APN 099-030-020 from Cemetery to Agricultural Commercial (AC); and
 - 4) Amend the Land Use Designation of 0.90 acres of existing APN 099-030-059 from AC to Cemetery;
- F. Section 65855 of the Government Code requires inclusion of the reason for the recommendation and the relationship of the General Plan Amendment and Zoning Map Amendments to the applicable general and specific plans, hereby identified as:
- 1) The amendments are triggered by a land exchange of equal acreage between two adjacent parcels, with a resulting realignment of their common property line. The reconfigured parcels enable continued cemetery and agricultural land uses on the two respective properties in the long-term.
 - 2) Amendment of the Los Alamos Community Plan Boundary, the Urban and Rural Boundary Lines, the Land Use Designations and the Zoning Map Amendment reflect the revised parcel boundaries and land uses resulting from the land exchange/lot line adjustment between the Los Alamos Cemetery District and the Carrari Family Trust properties (Case No. 16LLA-00000-00006).
 - 3) The amendments are consistent with the intent of the land use designations and zoning as the same acreage of cemetery and agricultural uses would continue and would not inhibit either long-term agricultural operations or the operation of the County cemetery. In addition the project is consistent with the Comprehensive Plan, including the adopted Los Alamos Community Plan and with the Land Use and Development Code, as identified in the Attachment A of the Planning Commission staff report dated July 3, 2017.
- G. Public officials and agencies, California Native American Indian tribes, civic organizations, and citizens have been consulted on and have advised the Planning Commission on the proposed amendments in a duly noticed public hearing pursuant to Sections 65351 and 65353 of the Government Code.

- H. The Planning Commission of the County of Santa Barbara, after holding duly noticed public hearings on the above described item, has endorsed and transmitted to the Board of Supervisors said recommended change by resolution pursuant to Government Code Sections 65354 and 65855.
- I. This Board has received and considered the Planning Commission's recommended actions, and held a duly noticed public hearing, as required by Government Code Sections 65355 and 65856, on the proposed amendments, at which hearings the amendments were explained and comments invited from the persons in attendance.
- J. These amendments to the Comprehensive General Plan Land Use Maps are consistent with the provisions of the County of Santa Barbara Comprehensive General Land Use Plan.

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 change is hereby adopted by resolution of this Board as an amendment to the Land Use Element of the Santa Barbara County Comprehensive General Plan.
3. The Chair and the Clerk of the 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 directed to make the documents amending the Santa Barbara County Comprehensive Plan, including the diagrams and text, available to the public for inspection.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this _____ day of _____, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

JOAN HARTMANN, Chair, Board of Supervisors
County of Santa Barbara
State of California

ATTEST:

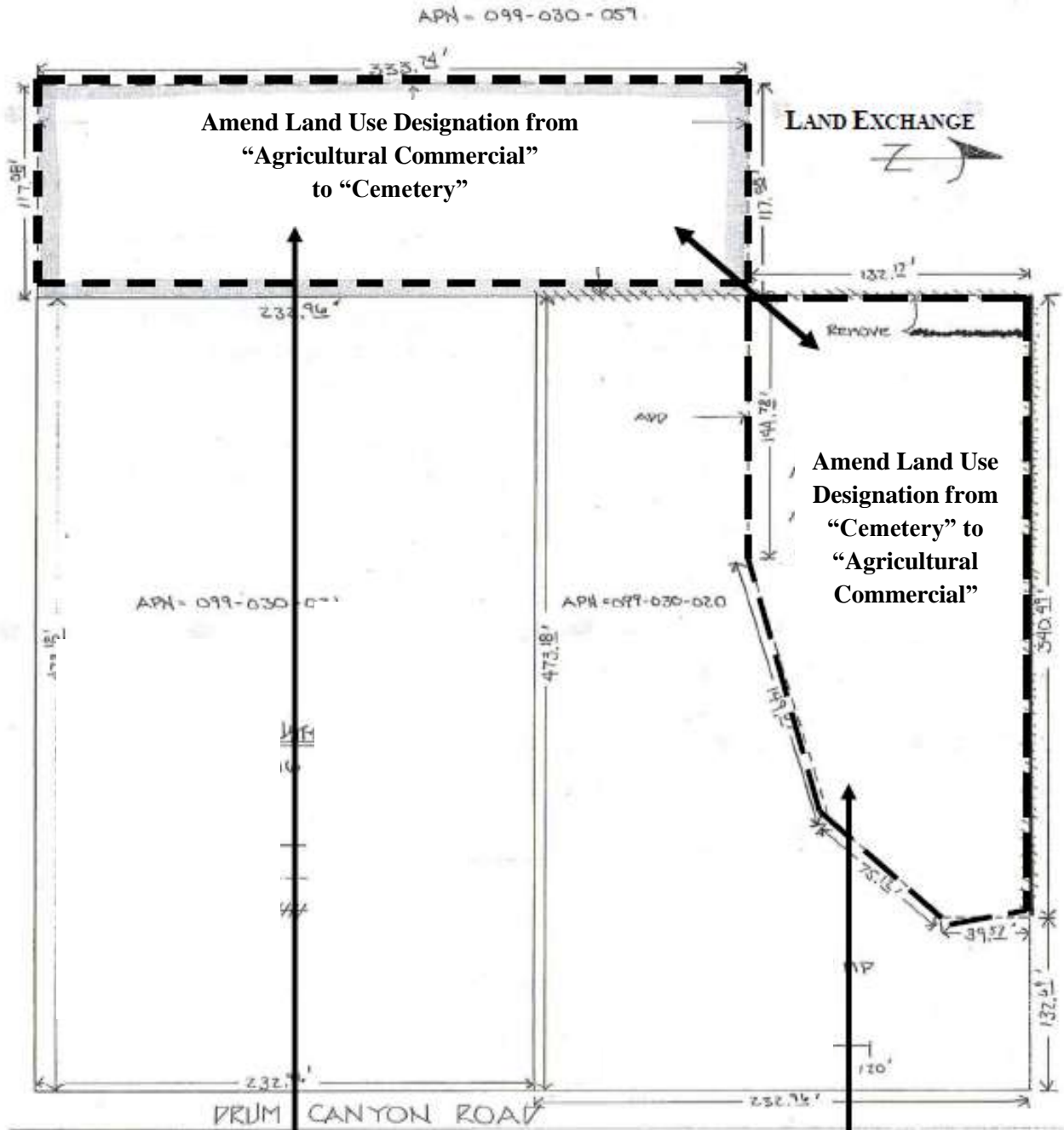
MONA MIYASATO
County Executive Officer
Clerk of the Board of Supervisors

MICHAEL C. GHIZZONI
County Counsel

By: _____
Deputy Clerk

By: _____
Deputy County Counsel

EXHIBIT 1B
GENERAL PLAN AMENDMENT CASE NO. 16GPA-00000-00002
AMEND LAND USE DESIGNATIONS



Amend Land Use Designation from
 Commercial Agriculture to Cemetery
 for 0.9 Acres of APN 099-030-059

Amend Land Use Designation from
 Cemetery to Commercial Agriculture
 for 0.9 Acres of APN 099-030-020

ATTACHMENT F

Planning Commission Resolution to the Board of Supervisors

**Los Alamos Cemetery District/Carrari Family Trust Land Exchange Project
Assessor's Parcel Numbers 099-030-020 and 099-030-059**

Approval of an Ordinance for Rezone Case No. 16RZN-00000-00003

RESOLUTION OF THE SANTA BARBARA COUNTY PLANNING COMMISSION
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF RECOMMENDING
TO THE BOARD OF SUPERVISORS
THAT AN ORDINANCE BE APPROVED
PER LAND USE AND DEVELOPMENT
CODE §35-104 TO AMEND THE SANTA
BARBARA COUNTY LAND USE AND
DEVELOPMENT CODE BY AMENDING
THE SANTA BARBARA COUNTY
ZONING MAP FOR PORTIONS OF
ASSESSOR'S PARCEL NUMBERS 099-
030-020 AND 099-030-059.

RESOLUTION NO.: 17- ____

CASE NO.: 16RZN-00000-00003

WITH REFERENCE TO THE FOLLOWING:

- A. WHEREAS on December 20, 1980, by Resolution No. 80-566, the Board of Supervisors of the County of Santa Barbara adopted the Comprehensive Plan for the County of Santa Barbara; and
- B. WHEREAS on February 8, 1994, by Resolution No. 94-96, the Board of Supervisors of the County of Santa Barbara amended the Santa Barbara County Comprehensive Plan Land Use Element, and adopted the Los Alamos Community Plan; and
- C. WHEREAS on February 15, 2011, by Resolution No. 11-128, the Board of Supervisors of the County of Santa Barbara amended the Land Use Element and adopted the Los Alamos Community Plan Update; and
- D. WHEREAS all zoning maps and zoning designations previously adopted under the provisions of Sections 35.14.020 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 099-030-020 AND 099-030-059, as shown in Exhibit 1A of Exhibit 1.
- E. WHEREAS the County Planning Commission has held a duly noticed public hearing, as required by Section 65854 of the Government Code on the proposed amendments to the Zoning Map, at which hearing the proposed amendments were explained and comments invited from persons in attendance.

F. WHEREAS the County Planning Commission now finds that it is in the interest of the orderly development of the County and important to the preservation of the health, safety and general welfare of the residents of the County to recommend that the Board of Supervisors adopt an Ordinance amending the Zoning Map (Case No. 16RZN-00000-00003) to reflect a land exchange/lot line adjustment between the Los Alamos Cemetery District and the Carrari Family Trust properties (Case No. 16LLA-00000-00006), as identified in Exhibit 1 attached hereto, as follows:

- 1) Rezone 0.90 acres of the Carrari Family Trust property, to be exchanged to the Los Alamos Cemetery District, from “Agriculture II, 100 acre minimum parcel size” (AG-II-100)” to “Professional Institutional” (PI) with –LA Overlay Zone; and
- 2) Rezone 0.90 acres of the Los Alamos Cemetery District property, to be exchanged to the Carrari Family Trust property, from PI to AG-II-100 and remove from the –LA Overlay Zone.

G. Whereas Section 65855 of the Government Code requires inclusion of the reason for the recommendation and the relationship of the Zoning Map Amendments to the applicable general and specific plans, which is hereby identified as:

- 1) The amendments are triggered by a land exchange of equal acreage between two adjacent parcels, with a resulting realignment of their common property line. The reconfigured parcels enable continued cemetery and agricultural land uses on the two respective properties in the long-term.
- 2) Amendment of the Zoning Map reflects the revised parcel boundaries and land uses resulting from the land exchange/lot line adjustment between the Los Alamos Cemetery District and the Carrari Family Trust properties (Case No. 16LLA-00000-00006).
- 3) The amendments are consistent with the intent of the land use designations and zoning as the same acreage of cemetery and agricultural uses would continue and would not inhibit either long-term agricultural operations or the operation of the County cemetery. In addition the project is consistent with the Comprehensive Plan, including the adopted Los Alamos Community Plan and with the Land Use and Development Code, as identified in the Attachment A of the Planning Commission staff report dated July 3, 2017.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The Commission recommends that the Board of Supervisors approve an Ordinance Amending Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35 of the Santa Barbara County Code, by Amending the County Zoning Map by: a) changing the zoning of 0.90 acres of Assessor’s Parcel Number 099-030-020 from Professional Institutional to AG-II-100 and removing the area from the –LA Zone, and b) changing the zoning of 0.90 acres of Assessor’s Parcel Number 099-030-059 from AG-II-100 to Professional Institutional with the –LA Overlay Zone, as identified in Exhibit 1A, based on the findings included as Attachment A of the Planning Commission staff report dated July 3, 2017. Said Ordinance is attached hereto as Exhibit 1 and is incorporated by reference.

2. A certified copy of this resolution shall be transmitted to the Board of Supervisors.

PASSED, APPROVED AND ADOPTED this _____, 2017 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

C. MICHAEL COONEY, Chair
Santa Barbara County Planning Commission

ATTEST:

DIANNE BLACK
Secretary to the Commission

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
COUNTY COUNSEL

By _____
Deputy County Counsel

EXHIBIT:

1. Ordinance
 - 1A. Rezone Exhibit

EXHIBIT 1

LAND USE DEVELOPMENT CODE (ZONING MAP AMENDMENT)

ORDINANCE NO.

AN ORDINANCE TO AMEND ASSESSOR PARCEL NUMBERS 099-030-020 and 099-030-059

Case No. 16RZN-00000-00003

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 Sections 35.14.020 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 related 0.90 acres on each of existing Assessor's Parcel Numbers ("APNs") 099-030-020 and 099-030-059 shown on the map attached hereto as Exhibit 1A and incorporated by reference.

SECTION 2

Pursuant to the provisions of Section 35.14.020, "Adopting New Zoning Ordinances and Maps," of Land Use Development Code, of Chapter 35 of the Code of the County of Santa Barbara, California, the Board of Supervisors hereby adopts by reference the Zoning Map identified as Board of Supervisors Exhibit 1A, dated "*(date of Board of Supervisors Approval)*", which changes the zoning on 0.90 acres on each of APNs 099-030-020 and 099-030-059 as follows:

1. Rezone the 0.90 acres of Carrari Family Trust land exchanged to the Los Alamos Cemetery District (as identified in Exhibit 1A) from the Agriculture II, 100 acre minimum parcel size (AG-II-100) zone district to the Professional Institutional (PI) zone district with –LA Overlay Zone; and
2. Rezone the 0.90 acres of Los Alamos Cemetery District land exchanged to the Carrari Family Trust from the PI to the AG-II-100 district and remove this area from the –LA Overlay Zone.

This amended Zoning Map 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 Map were specifically and fully set out and described therein, as exhibited in Exhibit 1A.

SECTION 3

The Chair of the Board of Supervisors is hereby authorized and directed to endorse said Exhibit 1A to show that said map has been adopted by this Board.

SECTION 4

Except as amended by this Ordinance, Section 35.14.020 of the Land Use and Development 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 News Press, 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 _____, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

JOAN HARTMANN, Chair, Board of Supervisors
County of Santa Barbara
State of California

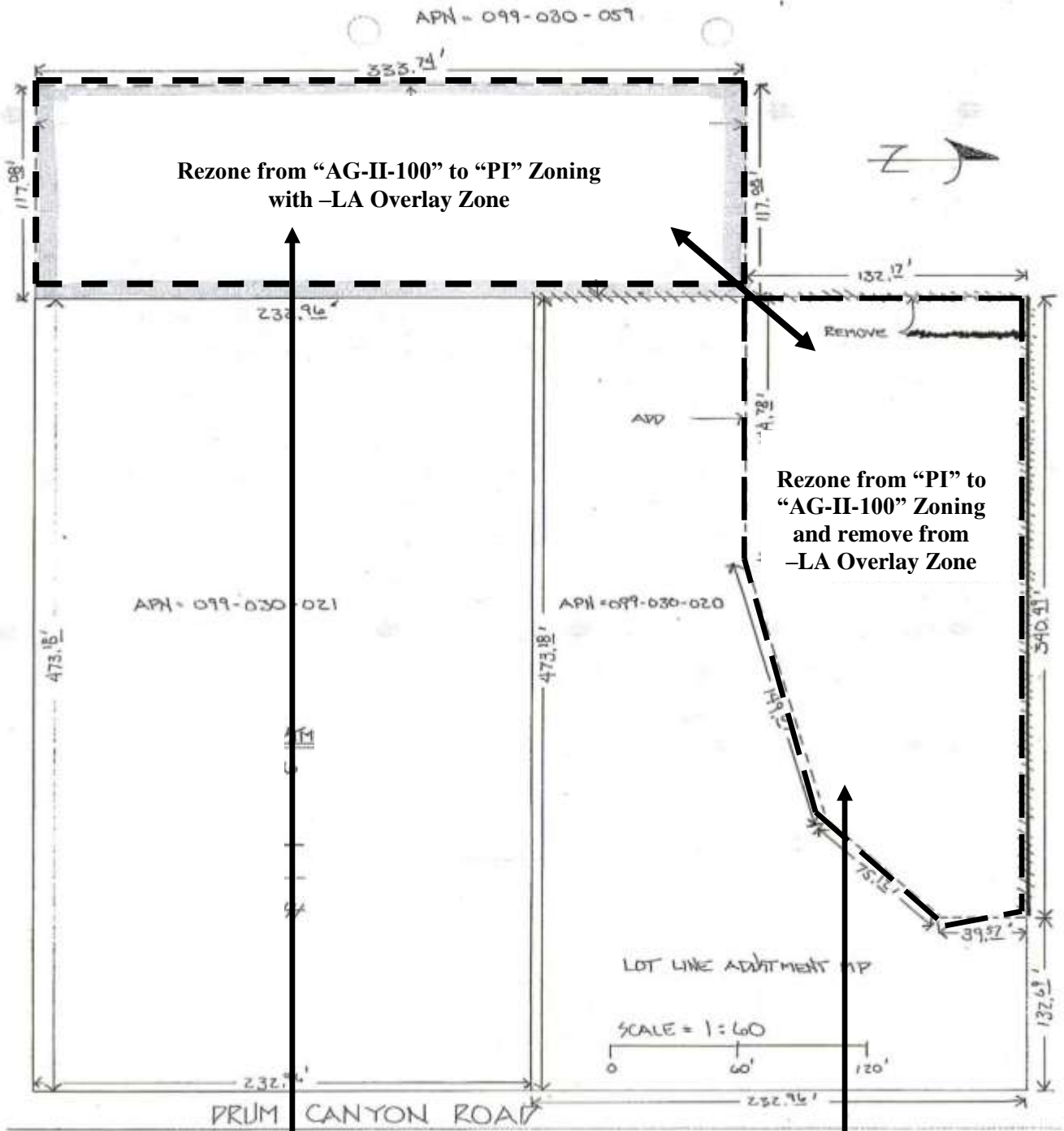
MONA MIYASATO
County Executive Officer
Clerk of the Board of Supervisors

MICHAEL C. GHIZZONI
County Counsel

By: _____
Deputy Clerk

By: _____
Deputy County Counsel

EXHIBIT 1A



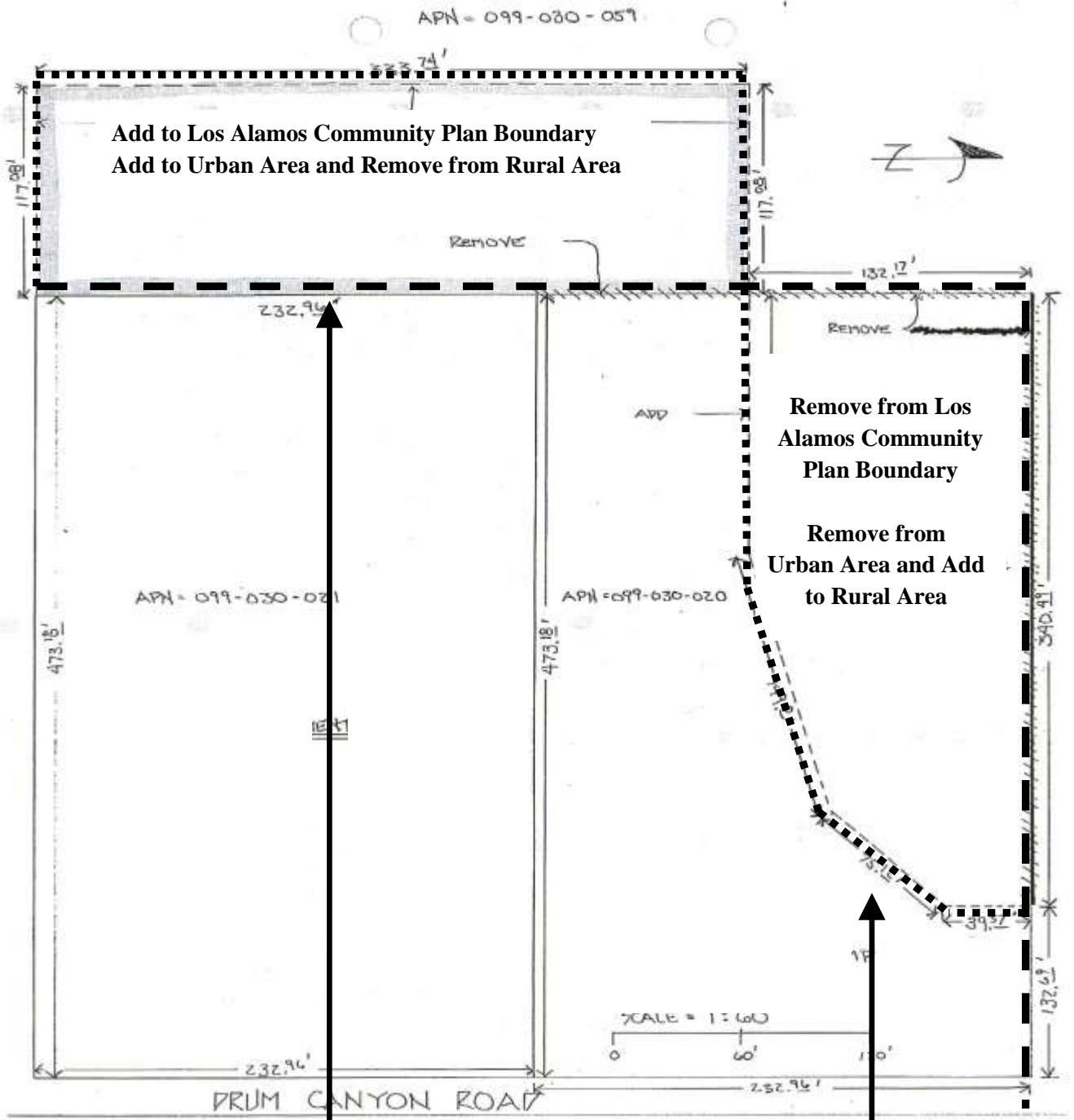
Rezone from AG-II-100 to PI
0.9 Acres of APN 099-030-059

Rezone from PI to AG-II-100
0.9 Acres of APN 099-030-059

ATTACHMENT G

PROJECT PLANS

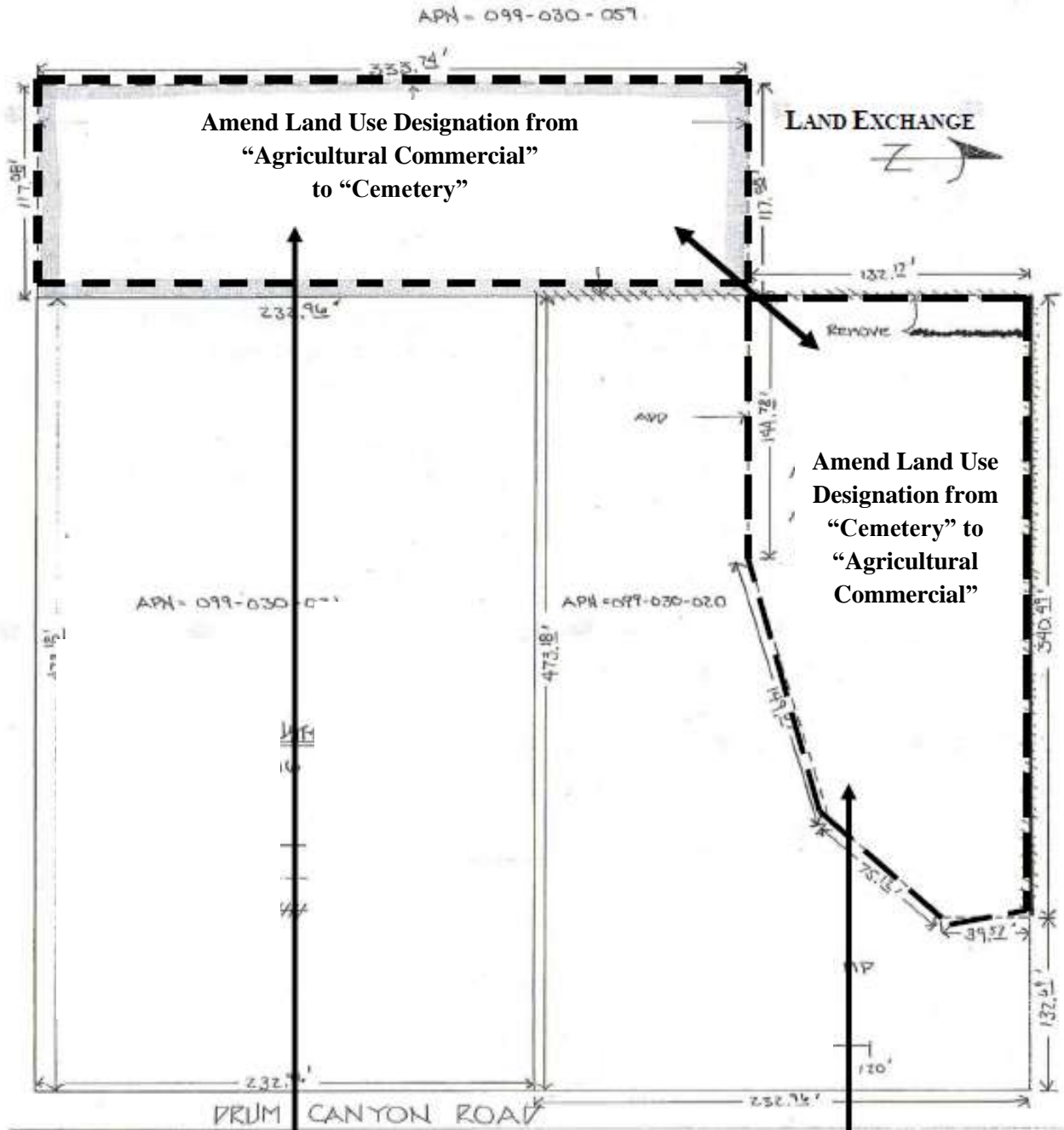
**GENERAL PLAN AMENDMENT CASE NO. 16GPA-00000-00002
 AMEND LOS ALAMOS COMMUNITY PLAN, URBAN, AND RURAL BOUNDARIES**



Existing **— — — — —**
**Urban/Rural Boundary Line/
 Los Alamos Community Plan Boundary**

Amend **.....**
**Urban/Rural Boundary Line/
 Los Alamos Community Plan Boundary**

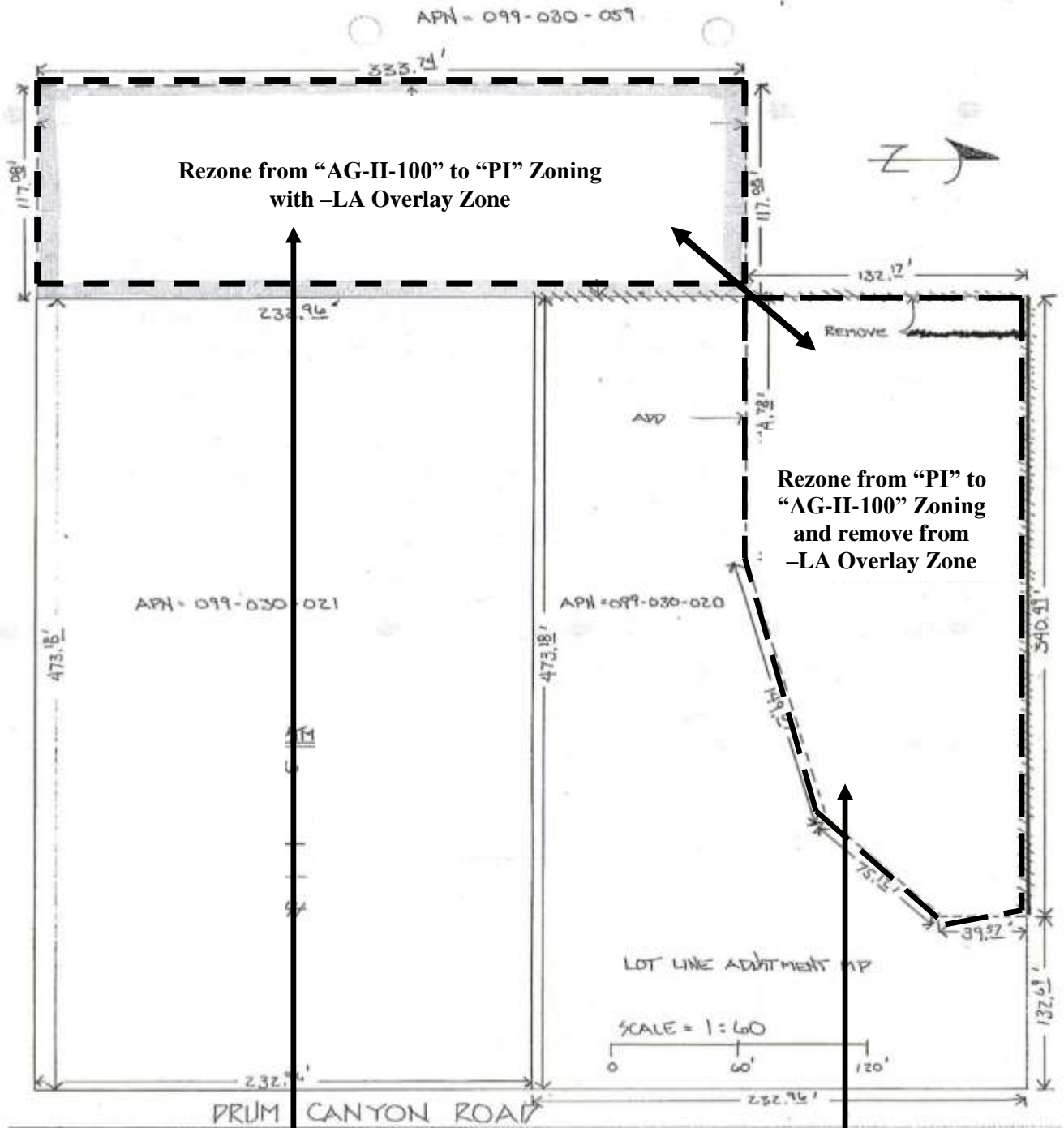
GENERAL PLAN AMENDMENT CASE NO. 16GPA-00000-00002
AMEND LAND USE DESIGNATIONS



Amend Land Use Designation from
Commercial Agriculture to Cemetery
for 0.9 Acres of APN 099-030-059

Amend Land Use Designation from
Cemetery to Commercial Agriculture
for 0.9 Acres of APN 099-030-020

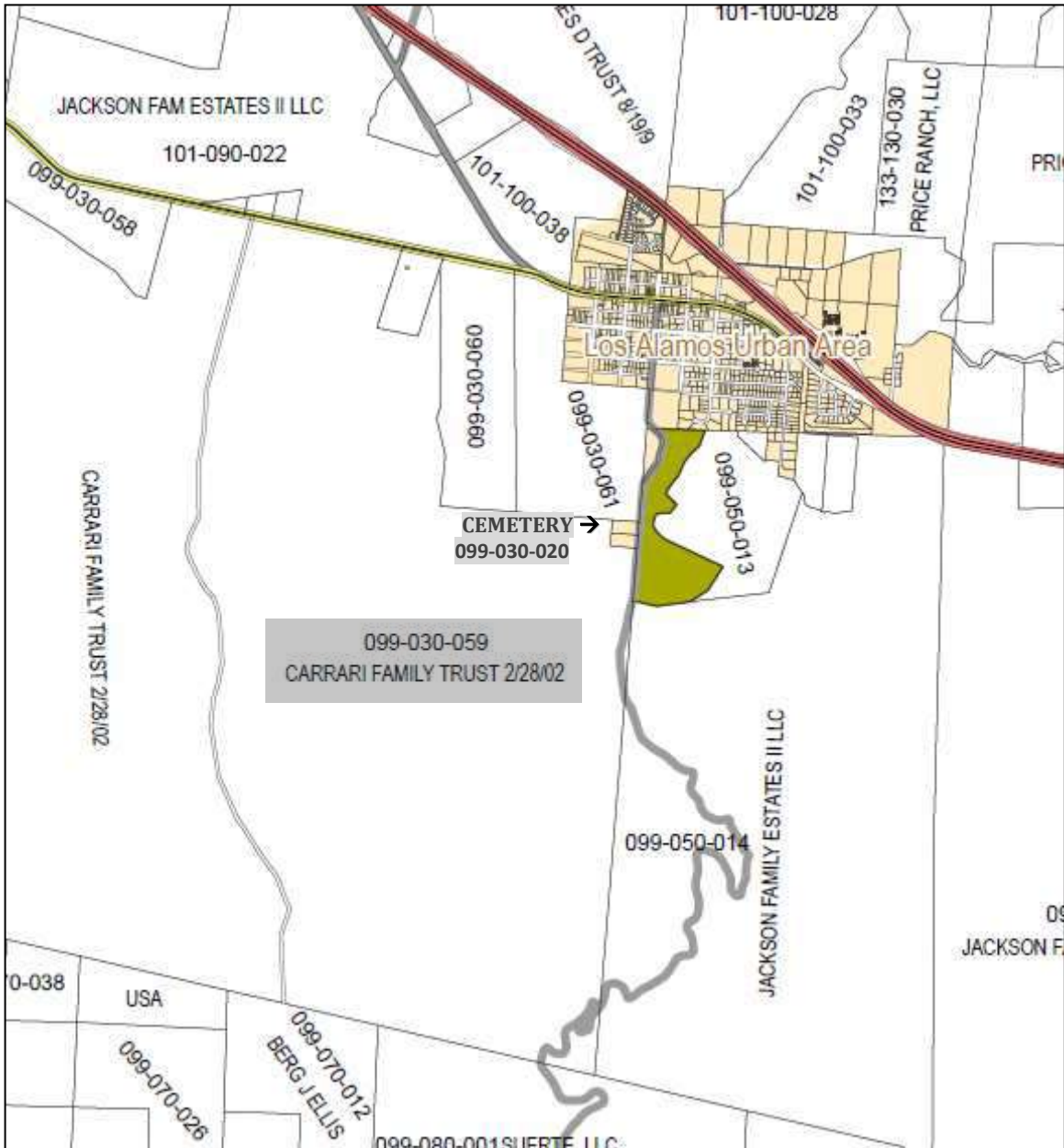
Case No. 16RZN-00000-00003



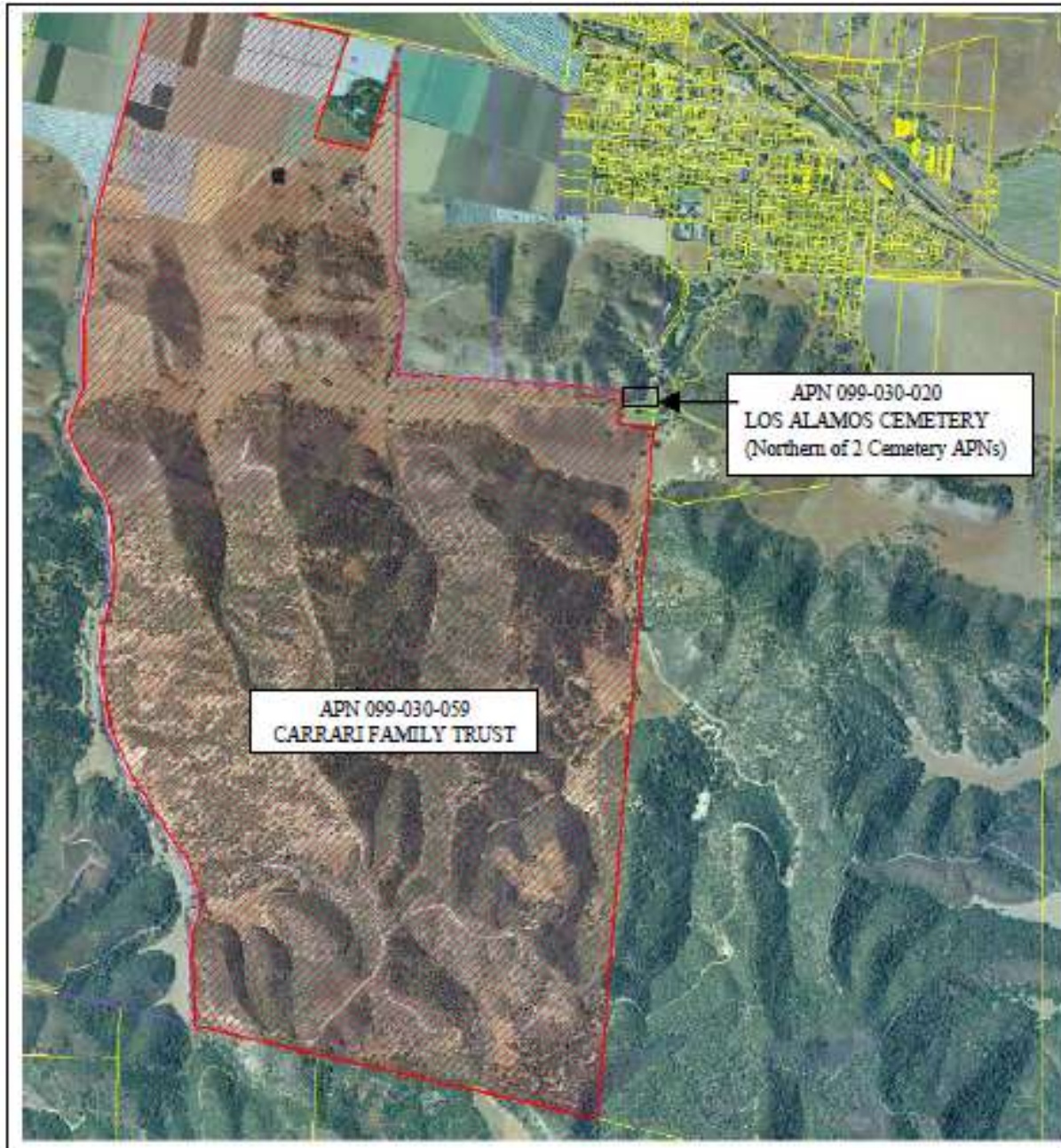
Rezone from AG-II-100 to PI
0.9 Acres of APN 099-030-059

Rezone from PI to AG-II-100
0.9 Acres of APN 099-030-059

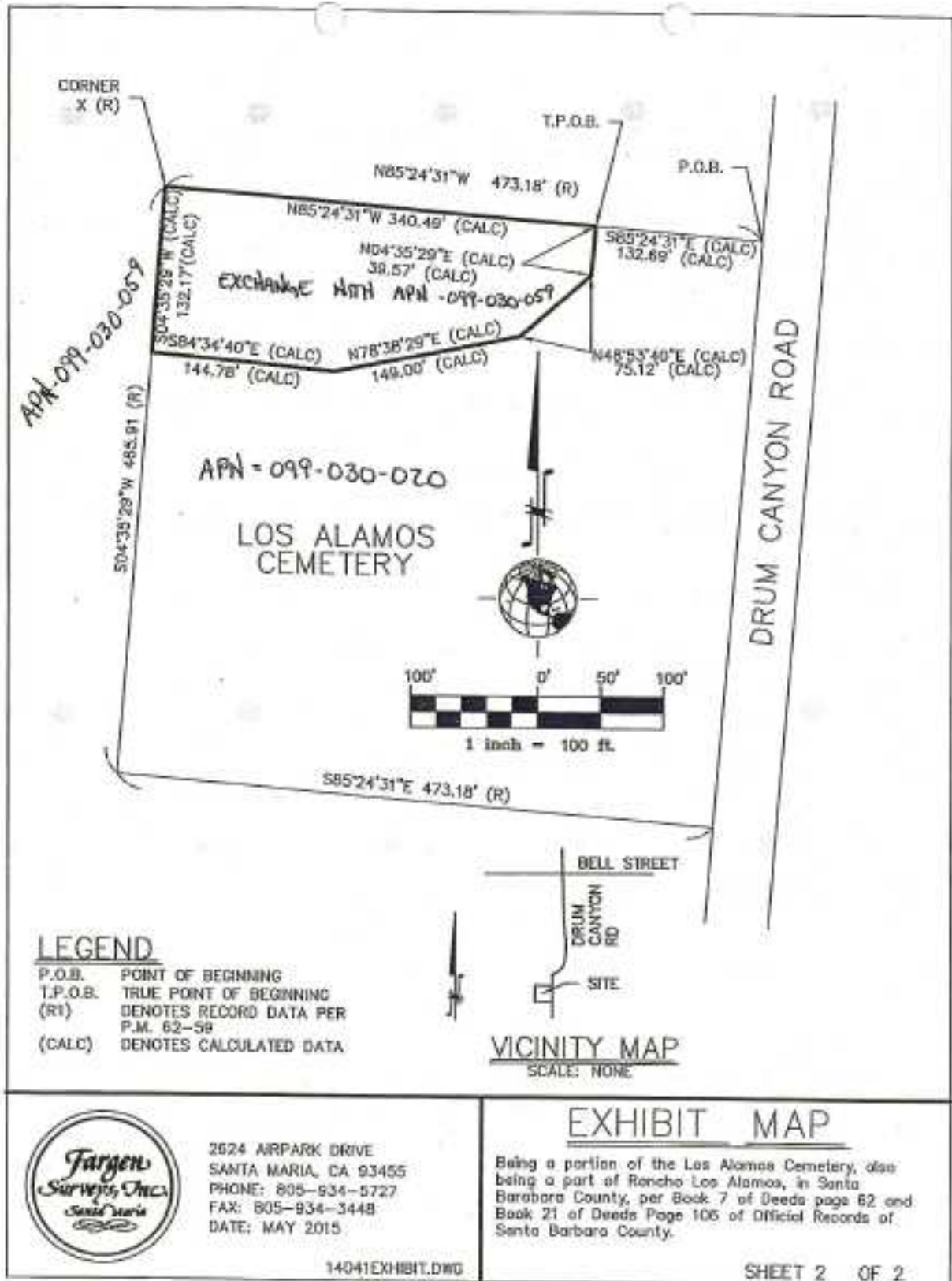
Carrari Family Trust and Los Alamos Cemetery District Parcels



Aerial of Carrari Family Trust and Los Alamos Cemtery District Parcels



LAND TO BE EXCHANGED FROM CEMETERY TO CARRARI PROPERTY

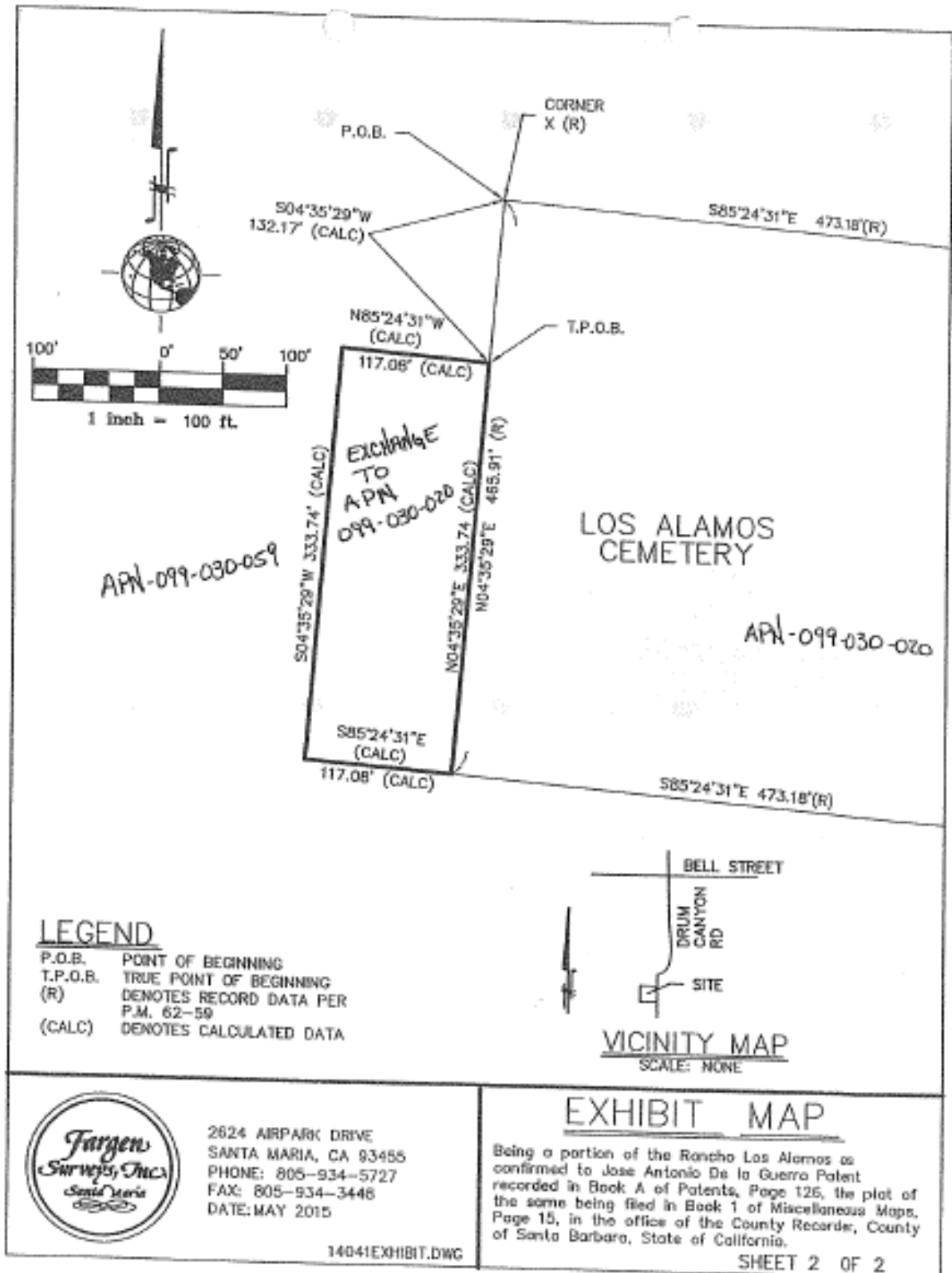


2624 AIRPARK DRIVE
SANTA MARIA, CA 93455
PHONE: 805-934-5727
FAX: 805-934-3448
DATE: MAY 2015

14041EXHIBIT.DWG

SHEET 2 OF 2

LAND TO BE EXCHANGED FROM CARRARI TO CEMETERY PROPERTY



APN: 099-030-061

LAND USE: AC ("AGRICULTURAL COMMERCIAL")
ZONING: AG-II-100

APN: 099-030-020

LAND USE: CEMETERY
ZONING: PI ("PROFESSIONAL & INSTITUTIONAL")






APN: 099-030-021

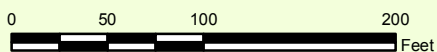
APN: 099-030-059

Drum Canyon Rd

APN: 099-030-033

Existing Boundaries

-  Parcel Boundary
-  Land Use / Zoning Boundary
-  Los Alamos Community Plan and Urban Area
-  Rural Area
-  Area of Proposed Change



APN: 099-030-061

LAND USE: AC ("AGRICULTURAL COMMERCIAL")
ZONING: AG-II-100

(NEW PARCEL NUMBER)

(NEW PARCEL NUMBER)






LAND USE: CEMETERY
ZONING: PI ("PROFESSIONAL & INSTITUTIONAL")

APN: 099-030-021

Drum Canyon Rd

APN: 099-030-033

Proposed Boundaries

-  Parcel Boundary
-  Land Use / Zoning Boundary
-  Los Alamos Community Plan and Urban Area
-  Rural Area
-  Area of Proposed Change

