

Lenzi, Chelsea

From: ART HIBBITS <ahibbits01@gmail.com>
Sent: Friday, February 07, 2014 10:20 AM
To: sbcob
Subject: Agenda item (6)
Attachments: Letterbos108.pdf; letterbos 2 2014.doc

Chelsea: Here are more letters in opposition...please see attachments.

Thank you, Art Hibbits

01/23/2014

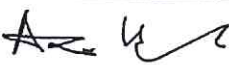
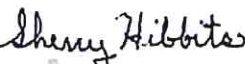
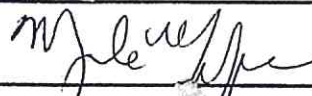


Subject: Proposed Mosby Recreational Uses: Hearing at Board of Supervisors, Santa Maria, Feb. 11, 2014

Reference: Santa Barbara County Planning Commission: Recommendation for denial

Identification: 12NGD-00000-00024, 11CUP-00000-000032, and 11RZN-00000-00003

To: Board of Supervisors,
Santa Barbara County
123 E. Anapamu Street
Santa Barbara, Calif. 93101-2058

WE THE UNDERSIGNED RESIDENTS OF LOMPOC VALLEY, DO HEREBY RESPECTFULLY REQUEST THAT THE BOARD DENY THE PROPOSED REQUESTS TO LEGALIZE LONG-EXISTING COMMERCIAL RECREATIONAL USES IN THE INTENSLY FARMED AGRICULTURAL AREA EAST OF THE CITY OF LOMPOC AND THE SANTA YNEZ RIVER.

<u>NAME</u>	<u>SIGNATURE</u>	<u>ADDRESS</u>
ART HIBBITS		1251 E. HWY 246 LOMPOC, CA. 93436
Sherry Hibbits		1251 E. Hwy 246 Lompoc Calif. 93436
Maria Medina		501 San Paepe Rd,
Geraldine Campbell		2350 E Hwy 246 Lompoc
Jenna Grossini		4500 E. Hwy 246 Lompoc

01/23/2014

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NAME SIGNATURE ADDRESS

Helen-Lu Ross Helen-Lu Ross 1200 Russett Rd

KARLEMPICK [Signature] 1280 E HIGHWAY 246 LOMPOC, CA

Blanca Rivas [Signature] "

Tom Hayes Tom Hayes 514 S.K

Dennis Hayes [Signature] 833 Clemens Way Lompoc

02/06/2014

TO: SANTA BARBARA CO. BOARD OF SUPERVISORS

FROM: ART HIBBITS for HIBBITS RANCH CO. LLC

1251 E. HIGHWAY 246, LOMPOC, CALIF.

IDENTIFICATION: 12NGD-00000-00024, 11CUP-00000-00032, and

11RZN-00000-00003

BACKGROUND: These applications are to abate multiple, long standing, unpermitted, commercial recreational on APN (s) 099-141-016 and 017.

Esquer, Kaitlin

From: ART HIBBITS <ahibbits01@gmail.com>
Sent: Friday, February 07, 2014 11:32 AM
To: sbcob
Subject: more...
Attachments: Letterbos3110.pdf

Chelsea: Are you tired of me yet? Please see attachment....thanks Art

01/23/2014

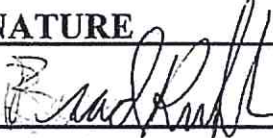
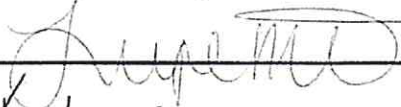
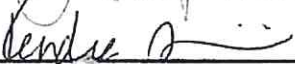

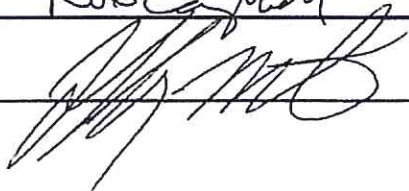
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<u>NAME</u>	<u>SIGNATURE</u>	<u>ADDRESS</u>
Brad Kahlman		Lompoec
Lupe Montero		"
Kendra Grossini		"
Bob Campbell		"
JEFF MARTIN		"

01/23/2014

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NAME SIGNATURE ADDRESS

Kari Campbell-Bonaro *Kari Campbell-Bonaro* *5726 Campbell Rd*
Lompoc

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NAME SIGNATURE ADDRESS

John A Silva John A Silva 1049 ARNOLD ST Lompoc

01/23/2014

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<u>NAME</u>	<u>SIGNATURE</u>	<u>ADDRESS</u>
Patricia Brady	PATRICIA BRADY	609 Nox St, Lompoc.
Tim Brady	Tim Brady	609 Nox Lompoc

Lenzi, Chelsea

From: jon picciuolo <brightbank@hotmail.com>
Sent: Friday, February 07, 2014 8:39 AM
To: sbcob
Subject: FW: Mosby's Rezone & Recreation Fields Request

Follow Up Flag: Follow up
Flag Status: Flagged

From: brightbank@hotmail.com
To: dfarr@countyofsb.org
Subject: Mosby's Rezone & Recreation Fields Request
Date: Wed, 5 Feb 2014 10:38:44 -0800

Dear Ms. Farr,

On 2/11/14 you will be asked to consider Mr. Mosby's request for a rezone to his land so that his unpermitted recreation facilities will be approved *post facto* by the county. I urge you to take heed of the 12/4/13 formal recommendation of your County Planning Commission and the formal recommendation of your Agricultural Advisory Committee.

You are being asked to legalize years of Mr. Mosby's unpermitted modifications that amount to establishing a multi-use amusement park on agricultural land. To do so would be extremely bad precedent. It would encourage other land owners to set up similar commercial recreational endeavors without county approval, in the proven expectation that the county will provide *post facto* approval.

Apart from that terrible precedent, there are a number of factors that make Mr. Mosby's land unsuitable for a major recreation facility. These include:

- Dangerous access for bicycles and pedestrians over the Hwy 246 Bridge.
- Large weekend crowds with traffic, parking, and sanitation issues.
- Expansion of urban activities into an agricultural zone, bypassing the natural buffer zone of the Santa Ynez River.
- Existence of, and future plans for, adequate recreational facilities and opportunities in the City of Lompoc.

I urge you to deny Mr. Mosby's request.

Sincerely,

Jon Picciuolo

445 Oak Hill Terrace, Lompoc CA 93436
733-1217

Lenzi, Chelsea

From: ART HIBBITS <ahibbits01@gmail.com>
Sent: Friday, February 07, 2014 7:39 AM
To: sbcob
Subject: Mosby CUP and RZN Agenda item (6) Feb. 11, 2014
Attachments: RLV letter106.pdf; RLV letter106.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Chelsea: Jose Baer asked me to scan and eml the attached letter. Let me know if this works...if so I have more to send this morning. Thank you, Art Hibbits

RANCHO LA VIÑA

Date: 2/6/14

To: Board of Supervisors,
Santa Barbara County
123 E. Anapamu Street
Santa Barbara, Calif. 93101-2058

Subject: Proposed Mosby Recreational Uses: Hearing at Board of
Supervisors, Santa Maria, Feb. 11, 2014

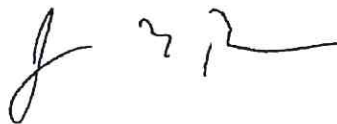
Reference: Santa Barbara County Planning Commission: Recommendation
for denial

Identification: 12NGD-00000-00024, 11CUP-00000-000032, and
11RZN-00000-00003

Dear Santa Barbara County Supervisors,

I am writing to express my opposition to the proposed Mosby recreational uses being brought before you on Tuesday, Feb 11th, 2014. The proposed uses are not compatible with production agriculture, and should not be allowed. I urge you to follow the recommendations from both the Agricultural Advisory Committee and the SB County Planning Commission and deny this proposal.

Respectfully yours,



Jose Baer
President, Rancho La Viña

RANCHO LA VIÑA

Date: 2/6/14

To: Board of Supervisors,
Santa Barbara County
123 E. Anapamu Street
Santa Barbara, Calif. 93101-2058

Subject: Proposed Mosby Recreational Uses: Hearing at Board of
Supervisors, Santa Maria, Feb. 11, 2014

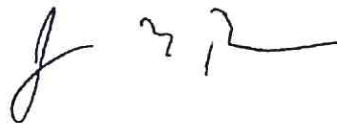
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Respectfully yours,



Jose Baer
President, Rancho La Viña

Lenzi, Chelsea

From: ART HIBBITS <ahibbits01@gmail.com>
Sent: Friday, February 07, 2014 8:07 AM
To: sbcob
Subject: Agenda (6), Feb.11
Attachments: Ag Commissioner107.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Chelsea: Please include the attachment, four pages, in the Board Packet, as well...more to follow. Thank you,
Art



SANTA BARBARA SANTA MARIA LOMPOC SOLVANG CARPINTERIA

REQUEST TO INSPECT / REVIEW RECORDS

The California Public Records Act (Government Code Section 6250 et seq.) requires public agencies to make their records available for public inspection and copying unless the records are otherwise exempt from disclosure. Please complete the data request form. Upon receipt of the request form, you will receive confirmation within 10 days from this office regarding the date the records will be disclosed, or confirmation that the records are exempt from disclosure. If you need assistance with your request, please call our office at (805) 934-6200.

Describe the documents or information you are requesting. Please be specific. Include dates, property locations, chemical names, or other appropriate information necessary to identify the information you require. You may attach more pages if necessary.

— PESTICIDE DRIFT COMPLAINT FROM JIM
MOSBY AGAINST NEIGHBORS N AND W
— RECORDS OF INVESTIGATIONS AND RESULTS
PLEASE SCAN AND EML TO:
KARL CAMPBELL - BOHARD <agriculture - girl@yahoo.com>
— BILL TO ART HIBBITZ

How do you want to receive the information?

- View documents (no charge)
- Copies of documents (\$0.10 per page)
- Text file on diskette or CD or as an e-mail attachment (\$80.00 per hour, 1 hour minimum)
- Printed report (\$80.00 per hour, 1 hour minimum)

Where should the information be sent?

Name: ART HIBBITZ
Address: 1251 E. HWY 246 LOMPOC 93426
E-mail: <ahibbits01@gmail.com> NOTE: 01 IS ZERO-ONE
Telephone: 805 689 7981

You may bring this form to our office or you may FAX this completed form to:

805-934-6202 <cfisher@agcommissioner.com>

**Santa Barbara County Agricultural Commissioner's Office
 PESTICIDE COMPLAINT REPORT NARRATIVE (PCR)
 PCR 3 Mosby 8-6-09 drift**

Summary: On August 6, 2009, J MOSBY stated he had observed a pesticide application conducted by JOSEPH & SONS, the flower grower located west of his property, drift pesticide onto his property.

Background Information: J MOSBY owns approximately 30 acres of land in a largely agricultural area. He leases out a small portion of his land to a flower grower he identified only as "PONCHO" and the remaining land is fallow. He operates a commercial fish farm.

On July 17, J MOSBY called to complain that JOSEPH & SONS drifted pesticides onto his fish ponds, killing a "major" quantity of his fish. J. MOSBY did not see or know the date of any pesticide applications nor did he reveal any dates the fish died. S BRYANT emailed a "Report of Loss" to him for providing details of the incident. He has yet to return a completed report to this office.

J ORTIZ stated they applied pesticides on July 6 and July 11. He faxed pesticide use records showing they applied Endorse, Phyton 27, Rubigan and Breakthru on July 6 and Endorse, Rubigan, Cygnus, and Breakthru on July 11. According to the pesticide labels, all of these pesticides are toxic to fish and other aquatic organisms.

We have been unable to locate PONCHO and he does not have an operator identification number issued by this office.

On July 22, S BRYANT drove to the area and observed a 7-foot high black woven cloth barrier (fence) erected between ORTIZ and MOSBY's properties. She noted JOSEPH & SONS' fields were located approximately 100 feet west/northwest of what appeared to be fish ponds. These ponds are not permitted by Planning and Development as are the 3 fish ponds located approximately 100 feet south of "PONCHO's" fields.

Lack of information from J MOSBY prevents further investigation of this incident.

Violations:

None

Witnesses:

NAME	ADDRESS	EMPLOYER	TELEPHONE
Mr. James Mosby (complainant)	755 Highway 246 Lompoc, CA 93436	N/A	(805) 736-6322
Mr. Juan Ortiz, Jr. (respondent)	1815 Corte Jubilo Camarillo, CA 93012	Joseph & Sons 1815 Corte Jubilo Camarillo, CA 93012	(805) 857-1998
Mr. Ventura Ayala (applicator)	1815 Corte Jubilo Camarillo, CA 93012	Joseph & Sons 1815 Corte Jubilo Camarillo, CA 93012	N/A
Susan Bryant	624 W. Foster Road, #E Santa Maria, CA 93455	Santa Barbara County Agricultural Commissioner	(805) 934-6200
Debbie Trupe	624 W. Foster Road, #E Santa Maria, CA 93455	Santa Barbara County Agricultural Commissioner	(805) 934-6200

**Santa Barbara County Agricultural Commissioner's Office
PESTICIDE COMPLAINT REPORT NARRATIVE (PCR)
PCR 3 Mosby 8-6-09 drift**

Investigation and Statements:

August 6

S BRYANT received a second complaint from J MOSBY. He stated he watched a JOSEPH & SONS applicator drift pesticide onto his land on the evening of August 5. S BRYANT spoke to J ORTIZ who faxed over a use record that showed they applied Endorse and Pounce.

August 7

Wind data from the website, Weather Underground, measured from the Lompoc Municipal Airport located 2 miles west of the site, was from the NW at 13 mph at 6:35 pm.

S BRYANT and D TRUPE met J MOSBY at JOSEPH & SONS Ranch 2 located west of J MOSBY's property. He stated at about 6:30 pm he saw pesticide drifting "50 to 100 feet" onto his property. He said the wind was about 10 to 15 mph from the west and he went to the field and stopped the application.

We also spoke with J ORTIZ who confirmed V AYALA had sprayed pesticides on August 5. J ORTIZ translated our questions to Spanish while we interviewed V AYALA. V AYALA stated he arrived at the field to spray Bells of Ireland plants on August 5 at 6:30 pm. He said the wind was from the west about 3 mph. He started at the southeast end of the field (closest to the MOSBY property), and worked west. The first pass was made with only the boom on the right side of tractor spraying because the tractor was located on the south side of the block, outside of the planted area. At the west end of the field he turned around, activated both booms to spray, and entered the block to begin his second pass. About mid-way, he noticed J MOSBY at the east end. He stopped spraying and called J ORTIZ who told him to quit spraying, which he did. V AYALA and J MOSBY did not speak. We confirmed he made only one full pass. J ORTIZ and V AYALA stated they were using #10 size nozzles and 95 lbs of pressure to produce a coarse spray to avoid drift. The total amount of solution mixed was 25 gallons consisting of 8 ounces of Endorse and 3 ounces of Pounce.

We took five gradient samples according to the protocols in the Investigation and Sampling Manual. The samples were secured over the weekend. On August 10 S BRYANT shipped them through Federal Express to the CDFA laboratory for analysis for permethrin, the active ingredient in Pounce.

Sample information is summarized below:

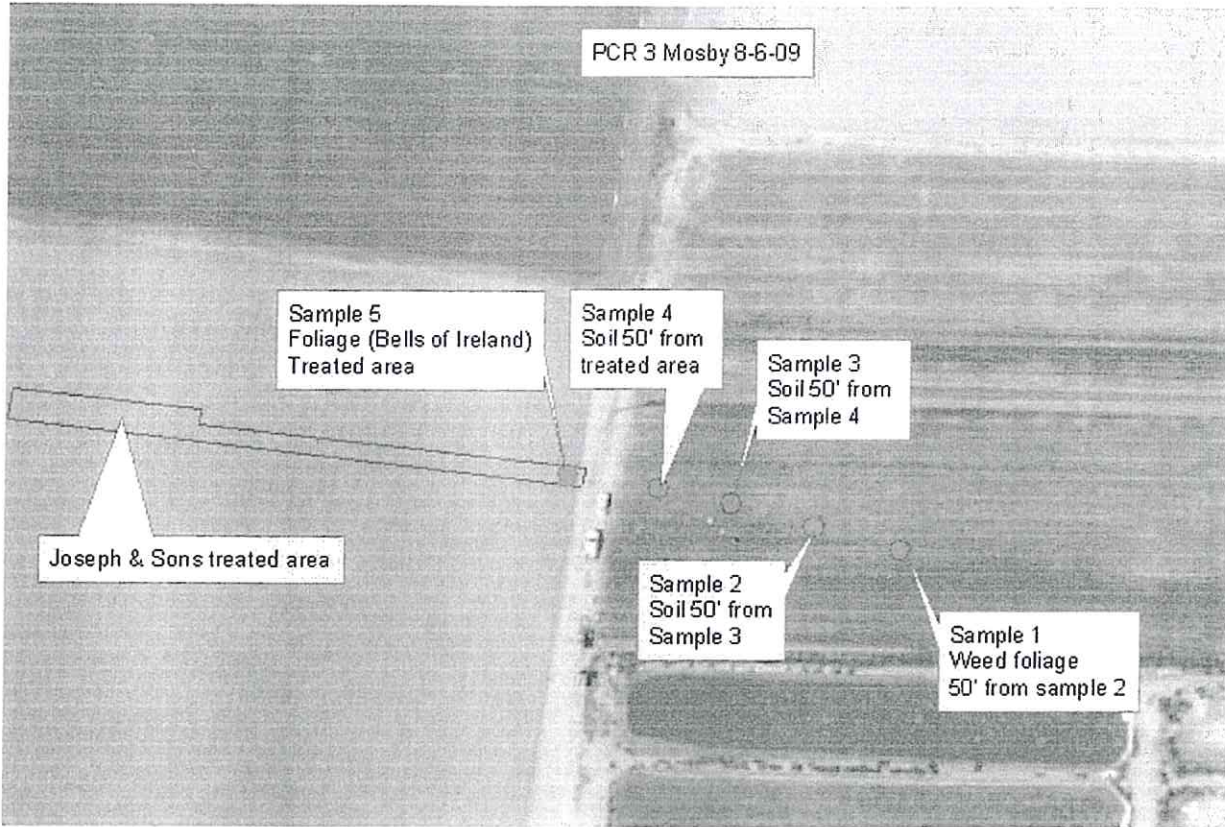
Sample Number	Material Sampled	Sample Location	Analysis Results
SB-1 8-7-09	Weed foliage	Approx. 200' from treated area	None detected
SB-2 8-7-09	Soil	Approx. 150' from treated area	None detected
SB-3 8-7-09	Soil	approx. 100' from treated area	None detected
SB-4 8-7-09	Soil	approx. 50' from treated area	None detected
SB-5 8-7-09	Ornamental foliage	treated area	3.59 ppm permethrin

Findings:

The sample analyses do not support permethrin drift to J MOSBY's property.

Attachments:

- Overview map
- Sampling map
- Weather Underground Printout
- Planning & Development Permit



Report Prepared By	Date	Report Reviewed By	Date
Debbie Trupe & Susan Bryant	9-18-09	Susan Bryant	9-18-09

Esquer, Kaitlin



6

From: Campbell Office <office@campbellranches.com>
Sent: Friday, February 07, 2014 11:49 AM
To: sbcob
Subject: Mosby
Attachments: Clerk of the Board.pdf

Good morning,

Please find attached a letter in regards to the Mosby project being heard on February 11th.

Feel free to contact me with any questions.

Sincerely,

Bob Campbell
805-736-5451

County of Santa Barbara
Board of Supervisors
Clerk of the Board



6

I hereby request that this letter be entered into the official record

I am writing to you to express my deep concern and strong opposition to the zoning changes and CUP application of Mr. Mosby that is before you. I have outlined my concerns below.

1. The property in question, along with neighboring parcels, is made up of prime agricultural land and being farmed in high-value row crops. If there is any question about the quality of the soils or the economic viability of the land, it is easily answered by a quick visit to the area.
2. The Santa Ynez River provides a perfect, natural buffer between the urban uses within the City of Lompoc, and the agricultural uses along the Highway 246 corridor. Allowing a commercial operation such as the one being proposed only invites and encourages the very well-known and documented conflicts between agricultural and non-agricultural uses.
3. Mr. Mosby, in recent years, has filed complaints against neighboring farmers with the Agricultural Commissioner's Office on several occasions. Please see attached documentation of the complaints and the findings of the investigation. Allowing a land use that will host hundreds of people at a time will only compound these kinds of complaints and conflicts.
4. I'm sure you will hear pleas by many about the needs for expanding recreational uses. The City of Lompoc has plenty of available land that is more easily accessible to its citizens to accommodate these kinds of needs. Make no mistake about it, this is a first attempt by Mr. Mosby and some members of the Lompoc City Council to move urban uses across the Santa Ynez River into this rural farming area.
5. If, in the same location, the property owner would have approached the County regarding conversion of agricultural land to a recreational use, the answer would have been NO. The fact that you are even considering approval of a current zoning violation on viable ag land to a non-ag use is incomprehensible. This proposal flies in the face of long-term planning goals of protecting viable agriculture by both the City of Lompoc and the County of Santa Barbara, as recognized by your Planning Commission in their 4-1 vote to deny the project.

Please consider the long term consequences and impacts to the neighboring farmers and ranchers, including myself, and deny this proposal.

Sincerely,

A handwritten signature in cursive script that reads "Bob Campbell".

Bob Campbell

Lenzi, Chelsea

From: ART HIBBITS <ahibbits01@gmail.com>
Sent: Friday, February 07, 2014 12:12 PM
To: sbcob
Subject: Final submittal item (6)
Attachments: Letterbos4111.pdf

Chelsea: Sorry this a little late..please include if possible. Thanks, Art

02/06/2014

TO: SANTA BARBARA CO. BOARD OF SUPERVISORS

FROM: ART HIBBITS for HIBBITS RANCH CO. LLC

1251 E. HIGHWAY 246, LOMPOC, CALIF.

**IDENTIFICATION: 12NGD-00000-00024, 11CUP-00000-00032, and
11RZN-00000-00003**

**BACKGROUND: These applications are to abate multiple, long standing,
unpermitted, commercial recreational uses on APN (s) 099-141-016 and 017.**

Since the Planning Commission meeting on this manner, Bob Campbell, Ed Wineman, and I have spent considerable time talking to others involved in Agriculture. We submitted a number of petitions signed by mostly people involved in Ag both from Santa Maria and Lompoc Valleys.

Without exception the conflicts this project causes for the surrounding Ag, was agreed upon.

As to the issue of growers protecting their crops: If you put hundreds of people right next to a legal spray application, the fear is predictable. You have the driver suited up, wearing Personal Protective Equipment such googles, respirator, gloves, etc. as required by the product label...and you probably will cause a major panic attack and calls to the Ag Commissioners.

The cost of the required investigation, collection of samples, and so on, is costly and time-consuming to the County and the application may not be completed in a timely manner.

In the case of this Applicant, several complaints have been filed again the neighbors to the Northwest. In each case there were no violations found. This information is contained in your Board packet.

Another key issue is that in the sixties the City acquired a State Grant to buy the Valla Property, for the expressed purpose of creating a GREENBELT BUFFER between Ag and the City. This proposal would effectively violate that project and jump the natural buffer of the Santa Ynez River, as well.

Please DENY this inappropriate use of good ag land.

Thank you, Art Hibbits



Lenzi, Chelsea

From: Sharyne Merritt <pinot@sandpointvineyard.com>
Sent: Friday, February 07, 2014 1:15 PM
To: sbcob
Subject: Mosby Recreation Fields
Attachments: email from Jacoby.png; Attachment 3 Lompoc City Council agenda Nov 16 2004 copy.pdf; Fink commentary sports fields Lompoc Record 10 1 2013.docx; Lompoc agenda AB 1600 fees.pdf; Lompoc Ec Dev Commentary Lomopc Record sports fields 1 19 2014.docx; Lompoc Rec Need 1 31 2014.docx

I sent the attached documents and commentary below individually to each of the supervisors. I am sending it to you to be thorough. Don't know if this is necessary.

I am writing to urge you to take the advice of your Planning Commission and deny 11CUP-00000-00032

1. The Santa Ynez River is a natural green-belt/buffer between urban and agricultural land uses. LAFCO recognized this boundary line when it permitted Lompoc to annex properties up to the River, but not across it. As one of your Planning Commissioners pointed out, approving this project would be "crossing what was and has always been a line of urbancontainment." Even without permanent structures, bringing active recreation across that line would be growth inducing.

River Park is adjacent to the SYRiver and reinforces that buffer. Mr. Mosby stated at the AAC that this is an active use park and not a buffer, but he is mistaken. It is a passive use park designed to be a green-belt (even if it has an annual wine festival and has a small man-made lake). Please see attached "email from Jacoby."

2. This project is not consistent with the protection of agricultural resources. Please see letter from Agricultural Advisory Committee (sent to you under separate cover). Presence of bystanders would impact use of material applications. This threatens realistic future agricultural productivity on adjacent properties

3. LAFCO has turned down including this property in Lompoc's Sphere of Influence. According to a report by one of the LAFCO Commissioners: "that LAFCO agreed to expand Lompoc's boundaries up to the middle of the Santa Ynez River, but would not approve crossing it." According to a 2004 City Council Agenda: "LAFCO denied the City's application to include River Park and the subject parcels [APN 099-141-17 and 099-141-18] in the City's Sphere of Influence. The decision seemed to be based upon LAFCO's determination that the Santa Ynez River is a natural boundary which should not be crossed, because extending the City would have a growth inducing effect. It is unknown whether LAFCO will consider the subject request favorably." Please see attached "Attachment 3 Lompoc City Council agenda Nov 16 2004."

4. Given the breaching of the natural buffer/green-belt and the potential adverse effects on adjacent agriculture posed by this project, its approval would set a terrible precedent for agriculture in the County. Indeed, in a 2008 report to the Lompoc City Council, Rincon Consultants said: "Previous annexation requests denied by LAFCO due topresence of a natural barrier (the river) and precedent-setting effect."

5. This project is an urban use and as such is growth inducing. It is not consistent with good planning.

6. Finally, there is no objective need for additional soccer fields in Lompoc. According to a commentary in the Lompoc Record by Planning Commissioner Ron Fink: "Riverbend Park [note Riverbend Park is different from River Park] at the north end of McLaughlin Road was to be a very large recreational development on both sidesof the road . . .but in nearly a decade, very little has been developed." (Please see attached "Fink

commentary sportsfields Lompoc Record 10 1 2013”) Commissioner Fink references \$1,353,268 in AB1600 fees. Please see attached “Lompoc Agenda AB1600 Fees.”

According to a commentary by the Lompoc Economic Development Committee: “Lompoc is blessed with an abundance of sports fields for baseball, softball and soccer.” Please see attached “Lompoc Ec Dev Commentary Lompoc Record 1 19 2014”)

Last, a quantitative analysis of available soccer fields demonstrates that by external standards, Lompoc does NOT have a deficit offields. Please see attached "Lompoc Rec Need 1 31 2014."

Thank you for your consideration.

Sharyne Merritt

From: Jean Jacoby <jjjacobby@hotmail.com>
Date: November 8, 2013 4:37:05 PM PST
To: "mebrooks@sbceo.org" <mebrooks@sbceo.org>
Subject: River Park

I was a member of the Lompoc City Council from 1966 to 1970. During that time there was a move to create a bypass around the city on the east side of the river. In that connection there had been an official survey and appraisal of the land to be acquired for the bypass.

The bypass project was abandoned and at that time there was a federal/state initiative to provide green belts in urban areas. With the surveys and appraisal finished (for the bypass project) we went to Sacramento and applied for funding to acquire the land for a "green belt." That land is now River Park.

It was in furtherance of the Green Belt Initiative that we qualified and were funded for the land acquisition.

I hope this is adequate. If you want more details, let me know.

Thanks for your work on this project.

Dick

Big sports park plans, little execution

Recommend 0

Tweet 0

R+1 0

Share

Print

Email

October 01 2013 12:00 am • Ron Fink/Commentary

(0) Comments

ometimes it's just a couple of sentences that are spoken in hours of City Council discussion that will catch my ear and create fodder for this column. Such words were spoken at the recent council meeting.

The item being discussed was a report

that had been requested by Councilmember Dirk Starbuck concerning developer impact fees. He suggested the council consider waiving the \$4,066-per-unit parkland acquisition fee, because the balance in this account was a half-million dollars.

Mayor John Linn objected, saying he wanted to keep the fees because he wanted to be able to build a "sports complex."

This exchange prompted me to do a little checking. Just such a complex was approved by both the Planning Commission and the City Council in 2005.

Riverbend Park at the north end of McLaughlin Road was to be a very large recreational development on both sides of the road. The North Park Playing Fields included six joint-use soccer/Little League fields and one Babe Ruth-sized field. Parking for up to 580 vehicles was to be installed. On the south side of the road, up to four joint-use soccer/Little League fields and another parking lot for up to 308 cars was planned.

This sounds a lot like a sports complex to me. But in nearly a decade, very little has been developed.

The north side Babe Ruth field had already been constructed before the plan was completed, and several soccer fields have since been installed. The Little League fields never materialized, and neither did the parking. Today, if you go to watch a soccer game, you'll probably have to walk, because most cars are forced to park beside the road.

The condition of these fields is poor. When the volunteer group installed the turf, they didn't have enough money to put in gopher wire, and the little critters have pockmarked the field with hundreds of ankle breaking traps.

On the south side, another volunteer group convinced the City Council it could install a BMX track on several acres that were originally planned for soccer/Little League fields. So far, all that is visible are several piles of dirt and rocks that have been dumped on the land, and several acres of weeds.

The city currently has considerably more land for parks than is required by state law. The land is underutilized because neither the city nor private groups seem to have the funds necessary to develop and maintain more parks.

But wait a minute. On Sept. 17, the council received a report indicating there was \$1,353,268 available "to offset the cost of constructing park improvements."

The City Council in 2005 wisely chose to designate Riverbend Park as a sports complex, but the councils that followed either didn't know what the plan was, or they knew what it was and just didn't spend the money to implement it.

That's the problem with these grand plans — once the plan is written, everyone claps each other on the back and thinks the job is done. Politicians make points because they solved the problem, but at the end of the day, the original problem still exists.

We don't need more parkland to solve the problem, and the fees Starbuck was referring to can only be used to acquire land, not develop or maintain park facilities. The only way to solve the sports-complex issue is to either come up with public money, or for a large group of interested people to acquire private funding to build the complex that was already approved for Riverbend Park.

How timers, gopher wire equal economic development

[Print](#)

January 19, 2014 12:00 am · [Lompoc Economic Development Committee/Building the Future Today](#)
[\(0\) Comments](#)

The City of Lompoc is seeking state approval to utilize its Redevelopment Bond proceeds designated for recreation which allow for renovation but not maintenance of the city's parks.

How can swimming pool timers result in economic development? Several years ago, our city leaders had the foresight and wisdom to build the Aquatic Center and include a competitive swimming pool. However, due to adverse economic conditions there were insufficient funds to install electronic timers and a scoreboard. Don Pommerville of the Economic Development Committee (EDC) undertook to remedy this situation and working with the city's Recreation staff secured funding to install modern electronic timers and a scoreboard. This resulted in the scheduling of numerous swim meets in 2012 and contracts have been submitted to the city for 2013-2015. The out-of-town swimmers' parents and others will come to Lompoc, stay in our hotels, eat in our restaurants and frequent our businesses, which will generate sales and bed taxes. Additional funds are needed to complete the snack shop and barbeque area, which will also produce revenue. Generating income from swim meets puts the Aquatic Center closer to its self-sustaining goal.

sustaining goal.

How can gopher wire promote economic development? Lompoc is blessed with an abundance of sports fields for baseball, softball and soccer. As parents whose kids play on those fields know, pesky gophers love to live under the sports fields and their burrows make playing on these fields unsafe. The city purchased equipment to deal with the gophers but we are still left with their holes. By installing gopher wire and resodding the fields, they will become an excellent venue to have league playoffs, which will attract out of town visitors with all the revenue they bring.

Have other cities benefited economically from their sports venues? You bet. Santa Maria's Hagerman Sports Complex had 38 two-day tournaments over 45 weekends in 2013. The visiting players' family and coaches spend \$500 per weekend on hotels, dining, and fuel or about

\$6 million to \$8 million per year. Rental fees and concessions generate another \$60,000-plus. In another example, Traverse City, Mich., (pop. 14,911) predicted that holding two sports tournaments would attract more than 15,000 young athletes with their families, and generate \$3.4 million in direct spending that included 2,000 hotel rooms per night with nearly 100 restaurants visited. The Senior Softball World Championships drew over 6,400 out-of-town players to both Scottsdale and Phoenix, Ariz., bringing an additional \$22.6 million to businesses through 2013.

Many residents remain unaware of park and recreation departments' role in tourism. Having sports tournaments is tourism. The economic return residents receive on their investment multiplies when supporting and subsidizing tournaments by expanding the number of recreational opportunities for local youths through additional programs, better facilities, recruitment exposure, scholarships, bed tax and sales tax revenue. So timers and gopher wire really do equal economic development.

There are many worthy renovations at Ryon Park, Thompson Park, the Civic Auditorium, and the Anderson Recreation Center that we need and should be done but which will not attract out of town visitors and enhance the city's and businesses' revenues as fixing gopher holes. Lompoc's unemployment rate is the highest in the County and we do not like to even mention such an ugly number. Until Lompoc's unemployment is in single digits we urge the city staff and council to use the funding to make our sports' venues visitor magnets and revenue generators.

Lompoc City Council Agenda Item



City Council Meeting Date: November 16, 2004

TO: Gary Keefe, City Administrator

FROM: Peggy Woods, Associate Planner
p_woods@ci.lompoc.ca.us

SUBJECT: REQUEST BY COASTAL VISION INC. FOR CONSIDERATION OF ANNEXATION OF 18 ACRES OF PROPERTY LOCATED NORTHWEST OF THE INTERSECTION OF STATE HIGHWAY 246/RIVER PARK ROAD (APNS 099-141-17 AND 099-141-18), ANNEXATION NO. 72

RECOMMENDATION:

That the City Council:

1. Take public testimony; and
2. Determine whether to refer the annexation request to the Planning Commission to take public testimony and forward a recommendation to the City Council indicating whether annexation, amending the City's General Plan, and rezoning of the subject property should be studied.

BACKGROUND:

The Community Development Department received a letter dated May 26, 2004, Attachment 1, requesting that the City of Lompoc discuss whether there would be support for annexing approximately 18 acres of property located northwest of the intersection of State Highway 246 and River Park Road, east of the present city limits. The project representative does not have a project planned for these parcels at the present time. The request was placed on hold temporarily until the applicant submitted an application and paid a deposit to cover expenses incurred by staff in researching the property and preparation for public hearing. A deposit was submitted on June 9, 2004.

DISCUSSION:

As shown in the Project Vicinity Map, Attachment 2, the property consists of two parcels, Santa Barbara County Assessor's Parcel Numbers 099-141-17 and 099-141-18. The property is located northwest of the intersection of State Highway 246 and River Park Road, in Santa Barbara County. One parcel is to the west of River Park Road and the second parcel is to the east of River Park Road. The parcels are not contiguous to the present City limit line as the eastern City limits and the parcels are separated by the

Santa Ynez River. The area is not within the City's Sphere of Influence but is within the City's Urban Limit Line. For this area to be annexed the Santa Barbara County Local Agency Formation Commission (LAFCO) would need to expand the City's Sphere of Influence.

In February of 1999, LAFCO denied the City's application to include River Park and the subject parcels in the City's Sphere of Influence. The decision seemed to be based upon LAFCO's determination that the Santa Ynez River is a natural boundary which should not be crossed, because extending the City would have a growth inducing effect. It is unknown whether LAFCO will consider the subject request favorably.

The property is currently designated as an A-II-40 (Agriculture II) land use under the County of Santa Barbara's Comprehensive Plan. The zoning of the subject site is 40-AG (40 acre minimum parcel size, General Agriculture) under the County's Ordinance 661 zoning district. The properties to the north, west, south, and east are also zoned 40-AG under the County's Ordinance 661 zoning district. The soils underlying the site are Class III soils and not considered prime agricultural land.

The City of Lompoc's Land Use Element Map designates APN 099-141-18 as Open Space and APN 099-141-17 as Agriculture. Both properties have a Park Overlay on the site and are designated in the Parks and Recreation Element as an 18 acre Regional Park. State Highway 246 borders both properties along their southern property lines and the Urban Design Element designates State Highway 246 east of the intersection of State Highways 246 and 1 as a Scenic Road. In addition, the properties are visible as one travels west on State Highway 246 and are located near a designated City Entry (east entrance into the City at State Highways 1 and 246) in the Urban Design Element. As noted in the annexation inquiry, the property owner does not have a project for the site and, therefore, the proposed use is not known at this time.

The annexation application would involve amending the City's General Plan and rezoning the site. As part of a formal request for annexation, environmental review would be required. The site contains potentially significant environmental constraints, and it is likely that a complex environmental impact report would be required.

Based on a cursory review of the City's General Plan and maps available in the Community Development Department, the following constraints apply to the site. The list of constraints included herein is not intended to be an exhaustive list. Should the City Council determine to refer the annexation request to the Planning Commission, a more detailed study would be completed by City staff.

Properties' proximity to the Santa Ynez River a **biologically significant riparian vegetation and stream habitat** (Resource Management Element).

The City of Lompoc's General Plan Safety Element identifies the Santa Ynez River as a **Floodway** and the two properties as being located in the **Floodway Fringe** and **Liquefaction Hazard Area**.

Extension of City utilities and services, such as water, sewer, electric, and fire and police protection, across the Santa Ynez River.

Consistency with policies contained in the General Plan. Briefly, the Land Use Element, Recreation and Parks Element, and Urban Design Element specifies open space with a **Park** overlay and preservation of scenic beauty and natural resources including open space, and scenic roads.

Development of the properties may conflict with policies related to growth toward the east beyond the Santa Ynez River. The Land Use Element specifies maintaining a compact urban form and growth pattern and opposes urbanization of agricultural lands east of the City unless necessary to protect environmental resources. The properties were included within the City's Urban Limit Line to be used for park purposes.

Urban development on the two properties may result in potential inducements to growth to the east of the present City limits across the Santa Ynez River and into prime agricultural land.

Brief Analysis of Consistency with City of Lompoc General Plan

The following goals and policies are examples of the proposal's potential General Plan inconsistencies:

Land Use Element

Goal 1: Maintain a compact urban form and growth pattern which provides adequate space to meet housing, employment, business, and public service needs.

Policy 1.2: The City shall encourage development of underdeveloped and vacant land within its boundaries; and shall oppose urbanization of agricultural lands east of the City and west of Bailey Avenue, unless necessary to protect environmental resources.

Policy 1.3: The City shall encourage Santa Barbara County and the Local Agency Formation Commission to plan urbanization within municipalities in order to protect prime agricultural land outside the Urban Limit Line and to efficiently utilize public infrastructure.

Goal 5: Protect the Lompoc Valley's natural resources.

Policy 5.1: The City shall maintain Open Space designations for areas used for the preservation of scenic beauty, natural resources, or outdoor recreation; or the managed production of resources; or the protection of public health & safety.

Policy 5.4: The City shall minimize conflicts between agricultural and urban uses.

Policy 5.8: Development proposals in the vicinity of natural objects that have unique aesthetic significance shall not be permitted to block, alter, or degrade existing visual quality without the provision of suitable visual enhancement. This may include open space, eucalyptus groves, or vegetation that serves as a view corridor or has important visual attributes. Development proposals shall be sited to ensure that these features are retained or replaced to the extent feasible, resulting in minimal view impairment.

Urban Design Element

Policy 1.3: The City shall protect and enhance the views along the scenic roads noted on the Scenic Ridgelines and Roads map.

Resource Management Element

Goal 2: Protect natural habitats in recognition of their biological, educational, and scientific values.

Policy 2.1: The City shall ensure that the biologically significant areas identified on the Biologically Significant Areas map are preserved.

Policy 2.2: The City shall protect the valuable natural resources of the Santa Ynez River and tributaries which serve as flood channels, wildlife habitats, critical links in Lompoc's water supply, and components of the City's urban form. Watercourses shall be retained in a natural state, rather than be concrete-lined or placed underground, so long as proper flood protection is provided.

Policy 2.3: The City shall encourage the restoration and management of natural habitats for wildlife enhancement and public enjoyment.

Safety Element

Goal 2: Protect the community from loss of life and property resulting from flooding while maintaining protection of natural resources located in flood hazard areas.

Policy 2.1: The City shall designate floodways, as shown on the Flood Hazard Areas Map, for open space land uses. Developments which impair the ability of the floodway to convey floods shall be prohibited.

Policy 2.2: The City may permit development within the floodway fringe provided that: building setback requirements from the Santa Ynez River and other streams are met and finished floor elevations are at least one foot above the 100-year flood elevations.

Policy 2.3: The City shall ensure that all new developments will not compound the potential for flooding.

Policy 2.6 The City shall preclude new developments from compounding the potential for flooding.

Peggy Woods, Associate Planner

Attachments: Attachment 1 – Annexation Inquiry dated May 26, 2004
Attachment 2 – Project Vicinity Map

Attachment 3 – Aerial Photo
Attachment 4 – Topography and Site Plan

APPROVED FOR SUBMITTAL TO THE CITY ADMINISTRATOR:

Arleen T. Pelster, AICP, Community Development Director

APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:

Gary P. Keefe, City Administrator

Lompoc City Council Agenda Item



City Council Meeting Date: September 17, 2013

TO: Laurel M. Barcelona, City Administrator

FROM: Brad Wilkie, Management Services Director
b_wilkie@ci.lompoc.ca.us

SUBJECT: Annual Compliance Report for AB1600 Development Impact Fees

Recommendation:

Staff recommends the City Council:

- 1) Receive this report prepared to satisfy Government Code Subsection 66006(b)(1); and
- 2) Review the Supplemental Information Report and provide direction.

Background:

State of California Assembly Bill 1600 (AB 1600) – the Mitigation Fee Act (Gov. Code, Sections 66000 *et seq.*) sets forth the standards against which monetary exactions on development projects are measured.

On January 3, 1989, the City Council adopted Resolution No. 3795(89), establishing its first AB 1600 development fee for fire impacts. Subsequently, the City Council adopted and updated various other development impact fees applicable to new development within the City. The purpose of development impact fees is to finance the design, construction and acquisition of facilities and equipment necessary to accommodate future development within the City.

Development impact fees that are collected are segregated and placed in special funds or accounts, which earn interest. Those funds are held for the facilities for which the fees are collected, in accordance with Government Code Section 66006.

As of June 30, 2013, the City had 12 separate and distinct fees that are collected, pursuant to AB 1600. Following is a summary listing of the fees, along with the balance for each fee account, as of June 30, 2013:

<u>Fee Type and Description</u>	<u>June 30, 2013 Balance</u>
Traffic Signals	\$ 1,451,186.53
Streets	2,003,245.91
Bikeways	19,569.82
Fire Protection Facilities and Equipment	92,936.13
Park Land Acquisition	593,748.11
Park Improvements	1,353,268.93
Community and Recreation Center Facilities	366,021.58
Library Facilities and Materials	245,684.41
Police Facilities and Vehicles	187,476.74
Water Utility System	(3,786,954.79)
Wastewater Utility System	(2,661,071.60)
Refuse Container Costs	-

It should be noted, for the Water System and the Wastewater System fees identified above, the balances are negative. That is due to the assignment of a certain percentage of existing debt to new development. The 1998, 2005, 2007 bonds and State Revolving Fund loan were issued with an expectation a set proportion of the facility improvements constructed with the bond and loan funds would serve new development. As development is cyclical and bond payments are fixed, fluctuations are expected in the balances throughout the term of the bonds and loans. However, as long as the projected growth occurs that was planned for at the time the bonds were incorporated into the AB 1600 plan, developer fees should pay for their share of the debt service costs. At this point in time, the fee balances are negative. That indicates there has been less development than anticipated in the most recent AB 1600 study to date to support the use of the fees for payment of a portion of the debt service outstanding.

Discussion:

Five-Year Findings for Development Impact Fees

If the money in the impact fee funds has not been spent, then the City is required to make findings, regardless of whether those moneys are committed or uncommitted. Those findings need to be made only once every five years.

Government Code Subsection 66001(d) sets forth the five-year findings requirements as:

(d) For the fifth fiscal year following the first deposit into the account or fund, and every five years thereafter, the local agency shall make all of the following findings with respect to that portion of the account or fund remaining unexpended, whether committed or uncommitted:

- 1) Identify the purpose to which the fee is to be put. [Provide] A brief description of the type of fee in the account or fund;*
- 2) Demonstrate a reasonable relationship between the fee and the purpose for which it is charged;*
- 3) Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements identified in paragraph (2) of subdivision (a); and*
- 4) Designate the approximate dates on which the funding referred to in paragraph (3) is expected to be deposited into the appropriate account or fund.*

When findings are required, the City must also make them in connection with an annual compliance report (Government Code Subsection 66001 (a)). This report complies with both the required annual and five-year findings.

Annual Compliance Reporting for all Development Impact Fees

Government Code Subsection 66006 (b)(1) sets forth the annual compliance reporting requirements as:

For each separate account or fund established pursuant to subdivision (a), the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the following information for the fiscal year:

- A) A brief description of the type of fee in the account or fund;*
- B) The amount of the fee;*
- C) The beginning and ending balance of the account or fund;*
- D) The amount of the fees collected and the interest earned;*

- E) An identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees;*
- F) An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in paragraph (2) of subdivision (a) of Section 66001, and the public improvement remains incomplete; and*
- G) A description of each inter-fund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and in the case of an inter-fund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan; and*
- H) The amount of refunds made pursuant to subdivision (e) Section 66001 and any allocation pursuant to subdivision (f) of Section 66001.*

Compliance Report Format

Attached to this report are Attachments 1 through 12, which are intended to fulfill the annual compliance information requirements of Section 66006. Each attachment represents a separate fund account pursuant to this Section. The required information (Items A through H, listed above) is provided, in full, in each attachment. Each attachment should provide appropriate information to understand the purpose of each fund, the balances in each fund, along with information on the annual activity in the fund. This will help to ensure understanding of the report and provide compliance with the requirements under Section 66006.

The Council should note the City is also required to identify an approximate date for starting construction on a public improvement within 180 days after determining sufficient funds have been collected to complete financing of the improvement. Staff will be sure to track the required timing for that construction. To date, sufficient funds have been collected to complete the financing of some of the traffic signals, and the required disclosure is included in Attachment 1. Some of the fees collected, such as the Water and Wastewater fees, are anticipated to be collected over the course of various debt instruments that have been used to construct public improvements. Fees received for those purposes offset the costs that are being deducted from the fee balance; in some instances, creating a negative balance at the end of year for that fee. None of the other public improvements have collected sufficient funds to complete their financing, except

for the refuse collection containers, which are always completed immediately upon receipt of the fees.

Fiscal Impact:

Tracking of the fund activities, summarizing the activity for this report and preparation of the report requires resources of the Finance Division. No funds were expended on outside sources to comply with this unfunded State mandate. This is a required reporting and compliance report per the California Government Code. Failure to report on activity and account balances per the applicable regulations could allow a successful challenge to the collection of the related fees in the future or repayment of previously collected fees.

Conclusion:

The purpose of the applicable legal requirements, as it applies to findings and compliance reporting, is to provide the community with information as to the status and use of fees collected under the Mitigation Fee Act (Gov. Code Sections 66000 *et seq.*), commonly called Impact Fees.

Respectfully submitted,

Brad Wilkie, Management Services Director

APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:

Laurel M. Barcelona, City Administrator

- Attachments:
- 1) Traffic Signals
 - 2) Streets
 - 3) Bikeways
 - 4) Fire Protection Facilities and Equipment
 - 5) Park Land Acquisition
 - 6) Park Improvements
 - 7) Community and Recreation Center Facilities
 - 8) Library Facilities and Materials
 - 9) Police Facilities and Vehicles
 - 10) Water System
 - 11) Wastewater System
 - 12) Refuse Container Costs
 - 13) Supplemental information Report

Analysis of Soccer Fields in the City of Lompoc

Art Hibbits

1/31/2014

Summary

The Lompoc Economic Development Committee recently published a commentary in the Lompoc Record stating, "Lompoc is blessed with an abundance of sports fields for baseball, softball and soccer."¹

A quantitative assessment of the need for sports fields in Lompoc confirms the adequacy of existing services.

Existing full size fields for games

- 10

Fields needed now

- 7 (high estimate)

Demographic Trends:

- 2000 to 2010: school age population decreased
- Forecast: no growth to 2020
- Forecast: slow growth 2020 to 2040.

Fields needed in future:

- 8 (high estimate)

Does Lompoc need more soccer fields?

- No.

Existing soccer fields currently in Lompoc City Parks

Figure 1
City of Lompoc Sports Facilities²

	Acres	Soccer/ football	Soccer	Basketball	Ball field	Skate park	Swimming	Tennis court
Developed Parks								
Barton Park	5.1			1				
Beattie Park	50.0	1		2				
Briar Creek				1	1***			
Centennial Park	0.3							
College Park	4.6					1	1	
Johns Manville Park	6.5			1	2***			
Ken Adam Park	42.0							
Pioneer Park	5.0				1***			
River Park Developed*	45.0							
River Bend Park Developed **	30.0		8		1			
Ryon Memorial Park	22.5	1			2			6
Thompson Park	5.0				1***			
Westvale Park	2.4							
Total Developed parks	218.4	2	8	5	7	1	1	6
Undeveloped open space								
River Park open space*	190							
River Bend Park open space	194							
Total Undeveloped open space	384							
Total developed+undeveloped	602							

* The Parks and Recreation web site states River Park has 45 developed acres; a brochure produced by the city states River Park has 60 developed acres and 190 acres of open space.³

**The River Bend Park and Trail Master Plan proposes that 49 out of 224 acres will be developed; the Parks and Recreation web site indicates 30 acres are currently developed..⁴

*** Used for soccer practice in fall; Lompoc Valley Middle School fields also used for practice

Observation:

- Lompoc currently has 8 dedicated soccer fields in River Bend Park plus 2 soccer/football fields. AYSO indicates that they use 14 fields in River Bend Park, not 8. This is probably because full size fields are divided up for younger children. Additional fields beyond these 10 are available for practice.

Number of soccer fields Lompoc currently needs

The National Recreation and Park Association’s proposed national standards call for 1 soccer field needed for every 10,000 population.⁵ NRPA has recently recommended local standards. In 2013 Santa Maria hired a consultant to establish its local recreation standards. Given the socio-economic similarity of Lompoc and Santa Maria (see figure 12 in Appendix), these standards can be applied to Lompoc without the cost of an additional study.

**Figure 2
Current Surplus/Deficit of Soccer Fields in Lompoc Parks*
Based on NRPA Standards (Lompoc Population 42,434)**

	Facility Need Ratio NRPA 1/ 10,000	Current Demand	Existing Facilities*	Current Surplus/ Deficit
Soccer Fields	10,000	4.2	10.0	5.8

* not including additional fields used for practice

**Figure 3
Current Surplus/Deficit of Soccer Fields in Lompoc Parks*
Based on Santa Maria Study (Lompoc Population 42,434)**

	Facility Need Ratio Santa Maria 1/ 9,400	Current Demand	Existing Facilities*	Current Surplus/ Deficit
Soccer Fields				
Youth	9,400	4.5		
Adult	17,650	2.4		
TOTAL		6.9	10.0	3.1

* not including fields used for practice.

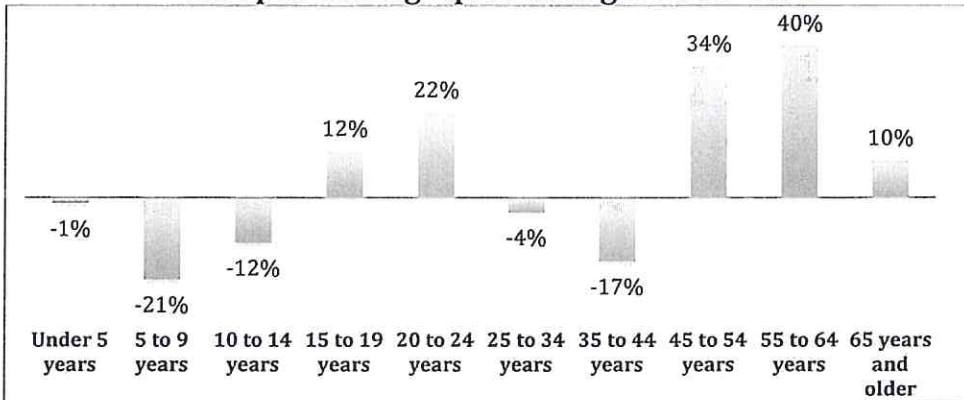
Observation:

- Lompoc does not currently need additional soccer fields.

Demographic trends and population forecast for Lompoc

According to Census data, between 2000 and 2010, the population of Lompoc grew 3%: from 41,103 to 42,431.

Figure 4
Lompoc Demographic Changes 2000-2010⁶

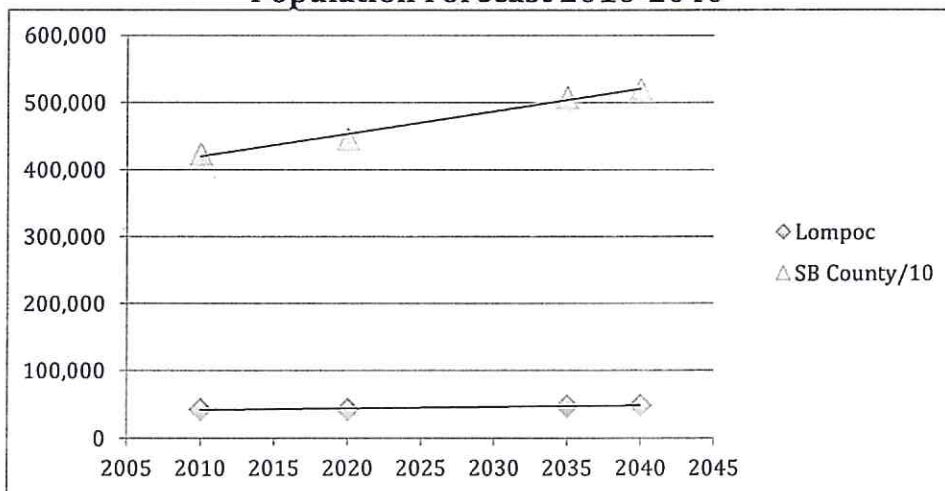


According to SBCAG forecasts, Lompoc will continue to experience slow growth.

Figure 5
Population Forecast 2010-2040⁷

	2010	2020	2035	2040
Lompoc	42,092	42,100	46,975	47,723
SB County	423,885	445,955	507,564	520,011

Figure 6
Population Forecast 2010-2040



Observations:

Recent trends:

- The growth in population of Lompoc between 2000 and 2010 (3%) is considerably lower than the growth rate in California (10%) or Santa Barbara County (6%).
- There was no growth in the pre-school age group and decline in the elementary and junior high age group indicating a declining demand for facilities for school age children in the next few years.
- The growth in the 45 to 64 years group indicates a greater need for passive recreation venues such as walking and swimming.

Forecast future trends:

- Lompoc's population is not expected to grow between 2010 and 2020 and will increase by about 5,000 people between 2020 and 2040.
- Lompoc's flat/slow growth is considerably less than the anticipated growth rate for Santa Barbara County.

Soccer Fields needed in 2040

**Figure 7
Estimated Future Surplus/Deficit of Soccer Fields in Lompoc Parks
2040 Based on NRPA Standards & Lompoc Population 47,723**

	Facility Need Ratio NRPA 1/	Current Demand	Existing Facilities*	Forecast Surplus/ Deficit
Soccer Fields	10,000	4.7	10.0	5.3

* Includes multi-purpose football/soccer

**Figure 8
Estimated Future Surplus/Deficit of Soccer Fields in Lompoc Parks
2040 Based on Santa Maria Study & Lompoc Population 47,723**

	Facility Need Ratio Santa Maria 1/	Current Demand	Existing Facilities*	Forecast Surplus/ Deficit
Soccer Fields				
Youth	9,400	5.0		
Adult	17,650	2.7		
TOTAL		7.7	10.0	2.3

* Includes multi-purpose football/soccer

Observations:

- The lack of anticipated growth in the next few years indicates no increase in demand for soccer fields in the next several years.
- The slow growth anticipated between 2020 and 2040 indicates no increase in demand for soccer fields up to 2040.

Conclusion:

Unless one wants to apply the Wallis Simpson rule “you can never be too rich or too thin” to recreation fields, there is **not** an objective need for additional fields in Lompoc. Also, the City has available \$1,353,269 in AB1600 Development Impact fees for Park Improvements.⁸

This is not to say that there is not need for additional activities for the children of Lompoc. They may not have adequate access to science, art, music, or theater activities. If such resources are inadequate, addressing them should be a priority.

END

APPENDIX – Additional Data & Endnotes

Figure 9
Recent Demographic Trends in the City of Lompoc⁹

	2000		2010		% change 2000-2010*
	total	% of total*		% of total*	
Total population	41,103		42,434		3%
Male	21,806	53%	22,684	53%	4%
Female	19,297	47%	19,750	47%	2%
Under 5 years	3,273	8%	3,224	8%	-1%
5 to 9 years	3,715	9%	2,927	7%	-21%
10 to 14 years	3,470	8%	3,063	7%	-12%
15 to 19 years	2,947	7%	3,297	8%	12%
20 to 24 years	2,565	6%	3,129	7%	22%
25 to 34 years	6,408	16%	6,162	15%	-4%
35 to 44 years	7,276	18%	6,071	14%	-17%
45 to 54 years	4,670	11%	6,258	15%	34%
55 to 64 years	2,923	7%	4,080	10%	40%
65 years and older	3,856	9%	4,223	10%	10%

*calculated

Figure 10
Calculated Growth Rates Forecast

	2010-2020	2010-2035	2010-2040
Lompoc	0%	12%	13%
SB County Total	5%	20%	23%

In 2013, the City of Santa Maria undertook a Leisure Needs Assessment to calculate demand for facilities based on data from a telephone survey of 485 households and responses to a User Organization Questionnaire.¹⁰

For each type of facility (i.e., softball field, soccer field), the total population (100,306) was divided by the estimated demand to calculate a Facility Need Ratio in the form of a need for one facility per X population. For example, the study calculated a need for 7.4 youth baseball fields; $100,306/7.4$ yields a Facility Need Ratio of 1 field for every 13,550 residents.

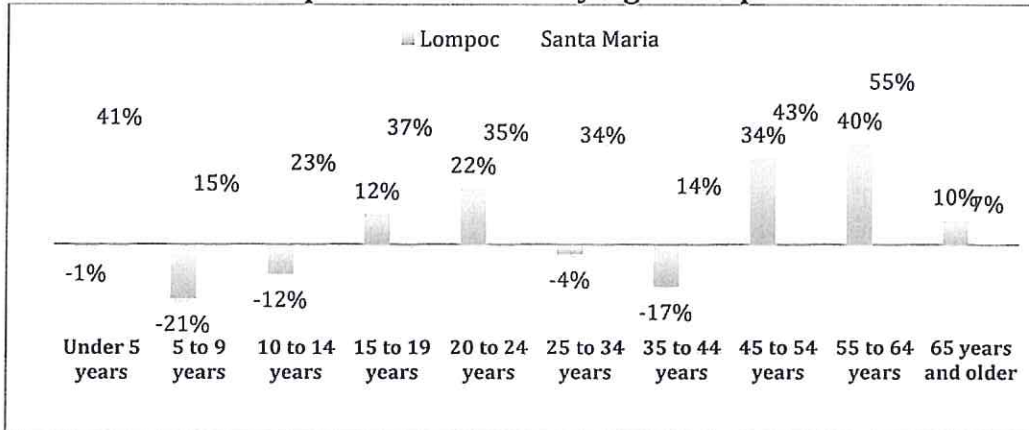
Given the similarity of Lompoc's and Santa Maria's climate and geography as well as their similar socio-economic demographics (see below), the Santa Maria standards offer a good guide for Lompoc.

It should be kept in mind, however, that higher historic growth rate in younger age groups (see Figure 12) and a higher future growth trend, most likely make the Santa Maria Need Ratios inflated for Lompoc.

Figure 11
Socio-economic Characteristics¹¹

	Lompoc	Santa Maria
Median income	\$47,144	\$51,675
Median value owner-occupied housing	\$256,700	\$267,200
Home ownership rate	48%	51%
Percent Hispanic	51%	70%
Bachelor's degree or higher	15%	14%
Language other than English spoken at home	44%	63%
Persons below poverty level	21%	20%

Figure 12
Comparison of City of Lompoc and City of Santa Maria
Population Growth by Age Group:



Endnotes

¹ Lompoc Record. January 19, 2014.

² http://www.cityoflom poc.com/parks_rec/ Click on Divisions, then Parks, then each individual park

³ http://www.cityoflom poc.com/parks_rec/pdf/RiverParkBrochure.pdf

⁴ <http://www1.cityoflom poc.com/departments/comdev/environmental/riverbend/rvrbn deir.pdf> p2

⁵ On July 10, 2013, http://www.prm.nau.edu/prm423/recreation_standards.htm

⁶ <http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml>

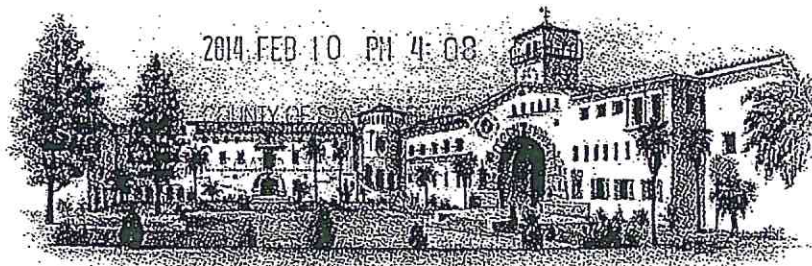
⁷ Santa Barbara County Association of Governments. Regional Growth Forecast 2010 - 2040

⁸ <http://www1.cityoflom poc.com/councilagenda/2013/130917/130917n06.pdf>

⁹ <http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml>

¹⁰ Leisure Needs Assessment and Action Plan. October 2013. Prepared by Harrison and Associates Research Network Ltd. http://www.cityofsantamaria.org/209-Final_Leisure_Assessment_and_Action_Plan.pdf

¹¹ <http://quickfacts.census.gov/qfd/states/06/0669196.html>;
<http://quickfacts.census.gov/qfd/states/06/0642524.html>



SANTA BARBARA COUNTY BOARD OF SUPERVISORS
NOTICE OF PUBLIC HEARING

On February 11, 2014, the Santa Barbara County Board of Supervisors will hold a public hearing in the Joseph Centeno Betteravia Government Administration Building, 511 East Lakeside Parkway, Santa Maria. The meeting begins at 9:00 a.m. The following planning item will be heard in order of agenda placement, subject to the discretion of the Board:

The Board of Supervisors will consider the Planning Commission's recommendation for denial of the Mosby Sports and Outdoor Recreation Facility project (Case Nos. 12RZN-00000-00003, and 11CUP-00000-00032). The project description includes the following:

Consistency Rezone (12RZN-00000-00003): The subject 9.99 and 9.50 gross/acre parcels are legal non-conforming as to size and are currently zoned General Agriculture, 40-acres minimum lot area (40-AG), pursuant to Ordinance 661. Ordinance 661 does not provide for outdoor recreational activities to be permitted on parcels with a 40-AG zone designation. In order to permit the subject recreational development and activities, the zoning map is proposed to be amended to Agriculture II, 40-acres minimum gross lot area (AG-II-40), consistent with the current Land Use and Development Code. The subject parcels would remain legal non-conforming as to size.

Conditional Use Permit (11CUP-00000-00032): Applicant requests approval of a Conditional Use Permit to permit existing outdoor development and recreational activities consisting of a paintball field, athletic (soccer) fields, and a remote controlled car track to be conducted on the subject parcels (APN(s) 099-141-016, -017). The application arises from the need to abate an existing zoning violation for the above mentioned uses on the property. Existing development consists of a paintball field of approximately 0.40-acres, two (2) athletic (soccer) fields totaling approximately 5.2-acres, and remote control car track of approximately 2-acres.

The project site is identified as Assessor Parcel Numbers 099-141-016 and 099-141-017, located approximately 0.5 mile east of the City of Lompoc, northwest of the intersection of Hwy 246 and Sweeney Road, commonly known as 625 E. Hwy 246, in the Lompoc area, Fourth Supervisorial District.

Anyone interested in these matters is invited to appear and speak in support or in opposition to these projects. Written comments are also welcome. All letters should be addressed to the Santa Barbara County Board of Supervisors, c/o Clerk of the Board, 105 East Anapamu Street, Santa Barbara, California, 93101.

Maps and/or staff analysis of the proposals may be reviewed at Planning and Development, 624 W. Foster Road Ste C, Santa Maria, CA 93455 a week prior to the public hearing.

If you challenge the project(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Board of Supervisors prior to the public hearing. For further information, please contact Dana Eady at (805) 934-6266.

TIMOTHY R SMITH
816 WEST FIR AVENUE
LOMPOC, CALIFORNIA 93436
U.S.A.

2014 FEB 10 PM 4: 09

COUNTY OF SANTA BARBARA
CLERK OF THE
BOARD OF SUPERVISORS
February 7, 2014

Santa Barbara County Board of Supervisors
c/o Clerk of the Board
105 East Anapamu Street
Santa Barbara, California 93101

Honorable Supervisors:

I was deeply disappointed with the Santa Barbara County Planning Commission's recent decision to deny the rezoning request of Mosby Recreational Fields. My initial comments to the Planning Commission, which still stand, were as follows:

As a resident of Lompoc, I visit the River Park area several times a week, and see first-hand the valuable service Mosby Recreational Fields provides to this community. It hardly takes an extensive evaluation to conclude the environmental impact of the current sports-related activities is minimal compared with agriculture, the latter of which has resulted in considerable water quality degradation to the aquifers in this course of the Santa Ynez River valley. Costs to the City of Lompoc to improve the quality of water drawn from the aquifer are significant, yet agriculture simply does not bear its share of this environmental and financial burden to the City. Agricultural land is valuable, to be sure, but any reasonable assessment at this site finds no irreversible impact should it be desirable to farm it in the future. Further, common sense readily deduces there is no conflict between the current recreational uses of this property and surrounding agricultural operations. Finally, to the families that enjoy Mosby Recreational Fields, no attractive alternative has been provided by either the Planning Commission or the project's detractors. Especially with the many social problems facing community youth these days, every kid bouncing a ball in the fresh air at

Mosby Recreational Fields every weekend is one more healthy youngster we don't have to worry about for the moment. Unless the Fields go away. So, the only issue that's left is the zoning. Representing Mosby Recreational Fields, Mr. Mosby proposes in good faith to rezone the property appropriately for its current use, so the Santa Barbara County Planning Commission should simply accept this request and move on to other matters in our County that are far more pressing.

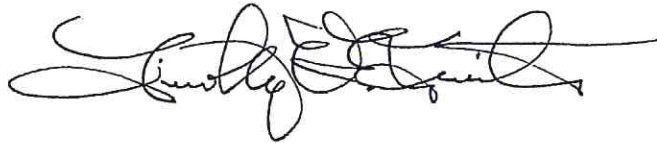
To my previous comments, I now add the following regarding compatibility, in support of retaining the current uses of Mosby Recreational Fields. First, while the Santa Barbara County Planning Commission considers Mosby Recreational Fields incompatible with agriculture, the ultimate source of any supposed problem of incompatibility stems largely from activities on agricultural lands and not from activities on Mosby Recreational Fields. Second, the Santa Barbara County Planning Commission never indicated what would be necessary for the purportedly incompatible uses to become compatible. Third, Mosby Recreational Fields is next to other urbanized properties which are also situated adjacent to agricultural lands, the closest of which is the City of Lompoc's River Park. River Park is hardly a farm or a wilderness; rather, it is a municipal park and recreational vehicle site serviced by a full complement of utilities, including electric, water, sewer, refuse collection, and wireless communication networks. That the current uses of Mosby Recreational Fields are not compatible with the small plots of agricultural land in the vicinity is an entirely implausible and incongruous position taken by the Santa Barbara County Planning Commission.

The Santa Barbara County Planning Commission's vote was not unanimous, showing there is already dissenting opinion on that Commission. I feel the majority of the Commission acted with inappropriate disregard to many comments from the community, including mine, regarding the value of Mosby Recreational Fields. In my opinion, their decision reeks of some dubious special interests rather than the good of the community as a whole. At the moment, we really don't need another farm consuming huge volumes of water, especially now that we are in a critical drought situation. We do need Mosby Recreational Fields.

I kindly ask the Santa Barbara County Board of Supervisors to carefully consider the many arguments put forward by Mosby Recreational Fields and

many citizens in support of its uses and activities, and conclude that to rezone this property is readily in the best interests of the neighboring community of Lompoc and Santa Barbara County.

Sincerely,

A handwritten signature in cursive script, appearing to read "Timothy R. Smith". The signature is fluid and somewhat stylized, with a long horizontal stroke extending to the right.

Timothy R Smith



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: February 11, 2014
Placement: Departmental
Estimated Tme: 1 hour
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

FROM: Department Glenn Russell, Ph.D., Director, Planning & Development
Director(s) (805) 568-2085
Contact Info: Alice McCurdy, Deputy Director, Development Review Division
(805) 568-2518

SUBJECT: Mosby Sports and Outdoor Recreation Facility
Fourth Supervisorial District

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:

Consider the Planning Commission's recommendation for denial of the Mosby Sports and Outdoor Recreation Facility project (Case Nos. 11CUP-00000-00032 and 12RZN-00000-00003). Your Board's action should include the following:

1. Make the required findings to deny the project specified in Attachment 1 of the Board Agenda Letter, including CEQA findings;
2. Determine the project denial to be exempt from CEQA pursuant to Guideline Section 15270 (Attachment 2 of the Board Agenda Letter); and
3. Deny the project (Case Nos. 12RZN-00000-00003, and 11CUP-00000-00032).

The project site is identified as Assessor Parcel Numbers 099-141-016 and 099-141-017, located approximately 0.5 mile east of the City of Lompoc, northwest of the intersection of Hwy 246 and Sweeney Road, commonly known as 625 E. Hwy 246, in the Lompoc area, Fourth Supervisorial District.

Refer back to staff if the Board takes an action other than the recommended action for appropriate findings.

Summary Text:

A. Project Description

The proposed project is a request for the approval of: 1) a Consistency Rezone to rezone the property from its current zoning of General Agriculture, 40-acre minimum lot area (40-AG) under Zoning Ordinance No. 661 to Agriculture II, 40-acre minimum lot area (AG-II-40) under the Santa Barbara County Land Use & Development Code (LUDC); and 2) a Conditional Use Permit to allow for existing outdoor recreational development and activities consisting of a paintball field, athletic (soccer) fields, and a remote controlled car track consistent with the Comprehensive Plan and the Santa Barbara County Land Use and Development Code (LUDC).

Consistency Rezone (12RZN-00000-00003): The subject 9.99 and 9.50 gross/acre parcels are legal non-conforming as to size and are currently zoned General Agriculture, 40-acres minimum lot area (40-AG), pursuant to Ordinance 661. Ordinance 661 does not provide for outdoor recreational activities to be permitted on parcels with a 40-AG zone designation. In order to permit the subject recreational development and activities, the zoning map is proposed to be amended to Agriculture II, 40-acres minimum gross lot area (AG-II-40), consistent with the current Land Use and Development Code. The subject parcels would remain legal non-conforming as to size.

Conditional Use Permit (11CUP-00000-00032): Applicant requests approval of a Conditional Use Permit to permit existing outdoor development and recreational activities consisting of a paintball field, athletic (soccer) fields, and a remote controlled car track to be conducted on the subject parcels (APN(s) 099-141-016, -017). The application arises from the need to abate an existing zoning violation for the above mentioned uses on the property. Existing development consists of a paintball field of approximately 0.40-acres, two (2) athletic (soccer) fields totaling approximately 5.2-acres, and remote control car track of approximately 2-acres.

The remote control car track would be open between the hours of 10:00 a.m. and 4:00 p.m., with attendance ranging between 10-30 people. The paintball field would be open between the hours of 10:00 a.m. and 4:00 pm. with attendance ranging from 2-50 people. The athletic fields would be open from 7:00 a.m. to dusk daily. During a weekday, a maximum of 30 people would utilize the athletic fields. During a weekend, athletic field attendance would range from 65-700 attendees depending on the type of event and number of games occurring on that day (ex. club soccer games, or end of season tournaments). At no time would 700 participants be on the project site at the same time. The 700 participant maximum would occur over the entire weekend day during a tournament where multiple games are played on the same day.

No outdoor lighting, amplified sound, or signage is proposed. 150 parking spaces composed of compacted base and screened with a landscaped berm planted with pine trees would be provided on the southern property line of APN 099-141-017, and adjacent to the parking areas. Accessible public restrooms and drinking water facilities owned by the City of Lompoc would be provided on the adjacent River Park property. The applicant proposes to sell food on site through legally licensed vendors. According to the application no full or part time employees would be employed on the site; however, monitors would be

present during recreational activities to ensure compliance with onsite rules and regulations. On occasion maintenance of the Remote Control Car Track would include earthwork of less than 50 cubic yards, no permit would be required. No vegetation or tree removal is proposed.

B. Background

The subject recreational uses were developed on the premises and opened for public use between 2006 and 2011. Upon Planning & Development's receipt of a Zoning Violation complaint, the applicant applied for the subject permits to validate the existing uses under the Santa Barbara County Land Use and Development Code (LUDC).

C. Planning Commission Actions

The proposed project was reviewed by the County Planning Commission at three separate hearings in 2013 (September 11, 2013, November 13, 2013 and December 4, 2013). At the September 11th hearing, the project was continued to November 13th at the request of the applicant to provide time for staff to revise the proposed Final Mitigated Negative Declaration to analyze the project's impacts under an additional pre-recreational use baseline scenario. Staff completed the necessary revisions to the environmental document, and returned to the Planning Commission on November 13th. At this hearing, the Planning Commission voted unanimously to continue the project to December 4th and requested staff to return with findings for denial of the project. The request to return with findings for denial was based primarily on the project's incompatibility with the surrounding agricultural activities.

On December 4, 2013, the Planning Commission voted 4-1 (Blough no) to recommend that the Board of Supervisors deny the project. The recommendation for denial is based on findings which conclude that the project is inconsistent with the Comprehensive Plan (see Attachment C of the staff memorandum dated December 4, 2013). These inconsistencies are based on incompatibility with the adjacent agricultural uses through the establishment of an urban type of land use north of the Santa Ynez River, a natural green-belt buffer/boundary between the City of Lompoc and active agricultural cultivation.

In addition, the Planning Commission discussed that although the proposed project would provide needed recreational opportunities within the Lompoc area, the close proximity of the public recreational uses to production agriculture would create land use conflicts. Specifically, the Commission found that without the establishment of permanent buffers between the recreational uses and agriculture, the long-term agricultural productivity on surrounding parcels would be threatened. The buffer proposed by the project is limited to a fence located along the western property line, and an interior agricultural road located along the northern property line.

Fiscal and Facilities Impacts:

The costs to process the project were borne by the applicant through the payment of processing fees. These fees are budgeted in the permitting program of the Department, as shown on page D-168 of the adopted 2013/15 FY budget.

Mosby Sports and Outdoor Recreation Facility
Case Nos. 12RZN-00000-00003, 11CUP-00000-00032
Departmental Agenda Date: February 11, 2014
Page 4

Special Instructions:

The Planning and Development Department will satisfy all noticing requirements. A minute order of the hearing shall be forwarded to the Planning and Development Department, Hearing Support, Attention: David Villalobos.

Attachments:

1. Findings
2. CEQA Section 15270 Exemption
3. Planning Commission Action letters dated:
 - a. December 4, 2013
 - b. November 25, 2013
 - c. September 13, 2013
4. Planning Commission Staff Report with attachments dated August 22, 2013
5. Planning Commission Memoranda with attachments dated:
 - a. December 4, 2013
 - b. November 26, 2013
 - c. November 5, 2013
 - d. September 10, 2013
6. Public Comment Letters:
 - a. December 4, 2013 hearing
 - b. November 13, 2013 hearing
 - c. September 11, 2013 hearing

Authored by:

Dana Eady, Planner, 934-6266
Development Review Division, Planning and Development Department

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ATTACHMENT 1: FINDINGS

1.0 CEQA FINDINGS

1.1 CEQA Exemption

The Board of Supervisors finds that the denial of the proposed project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15270. Please see Attachment B, Notice of Exemption.

2.0 ADMINISTRATIVE FINDINGS

2.1 REZONE FINDINGS

In compliance with Section 35.104.060 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for an Amendment to the Development Code, Local Coastal Program, or Zoning Map the review authority shall first make all of the findings. However, as a result of the recommendation for project denial, only those findings which cannot be made are discussed below.

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

The unpermitted active public recreational uses consisting of soccer fields, a paintball field, and a remote-controlled car track are located directly adjacent to agriculturally zoned property under cultivation. There are no permanent buffers established between the existing active public recreation, and adjacent agricultural operations. The proposed rezone would facilitate the approval of a project which would:

- 1) Be located on agriculturally zoned property without the establishment of permanent buffers between proposed recreational uses and agriculturally designated property, including properties that are in active production. The close proximity of these active public recreational uses to active agriculture without the establishment of permanent buffers creates land use conflicts which would adversely impact agricultural operations by threatening the long-term agricultural productivity on surrounding parcels;
- 2) Establish an urban type of land use across the Santa Ynez River, a natural green-belt buffer/boundary between the City of Lompoc and the project site, which would introduce people and pets into an area of active agricultural activity. The presence of people and pets creates food safety concerns for surrounding agriculture, and represents an incremental increase in urban/rural conflicts.

Therefore, approval of the rezone is inconsistent with the Comprehensive Plan and is not in the interests of the general community welfare.

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

The unpermitted active public recreational uses consisting of soccer fields, a paintball field, and a remote-controlled car track are located directly adjacent to active agricultural operations which are under cultivation (flowers). The close proximity of these active public recreational uses to active agriculture without the establishment of permanent buffers creates land use conflicts which would adversely impact agricultural operations by threatening the long-term agricultural productivity on surrounding parcels.

The proposed rezone would facilitate the approval of a project which would establish an urban type of land use across the Santa Ynez River, a natural green-belt buffer/boundary between the City of Lompoc and the project site, which would introduce people and pets into an area of active agricultural activity. The presence of people and pets creates food safety concerns for surrounding agriculture, and represents an incremental increase in urban/rural conflicts. Therefore, approval of the proposed rezone is not consistent with good zoning and planning practices.

2.2 CONDITIONAL USE PERMIT FINDINGS

Findings required for all Conditional Use Permits. In compliance with Subsection 35.82.060.E.1 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for a Conditional Use Permit or Minor Conditional Use Permit the review authority shall first make all of the findings, as applicable. However, as a result of the recommendation for project denial, only those findings which cannot be made are discussed below.

2.2.1 The site for the proposed project is adequate in terms of location, physical characteristics, shape, and size to accommodate the type of use and level of development proposed.

The subject 9.99 (APN 099-141-016) and 9.50 (APN 099-141-017) gross acre parcels are located on the northwest side of Highway 246 approximately 0.5 miles northeast of the City of Lompoc and the intersection of Highway 1 and Highway 246. The project site is located adjacent to active agricultural cultivation with cultivated fields (flowers) located within 100 feet of the subject property. The proposed project site is located approximately 1,000 feet east of the Lompoc City Limit line, with the Santa Ynez River, a natural green-belt buffer/boundary between the City of Lompoc and the project site in between.

The close proximity of these active public recreational uses to cultivated agriculture creates land use conflicts which would adversely impact agricultural operations by threatening the long-term agricultural productivity on surrounding parcels. The small size of the parcels precludes the ability to provide adequate

buffers onsite to separate the recreational uses from the surrounding agricultural uses. Therefore, the project site is not adequate in terms of location and physical characteristics to accommodate the type of use and level of proposed development, and the project is not consistent with this finding.

2.2.2 The proposed project will not be detrimental to the comfort, convenience, general welfare, health, and safety of the neighborhood and will be compatible with the surrounding area.

The close proximity of existing agricultural operations to the existing and proposed active public recreational activities would introduce land use conflicts which would be detrimental to the general welfare, comfort, health, and safety of sensitive receptors (i.e. children and adults utilizing the recreation facility). Therefore, the project is not consistent with this finding.

2.2.3 The proposed project will comply with all applicable requirements of this Development Code and the Comprehensive Plan, including any applicable community or area plan.

The unpermitted active public recreational uses consisting of soccer fields, a paintball field, and a remote-controlled car track are located directly adjacent to agriculturally zoned property under cultivation. There are no permanent buffers established between the existing active public recreation, and adjacent agricultural operations. The close proximity of these active public recreational uses to active agriculture without the establishment of permanent buffers creates land use conflicts which would adversely impact agricultural operations by threatening the long-term agricultural productivity on surrounding parcels. As a result, the project would not comply with the Lompoc Area Goals and Comprehensive Plan Land Use and Agricultural Element Policies pursuant to Attachment C of the staff memorandum dated December 4, 2013.

2.2.4 Within Rural areas as designated on the Comprehensive Plan maps, the proposed use will be compatible with and subordinate to the rural and scenic character of the area.

The close proximity of active public recreational uses to cultivated agriculture would introduce land use conflicts which are incompatible with, and insubordinate to, surrounding agricultural activities in a designated Rural area of the County. The small size of the parcels precludes the ability to provide adequate buffers onsite to separate the recreational uses from the surrounding agricultural uses. Therefore, the proposed use is not compatible with or subordinate to the rural character of the area, and the project is not consistent with this finding.

ATTACHMENT 2

NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Dana Eady, Santa Barbara County 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(s): 099-141-016, 099-141-017

Case Nos.: 12RZN-00000-00003
11CUP-00000-00032

Location: The project site is located approximately ½ mile northeast of the City of Lompoc, known as 625 E. Highway 246, Fourth Supervisorial District.

Project Title: Mosby Consistency Rezone and Outdoor Sports and Recreation Facility

Project Applicant: Mr. James Mosby

Project Description: Disapproval of the Mosby Consistency Rezone and Outdoor Sports and Recreation Facility which includes the following: 1) a consistency rezone to update the zoning of the subject parcels from General Agriculture, 40-acre minimum lot area (40-AG) under the outdated Zoning Ordinance No. 661 to Agriculture, II, 40-acre minimum lot area (AG-II-40) under the current Santa Barbara County Land Use and Development Code (LUDC); and 2) A Conditional Use Permit to allow for existing outdoor recreational development and activities consisting of a 1.5-acre paintball field, two (2) athletic fields used totaling approximately 4.5-acres, and a 0.50-acre remote control car track.

Name of Public Agency Approving Project: County of Santa Barbara

Name of Person or Agency Carrying Out Project: Santa Barbara County Planning & Development

Exempt Status: (Check one)

- Ministerial
- Statutory Exemption
- Categorical Exemption
- Emergency Project
- Declared Emergency

Cite specific CEQA and/or CEQA Guideline Section 15270 of the CEQA Guidelines (Projects which are disapproved).

Mosby Recreational Fields and Consistency Rezone
Case Nos. 12RZN-00000-00003, 11CUP-00000-00032
Attachment 2 – Notice of Exemption
Page 2

Reasons to support exemption findings: CEQA Section 15270 states that “CEQA does not apply to projects which a public agency rejects or disapproves.”

The proposed project would permit existing development and uses consisting of the following: 1) 1.5-acre paintball field, 2) two athletic fields totaling approximately 4.5-acres, and 3) a 0.50-acre remote control car track. Based on land use incompatibility between the proposed recreational uses and existing adjacent agricultural operations, staff is unable to recommend approval of the project as proposed.

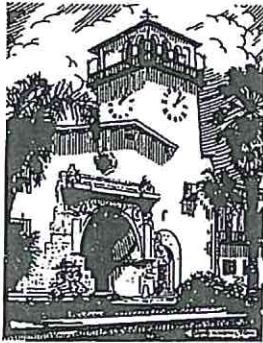
Lead Agency Contact Person: Dana Eady Phone #: (805) 934-6266

Department/Division Representative: _____ Date: _____

Acceptance Date: _____

distribution: Hearing Support Staff

Date Filed by County Clerk: _____



COUNTY OF SANTA BARBARA CALIFORNIA

PLANNING COMMISSION

COUNTY ENGINEERING BUILDING
123 E. ANAPAMU ST.
SANTA BARBARA, CALIF. 93101-2058
PHONE: (805) 568-2000
FAX: (805) 568-2030

TO THE HONORABLE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, CALIFORNIA

PLANNING COMMISSION
HEARING OF DECEMBER 4, 2013

RE: *Mosby Sports and & Outdoor Recreation Facility;*
12RZN-00000-00003, 11CUP-00000-00032

Hearing on the request of Mr. James Mosby, owner, to consider Case Nos. 12RZN-00000-00003, & 11CUP-00000-00032 [applications filed on December 2, 2011 and June 21, 2012] proposing to rezone 2 lots (9.99 and 9.50 gross acres) from 40-AG to AG-II-40 in compliance with Chapter 35.104 of the County Land Use and Development Code; and approval of a Conditional Use Permit in compliance with Section 35.82.060 of the County Land Use and Development Code to permit an approximately 7.6-acre sports and outdoor recreation facility comprised of athletic fields, a paint ball field, and a remote control car track; and to adopt the Negative Declaration (12NGD-00000-00024) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant but mitigable effects on the environment are anticipated in the following categories: Aesthetics/Visual Resources, and Transportation/Circulation. The ND and all documents may be reviewed at the Planning and Development Department at 624 West Foster Road, Suite C, Santa Maria. The ND is also available for review at the Lompoc Public Library located at 501 East North Ave and 3755 Constellation Road, Lompoc, CA 93436. The application involves AP Nos. 099-141-016 and -017 located approximately 0.5 mile east of the City of Lompoc, northwest of the intersection of Hwy 246 and Sweeney Road, commonly known as 625 E. Hwy 246, Lompoc area, Fourth Supervisorial District. (Continued from 9/11/13 and 11/13/13)

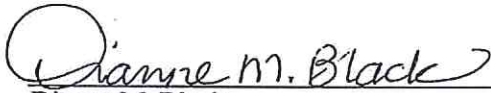
Dear Honorable Members of the Board of Supervisors:

At the Planning Commission hearing of December 4, 2013, Commissioner Ferini moved, seconded by Commissioner Brown and carried by a vote of 4 to 1 (Blough no) to:

1. Recommend that the Board of Supervisors make the required findings to deny the project specified in Attachment A of the staff memorandum dated December 4, 2013, and as revised at the hearing of December 4, 2013;

2. Recommend that the Board of Supervisors determine the project denial to be exempt from CEQA pursuant to Guideline Section 15270 (Attachment B of the staff memorandum dated November 19, 2013); and
3. Recommend that the Board of Supervisors deny the project (12RZN-00000-00003, 11CUP-00000-00032).

Sincerely,



Dianne M. Black
Secretary Planning Commission

cc: Case File: 12RZN-00000-00003, 11CUP-00000-00032
Planning Commission File
Dianne M. Black, Director Development Review
Owner: James Mosby, P.O. Box 1227, Lompoc, CA 93438
Jenna Richardson, Deputy County Counsel
Dana Eady, Planner

Attachments: Attachment A - Findings

DMB/dmv

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ATTACHMENT A: FINDINGS

1.0 CEQA FINDINGS

1.1 CEQA Exemption

The Board of Supervisors finds that the denial of the proposed project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15270. Please see Attachment B, Notice of Exemption.

2.0 ADMINISTRATIVE FINDINGS

2.1 REZONE FINDINGS

In compliance with Section 35.104.060 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for an Amendment to the Development Code, Local Coastal Program, or Zoning Map the review authority shall first make all of the findings. However, as a result of the recommendation for project denial, only those findings which cannot be made are discussed below.

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

The unpermitted active public recreational uses consisting of soccer fields, a paintball field, and a remote-controlled car track are located directly adjacent to agriculturally zoned property under cultivation. There are no permanent buffers established between the existing active public recreation, and adjacent agricultural operations.

The proposed rezone would facilitate the approval of a project which would:

1) be located on agriculturally zoned property without the establishment of permanent buffers between proposed recreational uses and agriculturally designated property, including properties that are in active production. The close proximity of these active public recreational uses to active agriculture without the establishment of permanent buffers creates land use conflicts which would adversely impact agricultural operations by threatening the long-term agricultural productivity on surrounding parcels;

2) establish an urban type of land use across the Santa Ynez River, a natural green-belt buffer/boundary between the City of Lompoc and the project site, which would introduce people and pets into an area of active agricultural activity. The presence of people and pets creates food safety concerns for surrounding agriculture, and represents an incremental increase in urban/rural conflicts.

Therefore, approval of the rezone is not in the interests of the general community welfare.

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

The unpermitted active public recreational uses consisting of soccer fields, a paintball field, and a remote-controlled car track are located directly adjacent to active agricultural operations which are under cultivation (flowers). The close

proximity of these active public recreational uses to active agriculture without the establishment of permanent buffers creates land use conflicts which would adversely impact agricultural operations by threatening the long-term agricultural productivity on surrounding parcels.

The proposed rezone would facilitate the approval of a project which would

establish an urban type of land use across the Santa Ynez River, a natural green-belt buffer/boundary between the City of Lompoc and the project site, which would introduce people and pets into an area of active agricultural activity. The presence of people and pets creates food safety concerns for surrounding agriculture, and represents an incremental increase in urban/rural conflicts.

Therefore, approval of the proposed rezone is not consistent with good zoning and planning practices.

2.2 CONDITIONAL USE PERMIT FINDINGS

Findings required for all Conditional Use Permits. In compliance with Subsection 35.82.060.E.1 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for a Conditional Use Permit or Minor Conditional Use Permit the review authority shall first make all of the findings, as applicable. However, as a result of the recommendation for project denial, only those findings which cannot be made are discussed below.

2.2.1 The site for the proposed project is adequate in terms of location, physical characteristics, shape, and size to accommodate the type of use and level of development proposed.

The subject 9.99 (APN 099-141-016) and 9.50 (APN 099-141-017) gross acre parcels are located on the northwest side of Highway 246 approximately 0.5 miles northeast of the City of Lompoc and the intersection of Highway 1 and Highway 246. The project site is located adjacent to active agricultural cultivation with cultivated fields (flowers) located within 100 feet of the subject property.

The proposed project site is located approximately 1,000 feet east of the Lompoc City Limit line, with the Santa Ynez River, a natural green-belt buffer/boundary between the City of Lompoc and the project site in between.

The close proximity of these active public recreational uses to cultivated agriculture creates land use conflicts which would adversely impact agricultural operations by threatening the long-term agricultural productivity on surrounding parcels. The small size of the parcels precludes the ability to provide adequate buffers onsite to separate the recreational uses from the surrounding agricultural uses. Therefore, the project site is not adequate in terms of location and physical characteristics to accommodate the type of use and level of proposed development, and the project is not consistent with this finding.

2.2.2 The proposed project will not be detrimental to the comfort, convenience, general welfare, health, and safety of the neighborhood and will be compatible with the surrounding area.

The close proximity of existing agricultural operations to the existing and

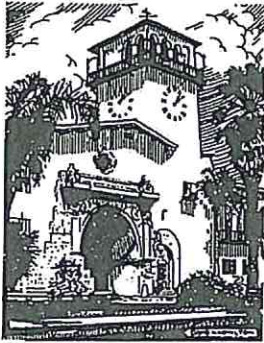
proposed active public recreational activities would introduce land use conflicts which would be detrimental to the general welfare, comfort, health, and safety of sensitive receptors (i.e. children and adults utilizing the recreation facility). Therefore, the project is not consistent with this finding.

2.2.6 The proposed project will comply with all applicable requirements of this Development Code and the Comprehensive Plan, including any applicable community or area plan.

The unpermitted active public recreational uses consisting of soccer fields, a paintball field, and a remote-controlled car track are located directly adjacent to agriculturally zoned property under cultivation. There are no permanent buffers established between the existing active public recreation, and adjacent agricultural operations. The close proximity of these active public recreational uses to active agriculture without the establishment of permanent buffers creates land use conflicts which would adversely impact agricultural operations by threatening the long-term agricultural productivity on surrounding parcels. As a result, the project would not comply with the Lompoc Area Goals and Comprehensive Plan Land Use Element Policies discussed in Attachment C.

2.2.7 Within Rural areas as designated on the Comprehensive Plan maps, the proposed use will be compatible with and subordinate to the rural and scenic character of the area.

The close proximity of active public recreational uses to cultivated agriculture would introduce land use conflicts which are incompatible with, and insubordinate to, surrounding agricultural activities in a designated Rural area of the County. The small size of the parcels precludes the ability to provide adequate buffers onsite to separate the recreational uses from the surrounding agricultural uses. Therefore, the proposed use is not compatible with or subordinate to the rural character of the area, and the project is not consistent with this finding.



COUNTY OF SANTA BARBARA CALIFORNIA

PLANNING COMMISSION

COUNTY ENGINEERING BUILDING
123 E. ANAPAMU ST.
SANTA BARBARA, CALIF. 93101-2058
PHONE: (805) 568-2000
FAX: (805) 568-2030

November 25, 2013

James Mosby
P.O. Box 1227
Lompoc, CA 93438

PLANNING COMMISSION
HEARING OF NOVEMBER 13, 2013

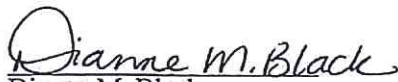
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Dear Mr. Mosby:

At the Planning Commission hearing of November 13, 2013, Commissioner Ferini moved, seconded by Commissioner Blough and carried by a vote of 5 to 0 to continue the item to the hearing of December 4, 2013, at the request of the Commission.

Sincerely,


Dianne M. Black
Secretary to the Planning Commission

cc: Case File: 12RZN-00000-00003, 11CUP-00000-00032
Planning Commission File
County Surveyor

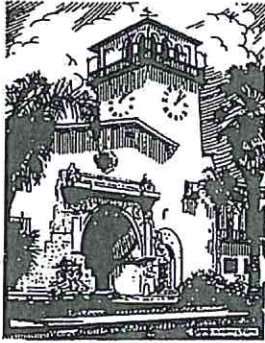
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Planning Commission Hearing of November 13, 2013
Mosby Sport & Outdoor Recreation Facility; 12RZ-00000-00003, 11CUP-00000-00032
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Fire Department
Flood Control
Community Services Department
Public Works
Environmental Health Services
APCD
Accounting, Planning and Development
Peter Adam, Fourth District Supervisor
Larry Ferini, Fourth District Planning Commissioner
Jenna Richardson, Deputy County Counsel
Dana Eady, Planner

DMB/dmv

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COUNTY OF SANTA BARBARA CALIFORNIA

PLANNING COMMISSION

COUNTY ENGINEERING BUILDING
123 E. ANAPAMU ST.
SANTA BARBARA, CALIF. 93101-2058
PHONE: (805) 568-2000
FAX: (805) 568-2030

September 13, 2013

James Mosby
P.O. Box 1227
Lompoc, CA 93438

PLANNING COMMISSION
HEARING OF SEPTEMBER 11, 2013

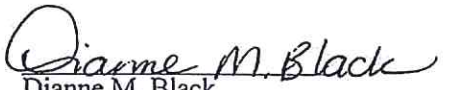
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Dear Mr. Mosby:

At the Planning Commission hearing of September 11, 2013, Commissioner Ferini moved, seconded by Commissioner Blough and carried by a vote of 4 to 0 (Brown absent) to continue the item to the hearing of November 13, 2013, at the request of the applicant.

Sincerely,


Dianne M. Black
Secretary to the Planning Commission

cc: Case File: 12RZN-00000-00003, 11CUP-00000-00032
Planning Commission File
County Surveyor

AR 0327

Planning Commission Hearing of
Case Name and Number
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Fire Department
Flood Control
Community Services Department
Public Works
Environmental Health Services
APCD
Accounting, Planning and Development
Peter Adam, Fourth District Supervisor
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