

**SANTA BARBARA COUNTY
BOARD AGENDA LETTER**



Clerk of the Board of Supervisors
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Agenda Number:
Prepared on: 2/11/2004
Department Name: Planning and Development
Department No.: 053
Agenda Date: 2/17/2004
Placement: Departmental
Estimate Time: 5 minutes
Continued Item: YES
If Yes, date from: 2/10/2004

F:\GROUP\ENERGY\WP\POLICY\Battles Rezone\Board Agenda Letter.2-17-04

TO: Board of Supervisors

FROM: Valentin Alexeeff, Director
Planning and Development

STAFF CONTACT: Jim Donohoe, Energy Division, 568-2043
Doug Anthony, Energy Division, 568-2046

SUBJECT: Battles Gas Plant Site -- Revisions to Land-Use Overlays, Zone District, and Lot Lines

Recommendation(s):

That the Board of Supervisors:

- A) **02LLA-00000-00020:** Approve two lot line adjustments under the provisions of Chapter 21 and 35 of the Santa Barbara County Code, to adjust parcel boundaries among three adjacent parcels without altering their combined area of 27.2 acres.
- B) **02RZN-00000-00005:** Conduct the second reading of an ordinance, amending the Santa Maria Valley Rural Region Zoning District 35-204.50.5 Map by rezoning parcels 128-093-002, 1278-093-006, and 128-093-007/008, as adjusted in item A above, from 25.2 acres of General Industry (M-2) and 2.0 acres of General Agriculture (10-AG) to 27.2 acres of Agriculture II (AG-II-40) under the provisions of the Santa Barbara County Code, Article III of Chapter 35.
- C) **02GPA-00000-00009:** Adopt a resolution, amending the Santa Maria Valley Rural Region Land Use Map and the Santa Maria Area Urban Areas Comp. 6 Map of the County's Comprehensive Plan, Land Use Element as follows:
1. Remove the Mineral Resource Industry land-use overlay symbol from parcel 128-093-007/008.
 2. Remove the Petroleum Resource Industry land-use overlay symbol from parcels 128-093-006 and 128-093-007/008 so that these parcels, as adjusted in 02LLA-00000-00020, no longer have this overlay.
 3. Adjust the Petroleum Resource Industry land-use overly symbol that applied to parcel 128-093-002 so that it now applies to the parcel as realigned in 02LLA-00000-00020, above.

4. Apply the Agricultural Industry land-use overlay symbol to parcel 128093-007/008 as adjusted in 02LLA-00000-00020.

D) Accept Negative Declaration (03-ND-02) as adequate Environmental Review for the actions described in items A-C, above, pursuant to Section 15162 of the State Guidelines for Implementation of the California Environmental Quality Act.

Alignment with Board Strategic Plan: The recommendation aligns with Goal No. 5: A High-Quality of Life for All Residents.

Executive Summary and Discussion: The Board of Supervisors conceptually approved these items during its regularly scheduled meeting of February 10, 2004. Please refer to the Board of Supervisors staff report associated with the February 10, 2004 hearing for projects details.

Mandates and Service Levels: California law requires each city and county to adopt and maintain a general plan with seven elements, including a land use element (§ 65300 *et. seq.*, California Government Code). The land use element designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, etc. (§ 65302, California Government Code). California law also requires cities and counties to adopt and maintain zoning regulations as one of several means of implementing the General Plan (§ 65800 *et. seq.*, California Government Code). The proposed amendments herein adhere to the State mandate that cities and counties maintain their general plans and implementing zoning regulations; in this case, to reflect the future land use needs and constraints within the jurisdiction.

Fiscal and Facilities Impacts: There are no fiscal or facilities impacts as a result of the recommended actions. This project is funded by a grant from the California Resources Agency, made possible via Assembly Bill 1431 (Firestone/O'Connell, 1996) which distributes federal offshore oil/gas revenues received by California to coastal counties impacted by offshore oil/gas development. Expenditures for this project are budgeted under Fund 0001, Program 5080, Project PBAT, as shown in the Planning and Development Department's section of the County's Budget FY 03/04, page D-298.

Special Instructions: None.

Concurrence: County Counsel.