

ATTACHMENT 6 - MONTECITO PLANNING COMMISSION STAFF REPORT

MONTECITO PLANNING COMMISSION

Staff Report for Ocean Vista LLC Zoning Map Amendment & Comprehensive Plan Amendment

Hearing Date: October 21, 2020

Staff Report Date: October 1, 2020

Case No.: 20RZN-00000-00001 & 20GPA-00000-00001

Environmental Document: Notice of Exemption Pursuant to CEQA Guidelines Sections 15061(b)(3) [Common Sense Exemption] and 15303 [New Construction or Conversion of Small Structures]

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This site is identified as Assessor's Parcel Number 011-070-002, located on East Mountain Drive in the Montecito Community Plan area, First Supervisorial District.

1.0 REQUEST

The hearing is a request by Ocean Vistas, LLC, property owner, to consider a Zoning Map Amendment (Case No. 20RZN-00000-00001) and Comprehensive Plan Amendment (20GPA-00000-00001) to:

- Amend the Zoning Map designation on the subject parcel from Public Utilities (PU) to Single Family Residential, two acres minimum lot size (2-E-1) in compliance with Chapter 35.494 of the Montecito Land Use and Development Code;
- Amend the Comprehensive Plan land use designation on the subject parcel from Public Utilities (UT) to Semi-Rural Residential, minimum parcel size two acres (SRR-0.5) in compliance with Chapter 35.494 of the Montecito Land Use and Development Code;
- Determine the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15061(b)(3) and 15303.

The application involves Assessor's Parcel Number 011-070-002 located on East Mountain Drive, in the Montecito Community Plan area, First Supervisorial District.

2.0 RECOMMENDATION AND PROCEDURES

Staff recommends the Montecito Planning Commission follow the procedures below:

1. Make the findings for approval and 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 the project is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Sections 15061(b)(3) [Common Sense Exemption] and 15303 [New Construction or Conversion of Small Structures], included as Attachment B of this staff report.
3. Adopt a resolution recommending that the Board of Supervisors adopt a resolution to amend the Land Use Designation Map in the Montecito Community Plan to re-designate Assessor's Parcel Number 011-070-002 from Public Utilities (UT) to Semi-Rural Residential, minimum parcel size two acres (SRR-0.5) (Case No. 20GPA-00000-00001).
4. Adopt a resolution recommending that the Board of Supervisors adopt a resolution to amend the zoning map in the Montecito Community Plan for Assessor's Parcel Number 011-070-002 to change the zoning from Public Utilities (PU) to Single Family Residential, two acre minimum lot size (2-E-1) (Case No. 20RZN-00000-00001).

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

3.0 JURISDICTION

The Montecito Planning Commission is the appropriate hearing body for the Zoning Map Amendment and Comprehensive Plan Amendment request based on the following Section of the Montecito Land Use and Development Code (MLUDC):

Sections 35.494.050.A (Comprehensive Plan Amendments) and 35.494.050.B (Development Code and Zoning Map Amendments): The Montecito Commission shall hold at least one noticed public hearing on the proposed Amendment. Notice of the time and place of the hearing shall be given and the hearing shall be conducted in compliance with Chapter 35.496 (Noticing and Public Hearings) and Government Code Sections 65090 and 65091, as applicable. At the conclusion of the hearing, the Montecito Commission shall recommend approval, conditional approval or denial of the proposed Amendment. The Montecito Commission's recommendation shall be adopted and transmitted to the Board by resolution of the Montecito Commission carried by the affirmative vote of not less than a majority of the total membership of the Montecito Commission. The Montecito Commission shall adopt a resolution recommending approval or conditional approval of the Amendment only if the Montecito Commission first makes all of the findings identified in Section 35.494.060 (Findings Required for Approval of Amendments) and Section 35.494.080 (Rezoning Requirements for Specific Zones) as applicable.

The Zoning Map and Comprehensive Plan Amendments will allow for the existing water tank on the parcel to be converted to a single-family dwelling, which will be reviewed under a separate Land Use Permit application (Case No. 20LUP-00000-00054). Section 35.472.110.D.5 of the MLUDC states:

If a Land Use Permit is requested for property subject to a resolution of the Board initiating a Zoning Map Amendment or an Amendment to this Development Code, a Land Use Permit shall not be approved or conditionally approved while the proceedings are pending on the amendment unless the proposed uses or structures will conform to both the existing zone and existing provisions of this Development Code and the amendment initiated by the Board.

The Land Use Permit for the conversion of the water tank to a single family dwelling will not be approved by the Director until the Zoning Map Amendment and Comprehensive Plan Amendment are adopted.

4.0 PROJECT INFORMATION

4.1 Site Information

Site Information	
Comprehensive Plan Designation	Inland, Urban, Public Utilities (UT)
Ordinance, Zone	Montecito Land Use and Development Code (MLUDC), Public Utilities (PU)
Site Size	0.46 acres
Present Use & Development	Previously owned by the Montecito Water District and was developed with an above-ground, concrete 80-foot diameter water tank to serve five parcels in the immediate vicinity, but the property has since been sold and the water tank is no longer in use.
Surrounding Uses/Zone(s)	Subject parcel is entirely surrounded by 1510 E. Mountain Drive (2-E-1, Single Family Residence) North of 1510 E. Mountain Drive: RMZ-40, Vacant South of 1510 E. Mountain Drive: 2-E-1, Single Family Residence East of 1510 E. Mountain Drive: 3-E-1, Single Family Residence West of 1510 E. Mountain Drive: RMZ-40, Single Family Residence
Access	Shared driveway with 1510 E. Mountain Drive
Public Services	Water Supply: Montecito Water District Sewage: Montecito Sanitary District Fire: Montecito Fire Protection District Police Services: County Sheriff

4.2 Project Description

The project is a request for a Zoning Map Amendment and Comprehensive Plan Amendment to rezone the subject parcel from PU (Public Utilities) to 2-E-1 (Single Family Residential, two-acre minimum parcel size), and to change the land use designation on the subject parcel from UT (Public Utilities) to SRR-0.5 (Semi-rural Residential, two acres minimum parcel size).

The parcel is addressed as 1516 E. Mountain Drive and will be served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire Protection District.

4.3 Background Information

The subject parcel was created in 1928 and was recorded as Instrument No. 12411 in Book 167, Page 120 of Official Records. After the creation of the parcel, the Montecito Water District built an above-ground, concrete 80-foot diameter water tank to serve five parcels in the immediate vicinity. The tank was used until 2000, when it was rendered inoperable. The property was sold to the current owner in 2009. The subject parcel is addressed as 1516 E. Mountain Drive and is entirely surrounded by APN 011-070-025 (addressed as 1510 E. Mountain Drive), which is currently developed with a single-family residence. The subject parcel shares a driveway with 1510 E. Mountain Drive via an existing access easement. The parcel addressed as 1510 E. Mountain Drive is entirely surrounded by residentially-zoned parcels, and single family dwellings exist on the parcels to the west, east, and south. The Zoning Map Amendment and Comprehensive Plan Amendment will allow for future residential use of APN 011-070-002.

5.0 PROJECT ANALYSIS

5.1 Environmental Review

The project is exempt from environmental review pursuant to Sections 15061(b)(3) [Common Sense Exemption] and 15303 [New Construction or Conversion of Small Structures] of the CEQA Guidelines. Section 15061(b)(3), the common sense exemption, states that CEQA applies only to projects that 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. Section 15303 is a categorical exemption that exempts construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure, including one single-family residence.

It can be seen with certainty that there is not a possibility that the Comprehensive Plan Amendment and Zoning Map Amendment will have a significant effect on the environment. There is no development proposed as part of the project, and the parcel is currently developed with a concrete 80-foot diameter water tank. The change in zoning and land use designation from Public Utilities to Residential would allow for the residential development of the parcel. However, the ground has already been disturbed from the construction of the water tank, and constructing a single family dwelling on the lot would not significantly affect the environment. The subject property is surrounded by other residentially zoned properties that are similarly developed with single family residences. The Comprehensive Plan and Zoning Map Amendments will not increase the acreage of the parcel, do not include grading or any associated development, and do not result in an increase in subdivision potential. Therefore, it can be seen with certainty that the Amendments will not have a significant effect on the environment and CEQA Section 15061(b)(3) is applicable.

Future development on the parcel would be exempt from environmental review pursuant to Section 15303 of CEQA. The change in zone and land use designation would allow for the development of a single family dwelling. Section 15303 exempts the construction of one single-family residence on a parcel.

5.2 Comprehensive Plan Consistency

Land Use Element	
REQUIREMENT	DISCUSSION
Land Use Development Policies and Goals	
<p>Goal LU-M-1: In order to protect the semi-rural quality of life, encourage excellence in architectural and landscape design. Promote area-wide and neighborhood compatibility; protect residential privacy, public views, and to the maximum extent feasible, private views of the mountains and ocean.</p>	<p>Consistent: The project is consistent with this policy because the Zoning Map Amendment and Comprehensive Plan Amendment will allow for residential development, consistent with the surrounding neighborhood. Future development will require review by the Montecito Board of Architectural Review to ensure it is compatible with the neighborhood and is architecturally designed and landscaped appropriately.</p>
<p>Goal LUG-M-1: Comprehensively plan for, and maintain, an ultimate community buildout that is based on the conservation of limited resources. Infrastructure and services planning shall respect the need to preserve the community’s existing quality of life and community character and shall be scaled to accommodate growth provided within the context of the adopted Land Use Maps and this plan.</p>	<p>Consistent: The project is consistent with this policy because the parcel is zoned Public Utilities but is not currently being used and will not be used in the future for one of the allowed uses in the Public Utilities zone. The parcel is developed with an inoperable water tank, so the future residential use of the parcel will not change the community buildout.</p>
<p>Comprehensive Plan – Land Use Element 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,</p>	<p>Consistent: The project is consistent with this policy because the Zoning Map Amendment and Comprehensive Plan Amendment (Amendments) would not result in a change of services to serve the project site. The Amendments do not exempt projects on this site from having approved public and/or private services and resources. A letter was</p>

<p>roads, etc.) are available to serve the proposed development. [...]</p>	<p>provided from the Montecito Water District dated October 28, 2019 stating that the Montecito Water District can make service available to the subject property for future residential development. A letter was provided from the Montecito Sanitary District dated October 3, 2019 stating that the District can provide sewer service to the subject parcel for future residential development. The property is accessed from an existing easement over 1510 East Mountain Drive.</p> <p>Future development of the site will require adequate services to be provided. Confirmation from the Montecito Water District and Montecito Sanitary District will be required at the time of development to ensure service is still available.</p>
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Aesthetics Policies	
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<p>Comprehensive Plan – Land Use Element Visual Resource Policy 3: <i>In areas designated as urban on the land use plan maps and in designated rural neighborhoods, new structures shall be in conformance with the scale and character of the existing community. Clustered development, varied circulation patterns, and diverse housing types shall be encouraged.</i></p>	<p>Consistent: The project is consistent with this policy because the development on the parcel is existing, and no new development is proposed as part of the Zoning Map Amendment or Comprehensive Plan Amendment.</p> <p>The Amendments will allow for residential development of a single parcel within an existing residentially-developed area, consistent with this policy. Future development will be required to receive approval from the Montecito Board of Architectural Review (MBAR) and to comply with the MLUDC requirements for the 2-E-1 zone. Setback and height restrictions for residential development will be applicable to future residential development, in keeping with the character of the existing residential neighborhood surrounding the subject parcel.</p>
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Noise Policies	
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<p>Comprehensive Plan – Noise Element Policy 1: <i>In the planning of land use, 65 dB Day-Night</i></p>	<p>Consistent: The project is consistent with this policy because the parcel is surrounded by</p>
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<p><i>Average Sound Level should be regarded as the maximum exterior noise exposure compatible with noise-sensitive uses unless noise mitigation features are included in project designs.</i></p>	<p>residentially zoned parcels, and single family dwellings exist to the east, west, and south. The Zoning Map Amendment and Comprehensive Plan Amendment include zone and land use designation changes from public utilities to residential. No new development is proposed as part of the Zoning Map Amendment or Comprehensive Plan Amendment. Future residential use of the parcel would not cause the noise level to exceed 65 dB, aside from temporary construction noises which will be addressed through the application of standard County Conditions of Approval to limit construction hours to 7:00 am to 4:30 pm Monday through Friday.</p>
<p>Hillside and Watershed Protection Policies</p>	
<p>CLUP Policy 2: All development 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 for development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.</p>	<p>Consistent: The project is consistent with this policy because no new development or grading is proposed as part of the Zoning Map Amendment and Comprehensive Plan Amendment. Future development will be required to comply with the Montecito Ridgeline and Hillside Development (MLUDC, Chapter 35.452), which states that for rural properties, the height of any structure should not exceed 16 feet wherever there is a 16-foot drop in elevation within 100 feet of the proposed structure’s location. MBAR will review future development application(s) to reduce visibility of development from surrounding areas.</p>
<p>Montecito Community Plan</p>	
<p>REQUIREMENT</p>	<p>DISCUSSION</p>
<p>Roadways – Fire Facilities/Hazards</p>	
<p>Policy F-M-2.1: The County shall cooperate with the Montecito Fire Protection District while reviewing Fire District requirements applied to ministerial and discretionary development projects regarding access, vegetation clearance, and improvements with</p>	<p>Consistent: The project is consistent with this policy because no development proposed as part of the Zoning Map Amendment or Comprehensive Plan Amendment, but future development would require approval by the Montecito Fire Protection District for access</p>

<p>the intent of protecting development from fire hazards while maintaining community character and quality of life and preventing adverse environmental impacts.</p>	<p>and Fire District requirements. The Montecito Fire Protection District went to the site and stated that the existing thick concrete structure is fire-proof.</p>
<p>Resources – Biological Habitats</p>	
<p>Policy BIO-M-1.15: To the maximum extent feasible, specimen trees shall be preserved. Specimen trees are defined for the purposes of this policy as mature trees that are healthy and structurally sound and have grown into the natural stature particular to the species. Native or non-native trees that have unusual scenic or aesthetic quality, have important historic value, or are unique due to species type or location shall be preserved to the maximum extent feasible.</p> <p>Policy BIO-M-1.16: All existing native trees regardless of size that have biological value shall be preserved to the maximum extent feasible.</p>	<p>Consistent: The project is consistent with this policy because no development proposed as part of the Zoning Map Amendment or Comprehensive Plan Amendment. No trees are proposed for removal and ESH is not located on the subject parcel.</p>
<p>Resources – Archaeological, Cultural, and Historical</p>	
<p>Policy CR-M-2.1: Significant cultural, archaeological, and historic resources in the Montecito area shall be protected and preserved to the extent feasible.</p>	<p>Consistent: The project is consistent with this policy because no development is proposed as part of the Zoning Map Amendment and Comprehensive Plan Amendment. The land has already been disturbed by the existing water tank, and no grading or construction is proposed. On October 6, 2020, Planning and Development sent an invitation for consultation to local Native American tribes, identified by the Native American Heritage Commission, in compliance with SB 18 requirements. Letters were sent to the Santa Ynez Band of Chumash Indians, Barbareno/Ventureno Band of Mission Indians, Chumash Council of Bakersfield, San Luis Obispo County Chumash Council, Northern Chumash Tribal Council, and the Coastal Band of the Chumash Nation through mail and email. Phone calls were also made to all the tribes on</p>

	<p>October 12, 2020. A request for consultation has not been received, and the 90-day response period ends on January 6, 2020.</p> <p>A condition would be applied to future permits for development to stop work if any cultural resources are encountered.</p>
Traffic and Circulation	
<p><i>Special Standards for Projects Involving Comprehensive Plan Amendments to Land Use Designations</i></p> <p><i>1) Comprehensive Plan Amendments submitted by private applicants ... shall be required to demonstrate that the proposed change in land use would not potentially result in traffic levels higher than those anticipated for that parcel by the Community Plan and its associated environmental documents. If higher traffic levels could potentially result from such an amendment, then the following findings must be made ... to approve the amendment:</i></p> <ul style="list-style-type: none"> <i>• The increase is not large enough to cause the affected roadways and/or intersections to exceed their designated acceptable capacity levels at buildout of the Community Plan, or</i> <i>• Road improvements included as part of the project description are consistent with the Community Plan and are adequate to fully offset the identified potential increase in traffic</i> 	<p>Consistent: The project is consistent with these standards because the Amendments would allow for residential use of the parcel, which would not generate a significant amount of traffic aside from temporary construction-related trips. The existing roads are adequate to serve future residential development. The project was seen by the Transportation Division when it was taken to SDRC and they had no comments or conditions.</p>

5.3 Zoning: Land Use and Development Code Compliance

Montecito Hillside (H-MON) Overlay Zone – Inland Area

This property is subject to requirements of the Montecito Hillside (H-MON) Overlay Zone – Inland area. No development is proposed as part of the Zoning Map Amendment or Comprehensive Plan Amendment so the H-MON development standards are not applicable. However, future single-family residential development on this parcel will be required to comply with the following development standards for the H-MON Overlay (MLUDC Section 35.428.070.C.):

- *The visual bulk of residential structures shall be minimized as viewed from scenic view corridors as shown on Figure 37, Visual Resources Map in the Montecito Community Plan EIR (92-EIR-03).*
- *The height of the primary residence should not exceed 16 feet.*
- *No elevation, including retaining walls adjacent to the structure, shall exceed an average height of 20 feet as measured at five-foot intervals from finished grade to the average height of the highest gable roof or to the top of the parapet of a flat roof. At no point shall the structure exceed 28 feet in height from any finished grade or existing grade, whichever is lower, to the highest gable, except for architectural features.*
- *Project grading shall not exceed 1,500 cubic yards of cut or fill, unless additional grading is necessary to allow reasonable development of the property or to achieve reasonable vehicular access. Exception: Excavation not apparent from the exterior, such as for basements entirely below grade, crawl spaces, swimming pools, underground water storage tanks, etc., shall not be included in the grading calculations under this provision. Grading may exceed 1,500 cubic yards if the Montecito Board of Architectural Review can make all of the following findings:*
 - a. The proposed grading respects the significant natural land forms of the site and blends with adjacent properties.*
 - b. The graded slopes relate to the natural contours of the site*
 - c. The length and height of retaining walls have been minimized to the maximum extent feasible.*
 - d. There are no other suitable alternative building sites available on the property that could be utilized with significantly less required grading for the primary residence and/or access road.*
- *Fill for residential structures on downslope areas shall not be over 10 feet in height at the highest point (top of slope).*
- *Cut over thirty (30) feet in total height shall be avoided to the extent feasible.*
- *Building materials and color schemes of structures, walls and roofs shall blend with predominant colors and values of the surrounding natural landscape.*
- *The design of new development shall protect, to the extent feasible, unique or special features of the site, such as landforms, rock outcroppings, mature trees, unique vegetative groupings, drainage courses, hilltops and ridgelines.*
- *Landscape plans shall include appropriate planting to reduce fire hazard, stabilize cut/fill slopes, reduce erosion, retain moisture, repair areas of required fire department brush removal, and integrate architectural components.*

5.4 Subdivision/Development Review Committee

The project was reviewed by the Subdivision/Development Review Committee on September 3, 2020. There were no comments or conditions on the proposed Zoning Map Amendment and Comprehensive Plan Amendment.

5.5 Senate Bill 18 Consultation

Government Code Section 65352.3 requires local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of protecting and/or mitigating impacts to tribal cultural resources. On October 6, 2020, Planning and Development sent an invitation for consultation to local Native American tribes, identified by the Native American Heritage Commission, in compliance with SB 18 requirements. Letters were sent to the Santa Ynez Band of Chumash Indians, Barbareno/Ventureno Band of Mission Indians, Chumash Council of Bakersfield, San Luis Obispo County Chumash Council, Northern Chumash Tribal Council, and the Coastal Band of the Chumash Nation through mail and email. Phone calls were also made to all the tribes on October 12, 2020. A request for consultation has not been received, and the 90-day response period ends on January 6, 2020.

6.0 APPEALS PROCEDURE

Pursuant to Government Code Sections 65354 and 65856, a recommendation for approval by the Montecito Planning Commission is automatically forwarded to the Board of Supervisors for final action, therefore no appeal is required. A Zoning Map Amendment or Comprehensive 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. Zoning Map Amendment and Comprehensive Plan Amendment Resolutions
- C. CEQA Exemption
- D. Water and Sanitary Availability Letters
- E. Site Plan

ATTACHMENT A: FINDINGS

1.0 CEQA FINDINGS

1.1 CEQA EXEMPTION

The Montecito Planning Commission finds and recommends that the Board of Supervisors finds that the proposed project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) [Common Sense Exemption]. See Attachment C (Notice of Exemption) to the staff report dated October 1, 2020 for a more detailed discussion of the CEQA exemption.

2.0 ADMINISTRATIVE FINDINGS

2.1 Findings Required for Approval of Amendments. In compliance with Section 35.494.060 of the Montecito Land Use and Development Code, 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:

2.1.1 The request is in the interest of the general community welfare.

The Montecito Planning Commission finds and recommends that the Board of Supervisors finds that the project, which consists of a Zoning Map Amendment and a Comprehensive Plan Amendment for APN 011-070-002, is in the interest of the general community welfare. The parcel is currently zoned PU (Public Utilities) and designated UT (Public Utilities) and is developed with a water tank that has been inoperable since 2000. The amendments will allow single-family residential development on the parcel.

The subject parcel is surrounded by residentially zoned parcels, and parcels to the west, east, and south are developed with a single family residence. The parcel is also surrounded by a residentially zoned lot that is developed with a single family residence. It is in the best interest of the neighborhood for the subject parcel to be zoned Single Family Residential since the neighborhood consists primarily of residential development. The allowed uses in the PU (Public Utilities) zone consist of uses such as: wastewater treatment system, electrical substation, sewage treatment facility, and telecommunications facility. The purposes of the existing zoning for public utilities are no longer served, and there is no plan for the parcel to be used for public utility purposes in the future. The rezone of the parcel to residential would be consistent with surrounding parcels.

The subject parcel is currently surrounded by land use designations of SRR-0.33 (Semi-rural Residential, three acres minimum parcel size) to the east, SRR-0.5 (Semi-rural Residential, two acres minimum parcel size) to the south, MA-40 (Mountainous Area, one unit per 40 acres) to the west and north, and the surrounding parcel addressed as 1510 East Mountain

Drive is designated as SRR-0.5 (Semi-rural Residential, two acres minimum parcel size). The re-designation of the subject parcel as Semi-rural Residential is in the interest of the general community welfare since it is consistent with the land use designations of the surrounding parcels.

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

The Montecito Planning Commission finds and recommends that the Board of Supervisors finds that the request is consistent with the Comprehensive Plan because, as discussed in Section 6.2 of this staff report dated October 1, 2020 and incorporated herein by reference, the Zoning Map Amendment and Comprehensive Plan Amendment will be compatible with the surrounding neighborhood, will not change the community buildout level, and will not significantly affect the level of traffic on existing roadways. Future development will be required to comply with all policies in the Comprehensive Plan, including the Montecito Community Plan, regarding noise, aesthetics, fire, flood, biological and cultural resources, and grading.

The Board of Supervisors also finds that the request is consistent with State planning and zoning laws and this Development Code because, as discussed in Section 6.3 of this staff report, dated October 1, 2020 and incorporated herein by reference, the proposed Comprehensive Plan Amendment and Zoning Map Amendment would not authorize development. However, any future development would be required to comply with the requirements for the E-1 zone. Although the parcel does not meet the minimum parcel size of two acres for the 2-E-1 zone, it will be consistent with the surrounding zones and will allow for the parcel to be used. Additionally, there are other parcels in the vicinity zoned 2-E-1 that are also under two acres.

2.1.3 The request is consistent with good zoning and planning practice.

The Montecito Planning Commission finds and recommends that the Board of Supervisors finds that the project is consistent with good zoning and planning practices because the amendments will allow future residential development on the subject parcel and the existing designation is not consistent with the surrounding uses. The current development on the parcel is no longer in use, as the water tank was rendered inoperable in 2000. The residential use of the parcel is consistent with the uses of the surrounding parcels, which are all zoned and designated residential. In addition, parcels to the east, west, and south of the subject property are developed with a single family dwelling. The Comprehensive Plan Amendment and Zoning Map Amendment will enable future residential development to occur in a residential neighborhood, resulting in good zoning and planning practice.

2.2 Additional Finding for Comprehensive Plan Amendments

2.2.1 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 Montecito Planning Commission finds and recommends that the Board of Supervisors finds that the request is deemed to be in the public interest because the subject parcel is currently developed with a water tank that has been inoperable since 2000. The subject parcel is surrounded by residentially zoned and designated parcels, and parcels to the west, east, and south are developed with a single family residence. The Zoning Map Amendment and Comprehensive Plan Amendment will allow for future residential use of the parcel and for the parcel to be consistent with the surrounding development.

ATTACHMENT B-1

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

IN THE MATTER OF RECOMMENDING TO THE BOARD OF SUPERVISORS THAT AN ORDINANCE BE APPROVED TO AMEND SECTION 35-2, THE SANTA BARBARA COUNTY MONTECITO LAND USE AND DEVELOPMENT CODE, BY AMENDING THE MONTECITO COMMUNITY PLAN ZONING MAP FOR ASSESSOR'S PARCEL NUMBER 011-070-002 TO CHANGE THE ZONING FROM PUBLIC UTILITIES (PU), TO SINGLE FAMILY RESIDENTIAL, TWO ACRE MINIMUM LOT SIZE (2-E-1)

RESOLUTION NO.: 20 - _____

CASE NO.: 20RZN-00000-00001

WITH REFERENCE TO THE FOLLOWING:

- A. WHEREAS on November 27, 2007, by Ordinance 4660, the Board of Supervisors adopted the Santa Barbara County Montecito Land Use and Development Code, Section 35-2 of Chapter 35, Zoning, of the Santa Barbara County Code which included the Montecito Community Plan Zoning Map that designates property within the unincorporated area of the County of Santa Barbara with specific zones; and
- B. WHEREAS all zoning maps and zoning designations previously adopted under the provisions of Section 35.404.020, Zoning Map and Zones, of Section 35-2, the Santa Barbara County Montecito Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code are hereby repealed as they relate to Assessor's Parcel Number 011-070-002, as shown in Exhibit 1.
- C. WHEREAS the Montecito Planning Commission now finds that it is in the interest of 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 (Case No. 20RZN-00000-00001) amending Section 35-2 of Chapter 35, Zoning, of the Santa Barbara County Code, the Santa Barbara County Montecito Land Use and Development Code, by amending the Montecito Community Plan Zoning Map by re-designating Assessor's Parcel Number 011-070-002 from Public Utilities (PU) to Single Family Residential, two acre minimum lot size (2-E-1).

Said Ordinance is attached hereto as Attachment A, and is incorporated by reference.

- D. WHEREAS Section 65855 of the Government Code requires inclusion of the reason for the recommendation and the relationship of the zoning map amendment to the applicable general and specific plans. The proposed Ordinance is in the interest of the general community welfare as the parcel is currently spot-zoned, since it is zoned PU (Public Utilities) and is surrounded by residentially zoned parcels to the west, east, and south. The site is currently developed with a concrete 80-foot diameter water tank that was rendered inoperable in 2000.

If the water tank is not re-used it would be demolished. The rezone of the parcel to 2-E-1 will allow for the re-use of the water tank as a single family dwelling, which represents good planning consistent with the intent of the County General Plan and Montecito Community Plan.

- E. WHEREAS this Montecito Planning Commission has held a duly noticed public hearing, as required by Section 65484 of the Government Code, on the proposed amendments to the Zoning Map, at which hearing the proposed Ordinance was explained and comments invited from persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. In compliance with the provisions of Section 65855 of the Government Code, this Montecito Planning Commission recommends that the Board of Supervisors of the County of Santa Barbara, State of California, following the required noticed public hearing, approve and adopt the above mentioned recommendation of this Montecito Planning Commission, based on the findings included as Attachment A of the Montecito Planning Commission staff report dated October 1, 2020. Said Ordinance is attached hereto as Exhibit 1 and is incorporated herein by reference.
3. A certified copy of this resolution shall be transmitted to the Board of Supervisors.
4. The Chair of this Commission is hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this Resolution to show the above mentioned action by the Montecito Planning Commission.

PASSED, APPROVED AND ADOPTED this 21st day of October, 2020 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

DONNA SENAUER, Chair
Montecito Planning Commission

ATTEST:

JEFFREY WILSON
Secretary to the Commission

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
COUNTY COUNSEL

By _____
Deputy County Counsel

EXHIBITS:

1. Board of Supervisors' Ordinance to Amend Assessor Parcel Number 011-070-002

EXHIBIT 1

**MONTECITO LAND USE AND DEVELOPMENT CODE
(ZONING MAP AMENDMENT)**

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 35-2, THE SANTA BARBARA COUNTY MONTECITO LAND USE AND DEVELOPMENT CODE, OF CHAPTER 35, ZONING, OF THE SANTA BARBARA COUNTY CODE BY AMENDING THE MONTECITO COMMUNITY PLAN ZONING MAP FOR ASSESSOR'S PARCEL NUMBER 011-070-002 TO CHANGE THE ZONING FROM PUBLIC UTILITIES (PU) TO SINGLE FAMILY RESIDENTIAL, TWO ACRE MINIMUM LOT SIZE (2-E-1).

Case No. 20RZN-00000-00001

The Board of Supervisors of the County of Santa Barbara ordains as follows:

SECTION 1

All zoning maps and zone designations previously adopted under the provisions of Section 35.404.020, Zoning Map and Zones, of Section 35-2, the Santa Barbara County Montecito Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, State of California, are hereby repealed as they related to Assessor's Parcel Number 011-070-002.

SECTION 2

Pursuant to the provisions of Section 35.404.020, Zoning Map and Zones, of Section 35-2, the Santa Barbara County Montecito Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, State of California, the Board of Supervisors hereby amends the Montecito Community Plan Zoning Map by re-designating Assessor's Parcel Number 011-070-002 from Public Utilities to Single Family Residential, two acre minimum lot size (2-E-1).

The 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.

SECTION 3

The Chair of the Board of Supervisors is hereby authorized and directed to sign and certify this Ordinance and all maps, documents, and other materials in accordance with this Ordinance to show that said zone change for Assessor's Parcel Number 011-070-002 from Public Utilities to Single Family Residential, two acre minimum lot size (2-E-1) has been adopted by this Board.

SECTION 4

Except as amended by this Ordinance, Section 35.404.020 of the Santa Barbara County Montecito

Land Use and Development Code 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 _____, 2020 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

GREGG HART, CHAIR
BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA

ATTEST:

MONA MIYASATO
COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD OF SUPERVISORS

By: _____
Deputy Clerk

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
COUNTY COUNSEL

By _____
Deputy County Counsel

ATTACHMENT B-2

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

IN THE MATTER OF RECOMMENDING TO THE BOARD OF SUPERVISORS THAT A RESOLUTION BE APPROVED TO AMEND THE SANTA BARBARA COUNTY COMPREHENSIVE PLAN, TO CHANGE THE LAND USE DESIGNATION MAP IN THE MONTECITO COMMUNITY PLAN BY REDESIGNATING ASSESSOR'S PARCEL NUMBER 011-070-002 FROM PUBLIC UTILITIES (UT) TO SEMI-RURAL RESIDENTIAL, MINIMUM PARCEL SIZE 2 ACRES (SRR-0.5).

RESOLUTION NO.: 20 - _____

CASE NO.: 20GPA-00000-00001

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 a Comprehensive Plan for the County of Santa Barbara.
- B. WHEREAS on September 15, 1992 by Resolution No. 92-515, the Board of Supervisors of the County of Santa Barbara adopted the Montecito Community Plan Land Use Designation Map.
- C. WHEREAS the proposed amendment is consistent with the Santa Barbara County Comprehensive Plan, including the Montecito Community Plan and the requirements of California planning, zoning, and development laws.
- D. WHEREAS citizens, California Native American Indian tribes, public agencies, public utility companies, and civic, education, and other community groups have been provided the opportunity for involvement in compliance with Government Code Section 65351.
- E. WHEREAS the County contacted and offered to conduct consultations with California Native American tribes in compliance with Government Code Sections 65352.3 and 65352.4.
- F. WHEREAS the Montecito Planning Commission has determined that the proposed amendment is consistent with the Comprehensive Plan, including the Montecito Community Plan, and provide the greatest community welfare without compromising community values, environmental quality, or the public health and safety, as included in the findings in Attachment A of the Montecito Planning Commission staff report, dated October 1, 2020, which is incorporated herein by reference.

- G. WHEREAS, in compliance with Government Code Section 65855, which requires the Montecito Planning Commission's written recommendation on the proposed amendment to include the reasons for the recommendation and the relationship of the proposed amendment to applicable general and specific plans, the Montecito Planning Commission has determined that the proposed amendment represents good planning consistent with the intent of the Montecito Community Plan.
- H. WHEREAS this Montecito Planning Commission has held a duly noticed public hearing, as required by Section 65353 of the Government Code, on the proposed amendment to the Comprehensive Plan, at which hearing the proposed amendment was explained and comments invited from persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. The Montecito Planning Commission now finds that it is in the interest of 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 amending the Montecito Community Plan (Case No. 20GPA-00000-00001) by re-designating Assessor Parcel Number 011-070-002 from Public Utilities (UT) to Semi-Rural Residential, Minimum Parcel Size 2 Acres (SRR-0.5).
3. In compliance with the provisions of Section 65855 of the Government Code, this Montecito Planning Commission recommends that the Board of Supervisors of the County of Santa Barbara, State of California, following the required noticed public hearing, approve and adopt the Comprehensive Plan Amendment, based on the findings included as Attachment A of the Montecito Planning Commission staff report dated October 1, 2020.
4. A certified copy of this resolution shall be transmitted to the Board of Supervisors in compliance with Government Code Section 65354.
5. The Chair of this Commission is hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this Resolution to show the above mentioned action by the Montecito Planning Commission.

PASSED, APPROVED AND ADOPTED this 21st day of October, 2020 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

DONNA SENAUER, Chair
Montecito Planning Commission

ATTEST:

JEFFREY WILSON
Secretary to the Commission

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
COUNTY COUNSEL

By _____
Deputy County Counsel

EXHIBITS:

1. Board of Supervisors' Resolution to Amend Assessor's Parcel Number 011-070-002

EXHIBIT 1

RESOLUTION NO. _____

A RESOLUTION AMENDING SECTION 35-2, THE SANTA BARBARA COUNTY COMPREHENSIVE PLAN, BY CHANGING THE LAND USE DESIGNATION MAP IN THE MONTECITO COMMUNITY PLAN TO RE-DESIGNATE ASSESSOR'S PARCEL NUMBER 011-070-002 FROM PUBLIC UTILITIES (UT) TO SEMI-RURAL RESIDENTIAL, MINIMUM PARCEL SIZE 2 ACRES (SRR-0.5).

Case No. 20GPA-00000-00001

The Board of Supervisors of the County of Santa Barbara ordains as follows:

- A. WHEREAS on December 20, 1980, by Resolution No. 80-566, the Board of Supervisors of the County of Santa Barbara adopted a Comprehensive Plan for the County of Santa Barbara.
- B. WHEREAS on September 15, 1992 by Resolution No. 92-515, the Board of Supervisors of the County of Santa Barbara adopted the Montecito Community Plan Land Use Designation Map.
- C. The Board of Supervisors received and considered the Montecito Planning Commission's recommended actions and held a duly noticed public hearing, as required by Section 65355 of the Government Code on the proposed amendment to a General Plan, at which hearing the proposed amendment was explained and comments invited from persons in attendance.
- D. WHEREAS the proposed amendment is consistent with the Santa Barbara County Comprehensive Plan, including the Montecito Community Plan and the requirements of California planning, zoning, and development laws.
- E. WHEREAS citizens, California Native American Indian tribes, public agencies, public utility companies, and civic, education, and other community groups have been provided the opportunity for involvement in compliance with Government Code Section 65351.
- F. WHEREAS the County contacted and offered to conduct consultations with California Native American tribes in compliance with Government Code Sections 65352.3 and 65352.4.
- G. WHEREAS the Montecito Planning Commission held a duly noticed public hearing, as required by Government Code Section 65353, on the proposed amendment, at which hearing the amendment was explained and comments invited from the persons in attendance.
- H. The Montecito Planning Commission, after holding a duly noticed public hearing on the above described amendment to the Comprehensive Plan, endorses and transmits to the Board of Supervisors said recommended amendment by resolution in compliance with Government Code Section 65354.

- I. WHEREAS the Board of Supervisors now finds that it is in the interest of orderly development of the County and important to the preservation of the health, safety and general welfare of the residents of the County to adopt a Resolution (Case 20GPA-00000-00001) amending the Montecito Community Plan.
- J. WHEREAS this Board of Supervisors has held a duly noticed public hearing, as required by Section 65484 of the Government Code, on the proposed amendment, at which hearing the proposed amendment was explained and comments invited from persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. In compliance with the provisions of Section 65855 of the Government Code, the Board of Supervisors of the County of Santa Barbara, State of California, following the required noticed public hearing, adopts this amendment to the land use designation for APN 011-070-002, based on the findings included as Attachment A of the Montecito Planning Commission staff report dated October 1, 2020.
3. In compliance with the provisions of Government Code Section 65356, the above change is hereby adopted as an amendment to the Montecito Community Plan Land Use Designation Map of the County Comprehensive Plan.
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.
5. 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 show the above mentioned action by the Board.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this ____ day of _____, 2020 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

GREGG HART, CHAIR
BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA

ATTEST:

MONA MIYASOTO
COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By: _____
Deputy Clerk

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
COUNTY COUNSEL

By _____
Deputy County Counsel

ATTACHMENT C: CEQA NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Willow Brown, Planning and Development Department

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: 011-070-002

Case Nos.: 20RZN-00000-00001 & 20GPA-00000-00001

Location: East Mountain Drive

Project Title: Ocean Vistas, LLC Zoning Map Amendment & Comprehensive Plan Amendment

Project Applicant: Ocean Vistas, LLC

Project Description:

The project is a request for a Zoning Map Amendment and Comprehensive Plan Amendment to rezone the subject parcel from PU (Public Utilities) to 2-E-1 (Single Family Residential, two-acre minimum parcel size), and to change the land use designation on the subject parcel from UT (Public Utilities) to SRR-0.5 (Semi-rural Residential, two acres minimum parcel size).

The parcel is addressed as 1516 E. Mountain Drive and will be served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire Protection District.

Name of Public Agency Approving Project: County of Santa Barbara

Name of Person or Agency Carrying Out Project: Jennifer Siemens

Exempt Status: (Check one)

- Ministerial
- Statutory Exemption
- Categorical Exemption (15303)
- General Rule §15061(b)(3)
- Emergency Project

Cite specific CEQA and/or CEQA Guideline Section: 15061(b)(3) and 15303

Reasons to support exemption findings:

The project is exempt from environmental review pursuant to Sections 15061(b)(3) [Common Sense Exemption] and 15303 [New Construction or Conversion of Small Structures] of the CEQA Guidelines. Section 15061(b)(3), the common sense exemption, states that CEQA applies only to projects that 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. Section 15303 is a categorical exemption that exempts the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure, including one single-family residence.

It can be seen with certainty that there is not a possibility that the Comprehensive Plan Amendment and Zoning Map Amendment will have a significant effect on the environment. There is no development proposed as part of the project, and the parcel is currently developed with a concrete 80-foot diameter water tank. The change in zoning and land use designation from Public Utilities to Residential will allow for the residential development of the parcel, but the ground has already been disturbed from the construction of the water tank and constructing a single family dwelling on the lot will not significantly affect the environment. The subject property is surrounded by other residentially zoned properties that are similarly developed with single family residences. The Amendments will not increase the acreage of the parcel, do not include grading or any associated development, and do not result in an increase in subdivision potential. Therefore, it can be seen with certainty that the Amendments will not have a significant effect on the environment and CEQA Section 15061(b)(3) is applicable.

Future development on the parcel will be exempt from environmental review pursuant to Section 15303 of CEQA. The change in zone and land use designation will allow for the development of a single family dwelling. Section 15303 exempts the construction of one single-family residence on a parcel.

There is no substantial evidence that the proposed project involves unusual circumstances, including future activities, resulting in or which might reasonably result in significant impacts which threaten the environment.

- 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.**

This exception to the Categorical Exemptions does not apply because the subject parcel 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.

- 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.**

This exception to the Categorical Exemptions does not apply because the subject parcel is currently surrounded by residentially zoned parcels developed with single family residences. Future residential development on the subject parcel will be consistent with its surroundings and further residential development on parcels in the area will not have a significant effect on the environment.

- 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.**

This exception to the Categorical Exemptions does not apply because 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 will have a significant effect on the environment due to unusual circumstances.

- 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.**

This exception to the Categorical Exemptions does not apply because future development will not be visible from a designated Scenic Highway, and will not result in damage to scenic resources, including but not limited to, trees, historic buildings, or rock outcroppings. There are no scenic resources on the subject parcel.

- 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.**

This exception to the Categorical Exemptions does not apply because the proposed project is not located on a site that is included on any list compiled pursuant to Section 65962.5 of the Government Code.

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.

This exception to the Categorical Exemptions does not apply because there are no known historic resources on the subject parcel. A historic report determining the historic significance of the water tank will be required before a Land Use Permit for residential development will be approved.

Lead Agency Contact Person: Willow Brown

Phone #: (805) 568-2040

Department/Division Representative: _____

Date: _____

Acceptance Date: _____

Distribution: Hearing Support Staff

Date Filed by County Clerk: _____

ATTACHMENT D - WATER AND SEWER LETTERS

**MONTECITO WATER DISTRICT
CERTIFICATE OF WATER SERVICE AVAILABILITY**

DEVELOPMENT (WITHOUT EXISTING SERVICE)

To the County Planning and Building Departments of Santa Barbara:

Montecito Water District (District) has received the following application for water service availability:

Date of Application	10/28/19
Name of Applicant/Agent	Cristal Clarke/Jennifer Siemens
Name of Property Owner	Cristal Diane Clarke
Service address	No address
Assessor's Parcel Number(s) to be served	011-070-002
Parcel/property size	0.46 acres
Brief Project description	Conversion of abandoned water tank to SFR
Permit(s) applied for	P&D, Building Permit

Based on the information provided including the application, architectural plans by Two Trees Architect dated 9/23/19, landscape plans by Greens Landscape Design dated 10/25/19, and Estimated Total Water Use (ETWU) calculations, the District hereby notifies the County that the District can make service available to the subject property in accordance with, and subject to, the District's current ordinances and regulations including Water Limitation Ordinance 89 and other conditions as specified below.

1. This Certificate pertains only to the currently proposed development or improvements specifically identified above. This Certificate does not extend to future projects, improvements, development or land use modifications. Any changes to the proposed development or improvements are subject to additional review and approval by the District.
2. The District's provision of water shall be contingent upon the property owner's completion of all obligations to the District associated with the Project identified herein and shall remain subject, at all times, to the District's ordinances, regulations and requirements. Water service shall be subject to all rules, regulations, and fees required by the District.
3. Water Use Limitation. The parcel on which the Project is being completed is subject to a water use limitation of 0.46 AFY per Ordinance 89 and is subject to future water use limitation ordinances superseding Ordinance 89. Applicant agrees to install state-of-the-art water-saving technologies both indoors and outdoors and to use no more water than is authorized under this Certificate.
4. Projects on Parcels Without Existing Meter. New water service for the new development approved herein this CWSA requires submittal of a completed Water Meter Application. The application will evaluate the appropriate meter size for the Project. Payment of the District's prevailing Capital Cost and Connection fees at the time the applicant is ready to have the meter installed is required prior to meter installation. The District does not hold funds for future meter installation. Payment will not be accepted more than 1 month in advance of meter installation.

OWNER / APN 011-070-002

DocuSigned by:
C. Clarke Inc by C. Clarke Pres
By _____
CD072EE32349413..

10/28/2019 | 10:49:50 AM PDT
Date _____

MONTECITO WATER DISTRICT

By *Nick Turner*

Date *10/28/19*

Nick Turner, General Manager

AK FOR NT



Montecito Sanitary District

1042 Monte Cristo Lane
Santa Barbara, CA 93108
General Manager: Diane M. Gabriel, P.E.

A Public Service Agency

PHONE: (805) 969-4200
FAX: (805) 969-9049
E-MAIL: dgabriel@montsan.org

October 3, 2019

COUNTY OF SANTA BARBARA
Planning & Development Dept.
123 E. Anapamu Street
Santa Barbara, CA 93101

RE: MONTECITO GROWTH MANAGEMENT ORDINANCE NO. 4763

Certification Required for the Issuance of Points Pursuant to Sec. 7.2.15 of the Ordinance Concerning Sanitary Service.

Project Site Assessor's Parcel Number: 009-070-002

Project Site Address: Vacant Parcel – East Mountain Drive

Certification: As required for the allocation of points pursuant to Section 7.2.15, the Montecito Sanitary District hereby certifies that:

1. The above project site is located within the existing boundaries of the Montecito Sanitary District
2. The property is a vacant parcel
3. Property is currently owned by the Cristal Clarke
4. No sewers are available to the serve the property at this time
5. In 2013, the property owner at 1514 East Mountain Drive extended the sewer main to serve his property. A Reimbursement Agreement was executed at the time for properties that could benefit from the sewer main extension, including 1510 East Mountain Drive. The properties proportionate share of the cost is \$812.93
6. The property owner of the vacant parcel that is located within the property of 1510 East Mountain Drive will need to extend the sewer main to the property line in order to serve the vacant parcel. This will require an Engineering design of the sewer main extension, which the District will prepare and contracting with a general contractor to construct the sewer main.
5. Once the sewer main has been constructed, and all applicable fees paid for the sewer main extension and connection permit fees, the District can provide sewer service to the above project site in accordance with District regulations.

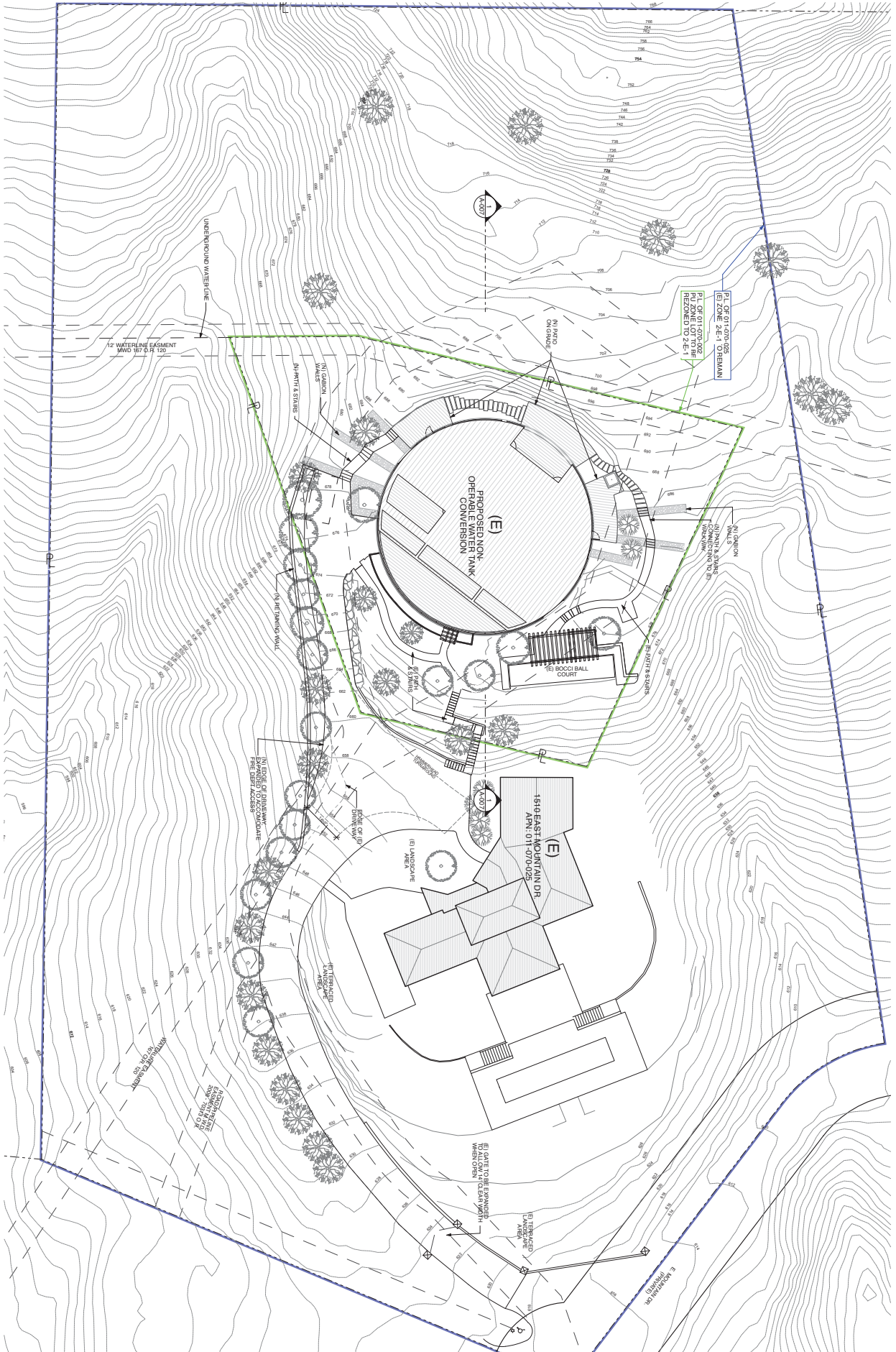
MONTECITO SANITARY DISTRICT

Carrie Poytress, Engineering Manager

Date: October 3, 2019

cc: Cristal Clarke at cristal@silcom.com

ATTACHMENT E - SITE PLAN



1 PROPOSED REZONE SITE PLAN
SCALE: 1" = 10'

A-003

PRINTED AS IS
PROJECT NUMBER...

WATER TANK CONV.
0 E. MOUNTAIN DR. (APN 011-070-002)
AND
1510 E. MOUNTAIN DR. (APN 011-070-025)
MONTECITO, CA 93108

PRELIMINARY
NOT FOR
CONSTRUCTION



TWO TREES
ARCHITECT