

ATTACHMENT C: 14GPA-00000-00015 RESOLUTION

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

IN THE MATTER OF RECOMMENDING TO )  
THE BOARD OF SUPERVISORS THE )  
ADOPTION OF AMENDMENTS RELATING )  
TO DISADVANTAGED UNINCORPORATED )  
COMMUNITIES WITHIN THE LAND USE )  
ELEMENT OF THE COMPREHENSIVE PLAN )

RESOLUTION NO. 14- 34  
CASE NO. 14GPA-00000-00015

WHEREAS, on December 20, 1980, the Board of Supervisors adopted Resolution 80-556 adopting the Santa Barbara Comprehensive Plan; and

WHEREAS, Senate Bill 244, passed in 2011, requires counties to review and update the land use element with information regarding unincorporated disadvantaged communities inside their boundaries; and

WHEREAS, a disadvantaged community is defined as a community where the median household income is 80 percent or less than the statewide median household income, exists outside the sphere of influence of a city, has no less than 10 dwellings in close proximity or adjacent to one another, and has been established for at least 50 years; and

WHEREAS, incorporating the analysis of these disadvantaged communities into the long range planning of a county may lead to increased services provided to these areas; and

WHEREAS, there are identified disadvantaged unincorporated communities within Santa Barbara County; and

WHEREAS, potential funding mechanisms for these communities were identified in order to address lacking infrastructure within these areas; and

WHEREAS, it is now deemed in the interest of the orderly development of the County and important to the preservation of the health, safety, and general welfare of the residents of said County to amend the Comprehensive Plan's Land Use Element as follows:

- a. Amend "Chapter IV. Goals and Policies" to add the following text and policy to be inserted before "South Coast Policies":

**DISADVANTAGED UNINCORPORATED COMMUNITIES POLICIES**

Senate Bill 244 (SB 244), passed in 2011, requires counties to review and update the land use element with information regarding unincorporated disadvantaged communities

inside their boundaries. This legislation targets the unincorporated communities that lack access to basic infrastructure needs. A discussion of disadvantaged unincorporated communities within the County can be found in the Appendix.

1. The County shall encourage the extension and/or upgrading of public water, sewer, stormwater drainage, and structural fire protection services to identified Disadvantaged Unincorporated Communities, and identify funding mechanisms that could make such service extensions and/or upgrades financially feasible.
- b. Amend “Land Use Definitions, Other Definitions” to add the following text as a new definition:

Disadvantaged Unincorporated Community – A community where the median household income is 80 percent or less than the statewide median household income; is located outside the sphere of influence of a city; has no less than 10 dwellings in close proximity or adjacent to one another; and has been established for at least 50 years.

- c. Amend the Appendix to add the following text to the end of the Appendix:

#### Disadvantaged Unincorporated Communities

##### Background on Legislation

Senate Bill 244 (SB 244), passed in 2011, requires counties to review and update the land use element with information regarding unincorporated disadvantaged communities inside their boundaries. This legislation targets the unincorporated communities that lack access to basic infrastructure needs in order to identify funding resources for these infrastructure needs.

A disadvantaged unincorporated community is defined as a community where the median household income is 80 percent or less than the statewide median household income. The legislation also requires that these communities, also known as “legacy communities”, exist outside the sphere of influence of a city; have no less than 10 dwellings in close proximity or adjacent to one another; and that the community be established for at least 50 years. Incorporating the analysis of these disadvantaged communities into the long range planning of a county may lead to increased services provided to these areas.

Santa Barbara County parcel data, 2010 Census Designated Places and Census Blocks population data, and 2010 Census Block Groups income data were used to identify disadvantaged unincorporated communities. This information was supplemented with site visits and interviews from other County departments, as well as employees of the various Community Service Districts throughout the County. Aerial photography was also used as supplemental information.

There are seven disadvantaged unincorporated communities in Santa Barbara County. These communities, along with an analysis of infrastructure needs, are identified in Table 21.

Three communities listed in Table 21 (Garey, Sisquoc, and Los Alamos), based on the reported median income, were above the 80% median income threshold defined in SB 244. This income data is not representative of the entire area. The Office of Planning and Research’s Technical Advisory for SB 244 recommends that “counties do additional analysis to identify specific communities within large geographic areas. Because economic data, outside of more densely populated areas, is aggregated over large geographies, it fails to pick up specific communities within the boundaries of...a census tract or ZIP code”. The Technical Advisory encourages counties to consult with other agencies and non-government organizations to include communities that meet the intent of the legislation. Garey, Sisquoc, and Los Alamos are identified as disadvantaged unincorporated communities for this reason.

**Table 21 – Disadvantaged Unincorporated Communities**

<u>Community</u>	<u>Public Water Available</u>	<u>Public Sewer Available</u>	<u>Stormwater Drainage</u>	<u>Fire Protection</u>
<u>Ventucopa</u>	No	No	No	<u>Distant (Stn. 41)</u>
<u>Cuyama</u>	No	No	No	<u>Nearby (Stn. 41)</u>
<u>New Cuyama</u>	Yes	Yes	No	<u>Nearby (Stn. 41)</u>
<u>Sisquoc</u>	Yes	No	No	<u>Nearby (Stn. 23)</u>
<u>Garey</u>	No	No	No	<u>Nearby (Stn. 23)</u>
<u>Casmalia</u>	Yes	No	No	<u>Distant (Stn. 21)</u>
<u>Los Alamos</u>	Yes	Yes	No	<u>(Nearby Stn. 24)</u>

Community Descriptions

Ventucopa – is a rural community in the upper Cuyama Valley, located along State Route 33 in the northeast portion of Santa Barbara County. The predominant industry for the community is agriculture. The community has a restaurant.

Cuyama – is a small town in the Cuyama Valley, located along State Route 166. The Cuyama River is adjacent to the community to the north. Cuyama pre-dates the establishment of New Cuayma to the west and the predominant industry in the area is agriculture, with some oil and gas production. The community has a hardware store, a restaurant, and includes Cuyama Elementary School.

New Cuyama – is a small town established in 1951 by ARCO after the discovery of oil and gas at the South Cuyama Oil Field. New Cuyama is much larger than nearby Cuyama and Ventucopa. When established, New Cuyama was considered an important facet of eastern Santa Barbara County due to its involvement in oil production. Now, the predominant industry in the area is agriculture, although oil and gas production still occurs locally. The community is located along State Route 166 with the Cuyama River adjacent to the community to the north. The community has a general store, two restaurants, a Fire Station, Sheriff substation, US Forest Service substation, branch library, community center, County park (Richardson County Park), public pool (Joseph Centeno Aquatic Center), and includes Cuyama High School.

Sisquoc – is a small town located about six miles east of Orcutt, located along Foxen Canyon Road between Orcutt Garey Road and Long Canyon Road. The area is known for agriculture, including nearby vineyards. The community has a general store, a county fire station, and the Benjamin Foxen Elementary School.

Garey – is a small town located about six miles east of Orcutt, located along Foxen Canyon Road between Santa Maria Mesa Road and Orcutt Garey Road. The area is known for agriculture, including nearby vineyards. The community has a general store.

Casmalia – is a small town about five miles southwest of Orcutt, just outside the boundary of Vandenberg Air Force Base along Black Road and the Union Pacific Railroad. Originally established as a railroad town, the Casmalia Oil Field drew Union Oil Company employees to the area. Oil and agricultural operations are active in the vicinity. Casmalia has a general store, restaurant, and the Winifred Wollam Elementary School.

Los Alamos – is located 10.5 miles north of the Santa Ynez Valley along State Routes 101 and 135 and was founded in 1879. The Pacific Coast Railway began service from Los Alamos to San Luis Obispo beginning in 1882, continuing until 1940. In the early 1900s, oil was discovered in the Purisima Hills at Lompoc Oil Field, as well as in the Orcutt Oil Field. The community is known for agriculture (with a number of vineyards), in addition to the ongoing oil and gas development. The main street in the community is State Route 135, also named Bell Street. Los Alamos has a small downtown area (with

businesses and restaurants), a fire station, a County park (Los Alamos County Park), as well as the Olga Reed Elementary School.

#### Public Water Availability

Public water is available for approximately half of the disadvantaged communities, as seen in Table 21. These communities are predominately served by community services districts, with the exception of Sisquoc, which is served by a private water purveyor (Golden State Water). The communities that do not have public water are Ventucopa, Cuyama, and Garey. These communities are served by private wells.

#### Public Sewer Availability

Public sewer is available for two of the disadvantaged communities, as seen in Table 21. The communities not served by public sewer are Ventucopa, Cuyama, Sisquoc, Garey, and Casmalia. These communities are served by private, individual wastewater disposal systems.

#### Stormwater Drainage

The County of Santa Barbara has a stormwater management program, implemented in 2012. None of the identified communities have public stormwater drainage systems.

#### Fire Protection

As seen in Table 21, the majority of the disadvantaged communities have structural fire protection located nearby, and the remaining communities have fire protection stations at a greater distance. This protection is provided by the Santa Barbara County Fire Department.

The two communities with fire protection provided from distant stations are Ventucopa and Casmalia. The closest fire station to Ventucopa is Station 41, approximately 18 miles away, which services Cuyama and New Cuyama, as well. The closest fire station to Casmalia is Station 21, which is located 7.5 miles away in Orcutt.

#### Analysis of Potential Funding Sources

According to Government Code §65302.10, the County of Santa Barbara must include potential funding mechanisms to aid in the extension of services to the identified disadvantaged communities. These sources include bonds, taxes, benefit assessments, and grant programs. The following is a list of potential funding sources:

*California Department of Public Health Safe Drinking Water State Revolving Fund* – The California Department of Public Health provides funding through the Safe Drinking Water State Revolving Fund. The Fund provides low interest loans to fund public water system planning and infrastructure projects. Grant funding may be available to disadvantaged communities that are unable to afford loans. Emphasis is focused on projects that solve public health and significant compliance issues.

State Water Resources Control Board Revolving Fund Program – The Federal Water Pollution Control Act (also known as the Clean Water Act), as amended in 1987, established the Clean Water State Revolving Fund program. The program offers low interest financing agreements for water quality projects. Annually, the program disburses between \$200 and \$300 million to eligible projects.

State Water Resources Control Board Small Community Wastewater Grant Program – The Small Community Wastewater Grant Program provides grants for the planning, design, and construction of publicly-owned wastewater treatment and collection facilities to small communities (i.e., with a population of 20,000 persons, or less) with financial hardship (i.e., annual median household income is 80 percent of the Statewide median household income, or less).

Department of Water Resources Integrated Regional Water Management Grant Program – Integrated Regional Water Management is a collaborative effort to manage all aspects of water resources in a region. Integrated Regional Water Management crosses jurisdictional, watershed, and political boundaries; involves multiple agencies, stakeholders, individuals, and groups; and attempts to address the issues and different perspectives of all the entities involved through mutually beneficial solutions.

Sustainable Communities Planning Grant and Incentive Program – On behalf of the Strategic Growth Council, the Department of Conservation manages competitive grants to cities, counties, and designated regional agencies to promote sustainable community planning and natural resource conservation. The grant program supports development, adoption, and implementation of various planning elements. The Sustainable Communities Planning Grant Program offers a unique opportunity to improve and sustain the wise use of infrastructure and natural resources through a coordinated and collaborative approach.

United States Department of Agriculture Rural Development Grants and Loans – Grants and loans are available through the USDA for predevelopment planning, water and wastewater, and emergency water assistance.

Community Development Block Grant Funds – The Community Development Block Grant Funds program provides communities with resources to address a wide range of unique community development needs. Beginning in 1974, the Community Development Block Grant program is one of the longest continuously run programs at HUD. The Community Development Block Grant program provides annual grants on a formula basis to 1209 general units of local government and States.

- d. Amend the Appendix to add Figures A-1 through A-8, as attached hereto as Exhibit 1 and is incorporated herein by reference.

**NOW, THEREFORE, IT IS HEREBY RESOLVED, that:**

1. The above recitations are true and correct.
2. The County Planning Commission, following a noticed public hearing, recommends that the Board of Supervisors approve the proposed amendments to the Land Use Element of the County Comprehensive Plan, included above and incorporated herein by reference.

The County Planning Commission recommends that the Board of Supervisors make the required findings for the proposed amendment specified in Attachment A of the County Planning Commission staff report, dated November 13, 2014.

The County Planning Commission recommends that the Board of Supervisors determine that the proposed amendments are exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the Guidelines for Implementation of CEQA and the Notice of Exemption, specified in Attachment B of the County Planning Commission staff report dated November 13, 2014.

3. The Planning Commission of the County of Santa Barbara has endorsed and transmitted to the Board of Supervisors said recommended changes by resolution pursuant to Government Code Section 65354.
4. The Chair of this County Planning Commission is hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this resolution to show the above mentioned action by the County Planning Commission.

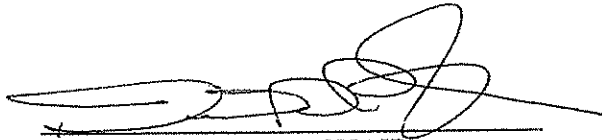
**PASSED, APPROVED, AND ADOPTED** this third day of December, 2014 by the following  
vote:

AYES: Cooney, Brown, Hartmann, Ferini, Blough

NOES:

ABSENT:

ABSTENTIONS:



DANIEL BLOUGH, CHAIR  
SANTA BARBARA COUNTY  
PLANNING COMMISSION

ATTEST:

DIANNE BLACK  
SECRETARY TO THE COMMISSION

By Dianne M. Black

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI  
COUNTY COUNSEL

By Michael C. Ghizzoni  
DEPUTY COUNTY COUNSEL