



BOARD OF SUPERVISORS  
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

**Department Name:** Planning and  
Development  
**Department No.:** 053  
**For Agenda Of:** September 22, 2009  
**Placement:** Set Hearing  
**Estimated Time:** 3.0 hours on October 6,  
2009  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** Majority

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**TO:** Board of Supervisors

**FROM:** Department Director(s) Dianne Black, Interim Director *Dianne Black*  
Planning & Development Department

Contact Info: Derek Johnson, Director, 568-2072  
Office of Long Range Planning

**SUBJECT:** Santa Ynez Valley Community Plan Adoption

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**County Counsel Concurrence**

As to form: Yes

**Auditor-Controller Concurrence**

As to form: N/A

**Other Concurrence:** N/A

As to form: N/A

**Recommended Actions:** That the Board of Supervisors set a hearing on October 6, 2009 for adoption of the Santa Ynez Valley Community Plan and consider final recommendations from staff and related resolutions and implementing ordinances, as follows:

- a) Adopt the Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Plan (Attachments A and B) supporting the Board's final action in adopting the Santa Ynez Valley Community Plan.
- b) Certify the Final Environmental Impact Report (08EIR-00000-00004); including the EIR Revision Letter dated September 3, 2009 (Attachment C);
- c) Adopt the final Santa Ynez Valley Community Plan dated October 6, 2009 (Attachment D);

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

**Summary Text:**

**Background:**

In 1998, a series of meetings were guided by the Community Environmental Council, with local and State officials, for the purpose of developing a guiding vision for the future of the Santa Ynez Valley. Working together for over a year, volunteers refined this vision and ultimately, the Santa Ynez Valley Blueprint (Blueprint) was created. Principles from the Blueprint formed the basis for development of the SYVCP.

Following the publication of the Blueprint, the County worked with the Santa Ynez General Plan Advisory Committee (GPAC) to begin the process of developing a community plan for the Santa Ynez Valley. The GPAC completed their work in 2004 and the SYVCP was first initiated for environmental review by the Board of Supervisors in August 2004.

On January 4, 2005, the Valley Planning Advisory Committee (VPAC) was formed to fulfill the role of the previous GPAC. The focused goals of the VPAC were: 1) to assist and advise the Board of Supervisors, Planning Commission and staff in refining, adopting, and monitoring the Community Plan, and 2) to provide community based feedback to the Board of Supervisors and Planning Commission on resource and development issues in the Santa Ynez Valley.

In February 2005, the Draft SYVCP returned to the Board of Supervisors for discussion of the planning area boundary. The Board of Supervisors adopted Resolution 05-041, initiating changes to the Draft SYVCP and reducing the planning area from 231,000 acres to 45,380 acres.

Throughout 2005 and early 2006, the VPAC worked to refine the Draft SYVCP. Building on the hard work of the GPAC and the community from 2001-2004, the VPAC further refined issues of concern, including affordable housing, mixed use zoning, inner-rural land use, and protection of visual resources.

In May 2006, the VPAC recommended the Draft SYVCP for consideration and initiation of environmental review. In July 2006, the Board of Supervisors considered the proposed initiation, but postponed the initiation for further public input. After a public meeting held in the Santa Ynez Valley, the SYVCP returned for re-initiation in September 2006. On September 26, 2006, the Board of Supervisors initiated the revised Draft SYVCP for purposes of environmental review.

On June 9, 2008, the Draft EIR was released for initiation of a 45 day comment period. A Draft EIR comment hearing was held on July 9, 2008 at the Solvang Veterans Memorial Building. The comment period was scheduled to close on July 24, 2008. However, the County extended the comment period

beyond the required 45 days to 105 days based upon considerable public input. Public comment was received until the end of the comment period on September 22, 2008.

The County, as the lead agency, has reviewed comments on the Draft EIR and prepared responses (Attachment C, Section 9.0) in accordance with CEQA Guidelines Section 15088. The County received and responded to a total of 44 written comments (367 pages) in addition to 26 verbal comments received at the Draft EIR comment hearing. Responses to comments have been prepared to address the environmental concerns raised by public agencies, private citizens and community groups, and the responses indicate where and how the FEIR has addressed pertinent environmental issues including resultant FEIR text changes. The FEIR was released for public review on March 27, 2009.

A series of six Planning Commission hearings were held on the Draft SYVCP between May 4, 2009 and July 15, 2009. In response to public requests, two hearings were held in the Santa Ynez Valley at the Solvang Veterans' Memorial Building. The Planning Commission has forwarded a recommendation for adoption of the final SYVCP that includes several changes to the Plan (see Attachment H: Planning Commission Action Letter of July 15, 2009).

#### Santa Ynez Valley Community Plan Description

The Planning Commission's recommendation for the adoption of the final Santa Ynez Valley Community Plan is based upon the pillar Goal of the SYVCP which is to:

*“Maintain the Santa Ynez Valley's rural character and agricultural tradition while accommodating some well-planned growth within the township boundaries that is compatible with surrounding uses.”*

The SYVCP updates the Comprehensive General Plan and provides policy direction for issues and development trends specific to the Plan Area. The SYVCP is described as a “status quo” plan in that no new areas for growth are indentified. This update is necessary to manage future development, facilitate proper planning, mitigate impacts from already allowed development, and accurately reflect the prevailing visions and objectives of the area's residents. The SYVCP provides the general public, landowners, and decision makers with a framework for planning future development in the region. Table 1 on the next page compares the existing Comprehensive General Plan to the SYVCP.

The SYVCP includes, by reference, relevant policies of the County's Comprehensive General Plan. The SYVCP also contains new development policies specific to the Plan Area along with measures to implement those policies. The policy direction and development standards of the SYVCP will govern site-specific development proposals; however, site-specific environmental review and planning permit approvals would be required for specific developments.

**Table 1: Final SYVCP Summary**

	<b>Existing Comprehensive Plan</b>	<b>Final SYVCP (PC Recommendation)</b>
<b>Plan Area Boundary</b>	No SYVCP specific boundaries.	The 2004 draft included 231,050 acres. The final Plan contains 46,933 acres.
<b>Additional Primary Residential Units (20 Year Buildout)</b>	516 <sup>1</sup>	503
<b>Additional Residential Second Units (20 Year Buildout)</b>	305	201
<b>Additional Agricultural Employee Units (20 Year Buildout)</b>	24	24
<b>Additional Commercial Square Footage (20 Year Buildout)</b>	555,334 Square Feet	555,334 Square Feet
<b>Mixed Use Overlay</b>	No overlay currently exists, but up to 49% of each C-2 parcel can be residential under current rules. Up to 229 units could be built given current C-2 zoning.	The C-2 Mixed Use Overlay will apply to C-2 zoned parcels in the townships of Santa Ynez and Los Olivos. The Overlay will allow up to 66% of developable parcel square footage to be residential. Under the SYVCP Downzone Alternative the potential for 586 units exists.
<b>Existing Developed Rural Neighborhoods (EDRNs)</b>	<b>6 total:</b> Chamberlin Bobcat Springs Ballard Canyon Woodstock/Oak Trails Meadowlark Shepherd	<b>9 total:</b> Bobcat Springs Ballard Canyon Woodstock/Oak Trails Meadowlark Shepherd East Baseline/Rancho Estates North Highway 246 West Buellton West Los Olivos
<b>D-Design Overlay</b>	The overlay applies to 65 parcels totaling 584 acres throughout the Valley.	Adds 382 parcels (total 447), 8,068 (total 8,652) acres, including Valley gateways and community connectors along Alamo Pintado Road between Ballard and Los Olivos and along Highway 246 between Solvang and Santa Ynez.

<sup>1</sup> All figures reflect 20 year buildout scenario.

<p><b>Affordable Housing Overlay</b></p>	<p>No overlay currently exists</p>	<p>The SYVCP EIR analyzed the possibility of applying an Affordable Housing Overlay to four sites within the township of Santa Ynez, providing capacity for 115 affordable units.</p> <p><i>The Overlay has been proposed for removal from the Plan by the Planning Commission</i></p>
<p><b>Downzone Alternative/Rural Boundary Adjustments</b></p>	<p>N/A</p>	<p>The PC recommendation is aligned with the EIR “Downzone Alternative” which retracts the rural boundary toward the townships in the corners of the Plan Area. This limits the potential for increased parcel subdivision and expansion of residential land uses onto agricultural and rural lands. The Downzone Alternative will be applied to 119 parcels and will result in 13 less primary residential units and 104 less secondary residential units over the 20 year Plan horizon.</p>
<p><b>Annexation Policy</b></p>	<p>Annexations are currently addressed on a case-by-case basis; preserving local decision-maker flexibility to negotiate terms consistent with a variety of policy objectives.</p>	<p>The Planning Commission has forwarded a draft policy to the Board for consideration.</p> <p>Policy LUG-SYV-6:          “The County shall oppose the loss of jurisdictional authority over land within the Plan area where the intended use is inconsistent with the goals, policies, and development standards of the Plan or in the absence of satisfactory legally enforceable agreements.”</p>
<p><b>Highway 246 Setbacks</b></p>	<p>The existing Plan does not contain Santa Ynez specific Development Standards to address this issue.</p>	<p>The PC directed staff to confer with property owners along Highway 246 to determine if the proposed 35 foot structural setback and 20-30 foot landscape buffer requirements within Development Standards LUT-SYV-5.2 and LUT-SYV-5.3 are appropriate for properties along Highway 246 in the Santa Ynez Township. After further analysis, staff proposes revised development standards that introduce flexibility to allow the Board of Architectural Review and/or review authority to allow setback reductions in the interest of good design for individual development projects. The recommended changes to policies will be presented to the Board of Supervisors for consideration.</p>

### D-Design Overlay

The Planning Commission recommends an expansion of the D-Design Overlay onto parcels adjacent to Alamo Pintado Road from Ballard to the commercial core of Los Olivos and along Highway 246 between Solvang and the commercial core of Santa Ynez. The Planning Commission felt expansion of the overlay was important because visually, these areas are key “community separators”. Inclusion of additional parcels within the D-Design Overlay ensures plans for new or altered structures will be subject to Board of Architectural Review approval.

### Downzone Alternative

The “Downzone Alternative to Heritage Sites” is similar to the Draft Santa Ynez Valley Community Plan. The key differences are the policy approach and tools utilized to address potential agricultural subdivisions at the Rural and Inner-Rural interface areas.

Maintaining the rural character of the Santa Ynez Valley and preserving agriculture are high priorities identified by the community throughout development of the SYVCP. The community reportedly voiced a desire for the Valley to retain a rural character with a strong agricultural economy.

A trend identified by the community that undermines this desire is the subdivision of large agricultural properties into smaller parcels. This trend introduces additional development into the rural areas, with its associated impacts and potential conflict with neighboring productive agricultural operations, and can also result in diminished agricultural suitability and productivity. This trend is changing the character of the region from one of large parcels of working agriculture to one of residential estates. Subdivision into ever-smaller parcels often leads to decreased agricultural viability on both the subject and neighboring properties and can create land use incompatibility that compromises continued agricultural operations.

Urban and Rural boundary lines are two of the most effective planning tools for implementing land use policies in the County. Because of their importance to the community, the boundary lines are rarely amended, typically only during Comprehensive General Plan updates. The importance of establishing a stable Rural boundary line is reflected in the “Downzone Alternative to Heritage Sites” which proposes several changes to the Rural boundary in order to define a logical, stable boundary which reflects existing land uses and development patterns, and which minimizes future potential parcelization of agricultural lands.

A detailed sub area analysis was undertaken to identify areas where downzoning, in conjunction with Rural boundary adjustments, would maximize consistency with SYVCP goals. The Downzone Alternative attempts to preserve those remaining larger agricultural parcels from further subdivision by adjusting the Rural boundary in key locations so that some parcels currently in the Inner-Rural area would alternatively, be located in the Rural area. Minimum parcel size in the Rural Area is 40 acres. Adjustments to the boundary have also been made along parcel lines, correcting the condition which exists today of parcels split by the Rural boundary. Under this alternative, some lands currently within the Inner-Rural area are proposed to be redesignated as Rural or an EDRN.

### Affordable Housing Overlay

The Planning Commission recommends removing the Affordable Housing Overlay District (AHOD) from the SYVCP due to concerns of land use compatibility and density. Development of the four identified AHOD sites could have resulted in up to 76 affordable housing units assuming that 30 percent or more of all new units were available to very low income households, or 50 percent or more of all new units were available to a mix of affordable income households. It is noted that affordable housing

overlays cannot be applied to State Regional Housing Needs Assessment (RHNA) assessments due to their voluntary nature on the part of the landowner. Only base zoning of 20-units per acre or greater or actual affordable unit construction is counted by the State Department of Housing and Community Development.

### Summary of Environmental Review

The FEIR (08EIR-00000-00004) addresses potential impacts which could result from implementation of the proposed SYVCP. The methodology used for this analysis assumes that at 20 years proposed zoning will result in an additional 503 primary residential units above those currently within the Planning Area under the Downzone Alternative. Twenty year buildout has been calculated by analyzing buildout rates for the time period between 2002 and 2007.

The buildout analysis contained in the FEIR is based upon the Assessor's Parcels basemaps. Comments have been received regarding the inaccuracies of utilizing Assessor's Parcels in-lieu of legal lots. While in some cases the use of Assessor's Parcels data rather than data on legal lots may result in an overestimation of buildout potential, in other cases, there are multiple Assessor's Parcels on a given legal lot, which would result in the opposite effect on buildout estimates. While APN data is readily available, the use of legal lot data would require detailed lot-by-lot investigations that are beyond the scope of the FEIR's programmatic buildout analysis. Assessor's Parcel data is of sufficient accuracy to provide a programmatic buildout analysis so that the Board of Supervisors can make an informed decision regarding the environmental consequences associated with the Plan.

The five year increment between 2002 and 2007 represents a time period of above average residential and commercial growth in the Plan Area. When looking back over the past 20 years the "ground to 20 year plan horizon" approach analyzes impacts related to visual resources, water quality and groundwater, flooding, drainage, land use and agriculture, traffic, air quality, noise and biological resources.

Four alternatives to the project were also analyzed: 1) Downzone Alternative to Heritage Sites, 2) Alternative to D- Design Control Overlay, 3) Alternative to Downtown Ballard Zoning, and 4) the No Project Alternative. The Downzone Alternative to Heritage Sites is the alternative reflected in the Planning Commission's recommendation. As a "status quo" plan, the "no project alternative" to the SYVCP would result in greater environmental impact due to additional growth over the planning horizon as compared with the project description and all other alternatives.

The FEIR concluded that the Draft SYVCP would result in significant unmitigable (Class I) impacts to land use compatibility, fire protection, solid waste, biological resources, air quality, noise, water, wastewater, cultural resources, visual and aesthetic resources, and agricultural resources (FEIR Table ES-1). The FEIR addresses a total of 23 significant impacts. Impacts associated with parks and recreation, traffic and circulation, biological resources, air quality, fire hazards, noise, seismic, soil and landslide hazards, hydrology and water quality, cultural resources and visual and aesthetic resources were identified as significant but mitigable (Class II).

Impacts related to land use, parks, and recreation, public services, traffic and circulation, biological resources, air quality, noise, water/wastewater, seismic, soil and landslide hazards, hydrology and water quality, hazards and hazardous materials, visual and aesthetic resources and agricultural resources were identified as less than significant (Class III).

### Tribal Consultation

Consistent with Government Code §65352.3 (Senate Bill 18, 2004), the County invited the Santa Ynez Band of Chumash Indians and the Coastal Band of the Chumash Nation to consult regarding the SYVCP. The County requested a records search for cultural resources in the SYVCP area from the UCSB Central Coast Information Center to inform both the tribal consultation process and the environmental review process. The Santa Ynez Band of Chumash Indians responded and participated in consultation with the County. The Coastal Band of the Chumash Nation did not respond to the invitation to consult. A follow up letter was sent, noting that the opportunity to consult had passed, but encouraging the Coastal Band of the Chumash Nation to comment during the adoption process.

A series of four meetings were held between staff and the Santa Ynez Band of Chumash Indians tribal administrators, to discuss potential cultural resource impacts that would result from implementation of the SYVCP. An approach for determining impacts was developed in the EIR; this approach used a model which predicted areas of high probability for presence of cultural resources within the Plan Area. In an effort to protect cultural resources, maps have been generated using this model. These maps, along with the best available data, will be used to aid County staff in determining the level of study necessary for particular parcels before development can proceed. Standard practice is that these maps will not be made public in order to protect the exact locations of potentially valuable archaeological resources. Through mitigation measures proposed in the SYVCP FEIR (mitigation measures CR-1.1 through CR-1.5, FEIR Pages 4.13-21 thru 4.13-24), mitigative policies and development standards are included in the SYVCP that will protect cultural resources from potential damage to the greatest extent feasible.

### Planning Commission Direction for Additional Analysis

The July 15, 2009 Planning Commission's recommendation directed staff to work with several property owners and respond to concerns regarding proposed zoning and development standards that may affect future development potential. The Planning Commission found that these properties were of a different character due to their geographical locations and that modified downzone treatment would provide more consistent application of SYVCP goals. The discussion below describes the specific issues analyzed and the staff recommendation for revisions to the SYVCP.

#### *Shepherd Property*

The Shepherd property consists of 80 acres northeast of the Santa Ynez Township and State Highway 154 within a designated Rural area (see item 9 on Figure 9, Attachment D). The property is zoned AG-I-10 and is surrounded on all sides by AG-II-100 zoned parcels under Williamson Act contract. The property is also designated as an Existing Developed Rural Neighborhood (EDRN) due to the 10-acre zoning, which is incompatible with the Rural area and surrounding zoning.

Under the initiated SYVCP, the parcel was proposed to remain a designated EDRN and retain AG-I-10 zoning. However, under the Downzone Alternative to Heritage Sites, the Draft SYVCP proposed to downzone the property to AG-II-100 and remove the EDRN designation in order to maximize consistency with surrounding properties in the Rural area and provide maximum protection for on-site prime soils. Further analysis directed by the Planning Commission has resulted in a revised staff recommendation to downzone the property to AG-I-20 and retain the EDRN designation (see Attachment J). This revision would allow for future subdivision, while increasing consistency with surrounding properties and limiting future subdivision to four potential lots from the current eight potential lots. Any future proposed subdivision would undergo environmental analysis. This analysis would disclose any potential impacts to agricultural suitability and productivity.

### *Lindemann Property*

The Lindemann and surrounding properties consist of approximately 1,330 acres in the northeast portion of the SYVCP area near the intersection of Roblar, Mora, and Brinkerhoff Avenues in a designated Inner-Rural area. The properties are zoned AG-I-20 and AG-I-40 and are adjacent to properties zoned AG-I-10, AG-I-20, and 40-AG to the west and south, and properties zoned AG-II-100 to the east.

Under the Draft SYVCP, the properties were proposed to retain existing zoning. However, under the Downzone Alternative to Heritage Sites, the Draft SYVCP proposed to downzone the properties to AG-II-40 and AG-II-100 and adjust the Rural boundary to minimize future subdivision potential, and provide for a more logical and stable Rural boundary co-located with Brinkerhoff Avenue. Further analysis directed by the Planning Commission has resulted in a revised staff recommendation to downzone a portion of the properties to AG-II-40 & AG-II-100, while retaining existing zoning for the properties that are more integral to the Inner-Rural area (See Attachment K). The majority of the properties would be re-designated Rural through a boundary adjustment. This revision which would allow for some future subdivision while increasing consistency with surrounding properties with appropriate transition zoning density for properties approaching the Inner Rural/Rural interface. The proposed revisions would increase future subdivision to four potential lots from the six potential lots under the Downzone Alternative to Heritage Sites.

### *Annexation Policy*

At the time of the 2006 Board of Supervisors Draft SYVCP initiation, concerns arose regarding Santa Ynez Reservation annexations. The Board of Supervisors directed staff to develop language to ensure review of proposed annexations in the Plan Area. As a result, the SYVCP contains policy language regarding County opposition to any proposed annexations deemed inconsistent with SYVCP as shown below:

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

Action LUG-SYV-6.1: The County shall pursue legally enforceable government-to-government agreements with entities seeking to obtain jurisdiction over land within the Plan Area to encourage compatibility with the surrounding area and mitigate environmental and financial impacts to the County.

Comments have been received from the Santa Ynez Band of Chumash Indians opposing the proposed policies. Although the Planning Commission left the policy language within the recommended SYVCP, the Planning Commission acknowledged concerns regarding Santa Ynez reservation casino development that is unique to the community. The Planning Commission commented that the question is a matter of policy for the Board and may be better handled through a Countywide annexation policy.

### *Visual Gateway Development Standards*

Proposed Development Standards LUT-SYV-5.2 and 5.3 (see Attachment D, Section B.4) are intended to encourage good design and landscape screening in highly sensitive visual gateway corridors along Highway 154 and Highway 246 in the Los Olivos and Santa Ynez township areas. However, landowners have expressed concerns that the proposed setbacks would severely constrain potential future development in these areas. The proposed revised development standards introduce flexibility to

allow the Board of Architectural Review and/or review authority to allow setback reductions in the interest of good design for individual development projects (see Attachment L).

**Agricultural Advisory Committee Recommendation**

The Agricultural Advisory Committee (AAC) submitted a memorandum to the Planning Commission (Attachment I) summarizing their recommendations regarding changes to the SYVCP. The AAC recommends: 1) reducing the plan area boundary to exclude all Rural areas from the SYVCP area; 2) eliminating any downzones to AG-II zoning; 3) further studying agricultural potential prior to downzoning any parcel; and, 4) studying the appropriateness of retaining existing AG-II lots within the rural boundary line. The Planning Commission considered the recommendations of the AAC, but did not modify the planning area boundary or limit downzones in the manner recommended by the AAC. However, as discussed above, the Planning Commission requested that staff further analyze certain downzone areas. This analysis resulted in the revised recommendations detailed in the previous section.

**Policy Consistency Analysis**

The policy consistency section of the FEIR includes a review of the project’s potential consistency with the adopted plans and policies contained in the County’s Comprehensive General Plan. The FEIR found all proposed Plan policies and goals to be consistent with the County of Santa Barbara Comprehensive General Plan.

**Performance Measure:**

N/A

**Fiscal and Facilities Impacts:**

Budgeted: Yes

**Fiscal Analysis:**

<b><u>Funding Sources</u></b>	<b><u>Current FY Cost:</u></b>	<b><u>Annualized On-going Cost:</u></b>	<b><u>Total One-Time Project Cost</u></b>
General Fund	\$ 41,058.84		\$ 2,226,362.41
State			
Federal			
Fees			
Other:			
<b>Total</b>	<b>\$ 41,058.84</b>		<b>\$ 2,226,362.41</b>

**Narrative:**

The SYVCP is included in the Board approved P&D Long Range Planning Work Program and is budgeted in the P&D budget for LRP page D-304 from the General Fund, and is fully staffed by current employees in the Office of Long Range Planning.

**Staffing Impacts:**

**Legal Positions:**

N/A

**FTEs:**

N/A

**Special Instructions:**

The Clerk of the Board shall complete noticing for the project in a newspaper of general circulation in the County of Santa Barbara ten (10) days prior to the hearing.

The Clerk of the Board shall forward a copy of the Minute Order to Planning & Development, Attention: David Villalobos, Hearing Support.

Planning & Development will prepare all final action letters and notify all interested parties of the Board's final action.

**Attachments:**

- A.** SYVCP Findings and Statement of Overriding Considerations
- B.** SYVCP Mitigation Monitoring and Reporting Plan
- C.** Santa Ynez Valley Community Plan Final EIR and Revision Letter
- D.** Final Santa Ynez Valley Community Plan
- E.** Resolution – Comprehensive Plan Land Use Element
  - Exhibit A: SYVCP Land Use Map
  - Exhibit B: SYVCP Parks, Recreation, and Trails Map
- F.** Resolution – Comprehensive Plan Circulation Element
  - Exhibit A: SYVCP Circulation Element Map
  - Exhibit B: SYVCP Bikeways Map
- G.1.** SYVCP Implementing Ordinance: Zoning and Zoning Overlay Maps
  - Exhibit A: SYVCP Zoning Map
  - Exhibit B: SYVCP Zoning Overlay Map
- G.2.** SYVCP Implementing Ordinance: Land Use and Development Code Amendments
- H.** Planning Commission Action Letter of July 15, 2009
- I.** Agricultural Advisory Committee Memorandum to Planning Commission dated May 12, 2009
- J.** Proposed Zoning Changes Map: Shepherd Property
- K.** Proposed Zoning Changes Map: Lindemann Property
- L.** Proposed Revised DevStd 5.2 & 5.3 Language: Structural Setbacks and Landscape Buffers

**Authored by:**

Brian A. Tetley, Senior Planner  
Office of Long Range Planning

**CC:**