

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

IN THE MATTER OF ADOPTING THE THIRD)
AMENDMENT IN 1982 TO THE LAND USE)
ELEMENT OF THE COMPREHENSIVE) RESOLUTION NO. 82-622
(GENERAL) PLAN FOR THE COUNTY OF)
SANTA BARBARA WHICH AMENDS THE) (81-GP-25)
TEXT OF THE PLAN TO ADD SITE-) (82-GP-1)
SPECIFIC PLANNING CRITERIA FOR THE) (82-GP-3)
RICE RANCH PLANNED DEVELOPMENT) (82-GP-12)
SITE IN THE ORCUTT AREA, AND TO) (82-GP-26)
ADD NEW LAND USE DEVELOPMENT) (82-GP-31)
POLICIES WITH COUNTYWIDE) (82-GP-32)
APPLICABILITY; AND CHANGES LAND) (82-GP-36)
USE DESIGNATIONS FOR CERTAIN) (82-GP-40)
PROPERTIES IN THE CARPINTERIA,) (82-GP-42)
GOLETA, GUADALUPE/CASMALIA, AND)
SANTA MARIA/ORCUTT AREAS.)

WITH REFERENCE TO THE FOLLOWING:

A. On December 22, 1980, by Resolution No. 80-566, this Board adopted a new Comprehensive (General) Plan for the County of Santa Barbara, consisting of a text entitled "Santa Barbara County Comprehensive Plan, Environmental Resources Management Element, Land Use Element, [and] Circulation Element," 9 COMP maps, 9 CIRC maps, 6 PRT maps, and 5 ERME FACTORS maps.

B. It is now deemed in the interest of the orderly development of the County and important to the preservation of the health, safety, and general welfare of the residents of the County to make the following changes to the text and in the maps of the Land Use Element of the Comprehensive (General) Plan:

(1) On COMP-6, the Land Use Element map for the Santa Maria-Orcutt area, to change the designation from "Residential Ranchette" (5 to 20 or more acres per dwelling

1 unit) to "Residential" (one or more acres per dwelling unit)
2 on Assessor's Parcel 111-250-21. Property is located
3 approximately 1700 feet west of Blosser Road and 1200 feet
4 north of Solomon Road (Case Number 81-GP-25);

5 (2) On COMP-6, to designate Assessor's Parcel
6 103-200-26, located on the east side of Harp Road approximately
7 150 feet south of Clark Avenue, as a separate Planned
8 Development site, rather than part of a larger Planned
9 Development site, with a residential density not to exceed 3.3
10 units per acre (Case Number 82-GP-1);

11 (3) On COMP-6, to redesignate various parcels as
12 follows (Case Number 82-GP-12):

13 a.) Assessor's Parcels 111-240-05, -07,
14 -24; 111-240-20; 111-240-25; and 111-240-26,
15 to be designated as four separate
16 Planned Development sites at maximum
17 residential densities of 3.3 units per acre.
18 The subject properties are located north of
19 State Highway 1 between Black and Blosser
20 Roads;

21 b.) On Assessor's Parcel 105-140-55, to
22 change the maximum residential density from
23 3.3 to 1.8 units per acre. Property is
24 located north of the divergence of State
25 Highways 1 and 135 and south of Clark Avenue;

26 c.) To redesignate Assessor's Parcels
27 103-200-18, -20, -22, -23, -48, -52, -55,
28 -56, -57, -58, -59, -60, -64, -65, -73, and

1 Township 9 North, Range 34 West). Property is
2 located east of Bradley Road and south of the
3 southerly terminus of Harp Road;

4 f.) To designate the 51 residential lots of
5 Tract 12,012 (Assessor's Parcels 103-550-01
6 through -51) as "Residential" with a maximum
7 density of 3.3 units per acre. Property is
8 located along El Cerrito and Crescent
9 Avenues;

0 g.) To designate Assessor's Parcels
1 103-180-97, 103-375-02, 103-381-13, and
2 103-550-52 as "Existing Public or Private
3 Recreation and/or Open Space." Property is
4 located south of Clark Avenue between
5 Bradley and Orcutt Roads;

6 h.) To designate Assessor's Parcels
7 103-180-26; 103-180-46 and -50; and
8 103-180-86, as three separate Planned
9 Development sites with maximum densities of
10 3.3 units per acre. Property is located south
11 of Clark Avenue between Bradley and Orcutt
12 Roads;

13 i.) To designate Assessor's Parcels
14 103-180-31, -32, -42, -62, -71, -72, -73,
15 -74, -75, -78, -79, -80, -81, -83, -91, -92,
16 -93, and -94 as "Residential" with a maximum
17 density of one unit per acre. Property is
18 located south of Clark Avenue between Bradley

1 and Orcutt Roads;

2 j.) To designate Assessor's Parcels
3 107-250-11, -12, and -13; 107-250-09 and
4 -10; 107-250-08; 107-470-01 through -08 and
5 107-480-01 through -34 as four separate
6 Planned Development sites with maximum
7 residential densities of 3.3 units per acre.
8 The existing land use map notation ["No
9 Building Within 1500 Foot Wide Airport
10 Corridor (shown by dotted lines)"] shall be
11 retained and shall apply to these four sites.
12 Property is located south of Foster Road
13 between Bradley and Orcutt Roads.

1 k.) To designate Assessor's Parcel
15 107-240-26 as a Planned Development site with
16 a maximum residential density of 7.0 units per
17 acre. Property is located west of U. S.
18 Highway 101 generally beyond the eastern
19 terminus of Foster Road;

20 l.) To designate Assessor's Parcels
21 103-070-23 and 107-300-09; and 107-300-17 as
22 two separate Planned Development sites with
23 maximum residential densities of 3.3 units per
24 acre. Property is located west of U. S.
25 Highway 101 approximately 3000 feet north of
26 Clark Avenue.

27 (4) On COMP-6, to change the land use
28 designation of the Oak Knolls Shopping Center from "Neighborhood

1 Commercial" to "General Commercial"; Assessor's Parcels
2 103-110-10, -12, -13 and 103-200-50, -51. Property is located
3 at the northeast and southeast corners of the intersection of
4 Clark Avenue and Bradley Road (Case Number 82-GP-32);

5 (5) On COMP-7, the Land Use Element map for the
6 Guadalupe-Casmalia area, to add the "Agricultural Industry"
7 overlay to the existing "Agriculture II" designation on
8 Assessor's Parcel 113-140-05. Property is located at the
9 southwest corner of the intersection of Ray Road and the Santa
10 Maria Valley Railroad tracks (Case Number 82-GP-3);

11 (6) On COMP-3, the Land Use Element map for the
12 Goleta-Santa Barbara area, to change the land use designation
13 on Assessor's Parcel 077-160-55 from "Neighborhood Commercial"
14 to "Service Commercial." Property is located east of
15 Los Carneros Road between Calle Real and the westbound U. S.
16 Highway 101 offramp (Case Number 82-GP-26);

17 (7) On COMP-3, to change the land use
18 designation from "Neighborhood Commercial" to "General
19 Commercial" on Assessor's Parcels 073-100-04, -18, -24, -25,
20 -30, and -32. Property is located at the southeast corner of
21 the intersection of Hollister Avenue and Storke Road (Case
22 Number 82-GP-42);

23 (8) In the Land Use Element amend the text at
24 page 82 to add new Land Use Development Policies 6, 7, and 8, as
25 set forth in the attached Exhibit A (Case Number 82-GP-31);

26 (9) In the Land Use Element amend the text at
27 page 126 to add site-specific planning criteria for the Rice
28 Ranch Planned Development Site (Assessor's Parcels 101-010-12,

1 -13 and 105-140-16) in the Orcutt area, as set forth in the
2 attached Exhibit B (Case Number 82-GP-12);

3 (10) In the Land Use Element amend the text at
4 page 171 to redefine the "Service Commercial" land use
5 designation, as set forth in the attached Exhibit C (Case
6 Number 82-GP-26);

7 (11) On COMP-2, the Land Use Element map for the
8 Carpinteria-Montecito-Summerland area, to change the designation
9 of the southerly forty acres of Assessor's Parcel 155-040-33
10 from "Existing Developed Rural Neighborhood," A-I-20 ("Agriculture
11 I," 20 acre minimum parcel area), to "Rural Area," A-II-40
12 ("Agriculture II," 40 acre minimum parcel area) (Case Number
13 82-GP-36);

14 (12) On COMP-2, to change the designation of the
15 southerly forty acres of Assessor's Parcel 155-190-32 from
16 "Existing Developed Rural Neighborhood," A-I-20 ("Agriculture I,"
17 20 acre minimum parcel area), to "Rural Area," A-II-40
18 ("Agriculture II," 40 acre minimum parcel area) (Case Number
19 82-GP-40).

20 C. The Planning Commission of the County of Santa
21 Barbara, after holding duly noticed public hearings on all of
22 the above-described items, has considered and transmitted to
23 this Board said recommended changes by its Resolutions No.'s
24 82-12, 82-12A, 82-14, 82-15, 82-16, 82-17, 82-18, 82-19, 82-21,
25 and Special Report dated 11/17/82.

26 D. This Board has held a duly noticed public hearing
27 on all of the above-described items, as required by Gov't. Code
28 § 65355.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

1. The above recitations are true and correct.

2. Pursuant to the provisions of Gov't. Code § 65357 the above-described changes in the Land Use Element of the Comprehensive (General) Plan of the County of Santa Barbara are adopted as an amendment to the above-mentioned Land Use Element Text and Maps.

3. Pursuant to the provisions of Gov't. Code § 65359 the Chairman and Clerk of this Board are hereby authorized and directed to endorse said text (Exhibits A, B, and C) and COMP-1 through and including COMP-9 to show that said text and maps have been amended by this Board.

4. Pursuant to the provisions of Gov't. Code § 65360 the Clerk of this Board is hereby authorized and directed to send endorsed copies of said text (Exhibits A, B, and C) and COMP-1 through and including COMP-9 to the planning agency of each city within this County.

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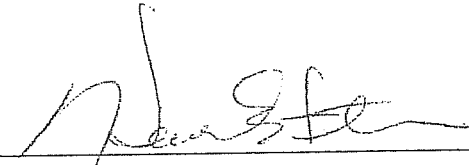
Passed and adopted by the Board of Supervisors of the
County of Santa Barbara, State of California, this 21st day of
December, 1982, by the following vote:

AYES: David M. Yager, Robert E. Kallman,
William B. Wallace, DeWayne Holmdahl,
and Harrell Fletcher

NOES: None

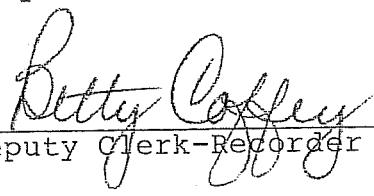
ABSENT: None

ATTEST:



CHAIRMAN, BOARD OF SUPERVISORS


HOWARD C. MENZEL
County Clerk-Recorder

By 

Deputy Clerk-Recorder

APPROVED AS TO FORM:

KENNETH L. NELSON
County Counsel

By 

Deputy County Counsel

EXHIBIT A

Land Use Development Policies to be Added
to the Text of the Land Use Element at Page 82.

6. An adjustment from the minimum parcel size specified for lands designated on the Land Use Element maps as having a minimum parcel area of five acres or greater may be allowed for divisions of parcels in areas that were originally surveyed by Federal government survey, and which parcels subsequently are found not to consist of full sections or parts thereof due to surveying errors. The number of lots resulting from division of such parcels may equal the number that could have been created if the parcels were full 640 acre sections or parts thereof. This policy shall not apply if a recorded survey of the applicant's property prior to the time the applicant acquired the property revealed that the parcel did not contain a full section or part thereof. The granting of any adjustment from the minimum parcel size shall be subject to the following finding: That allowing this adjustment shall not constitute a grant of special privileges inconsistent with limitations upon other properties in the vicinity of the proposed lot or lots and under identical Comprehensive Plan land use designation, and that circumstances justify granting a variance from the minimum lot area provisions of the applicable zoning ordinance.
7. Lot line adjustments involving legal, non-conforming parcels as to size may be found consistent with the Comprehensive Plan if:
 - a. No parcel involved in the lot line adjustment that is conforming as to size prior to the adjustment shall become non-conforming as to size as a result of the adjustment; and,
 - b. No parcel involved in the lot line adjustment that is greater in size than the average size of all the legal, non-conforming parcels involved prior to the adjustment shall become smaller in size than this average as a result of the adjustment.
8. Proposed development of parcels, including changes of zone, subdivisions, and lot splits, which are divided by a Comprehensive Plan boundary line, i.e. Urban, Inner-Rural, Rural, or Existing Developed Rural Neighborhood, may be found consistent with the Comprehensive Plan provided that the resulting density on one side of the boundary line complies with the designated density, notwithstanding that the resulting density on the remainder portion of the parcel, which shall not be further divided, exceeds the designated density.

EXHIBIT B

Site-specific Planning Criteria for the Rice Ranch Planned Development Site, to be Added to the Text of the Land Use Element at Page 126.

Planned Development Sites

1. Rice Ranch Site (Assessor's Parcels 101-010-12, -13; 105-140-16)

The following development policies and criteria shall be applicable to the Rice Ranch Planned Development Site in the Orcutt area:

- a. All urban development (residential units, roads, recreational facilities, parking areas, etc.) shall be located on the northern portion of the site, within the area delineated on the topographic base map of the site on file in the main office of the Resource Management Department. This stipulation would prohibit development in areas used and/or suited for cultivated agriculture, areas of possible archaeological or historical significance, areas containing significant biological value, aesthetic importance, and/or geologic constraints, and areas of the site near hydrocarbon exploration and production activities;
- b. No development other than agriculture and erosion control shall be permitted on the remainder of the site. Development rights (other than for agriculture and erosion control) shall be granted to the County and a third party such as the Nature Conservancy or the Trust for Public Land, free and clear of any and all financial liens;
- c. Development of the site shall provide a range of housing types and densities, consistent with the Planned Development Policies of the Land Use Element. Given proper design, this stipulation would improve the aesthetic effect of the development by avoiding a monotonous expanse of the same type and density of residential use, and would enhance the ability of the project to support a diverse resident population reflective of the local community;
- d. All permitted development requiring sanitary facilities shall be served by public sewers;
- e. Measures shall be incorporated into any project design which will ensure that the development of this site would not increase peak

EXHIBIT C

New definition of the Service Commercial (S) land use designation to replace the existing definition in the text of the Land Use Element on page 171.

Service Commercial (S) - This designation is used to denote areas suitable for a limited range of commercial activities of a service commercial nature, including wholesale business facilities, agriculture, construction, transportation and other service facilities, commercial distribution businesses, and warehouse and storage facilities. Ancillary offices and retail sales serving any of the above described uses are permitted on-site when subordinate to the principal service commercial activity.