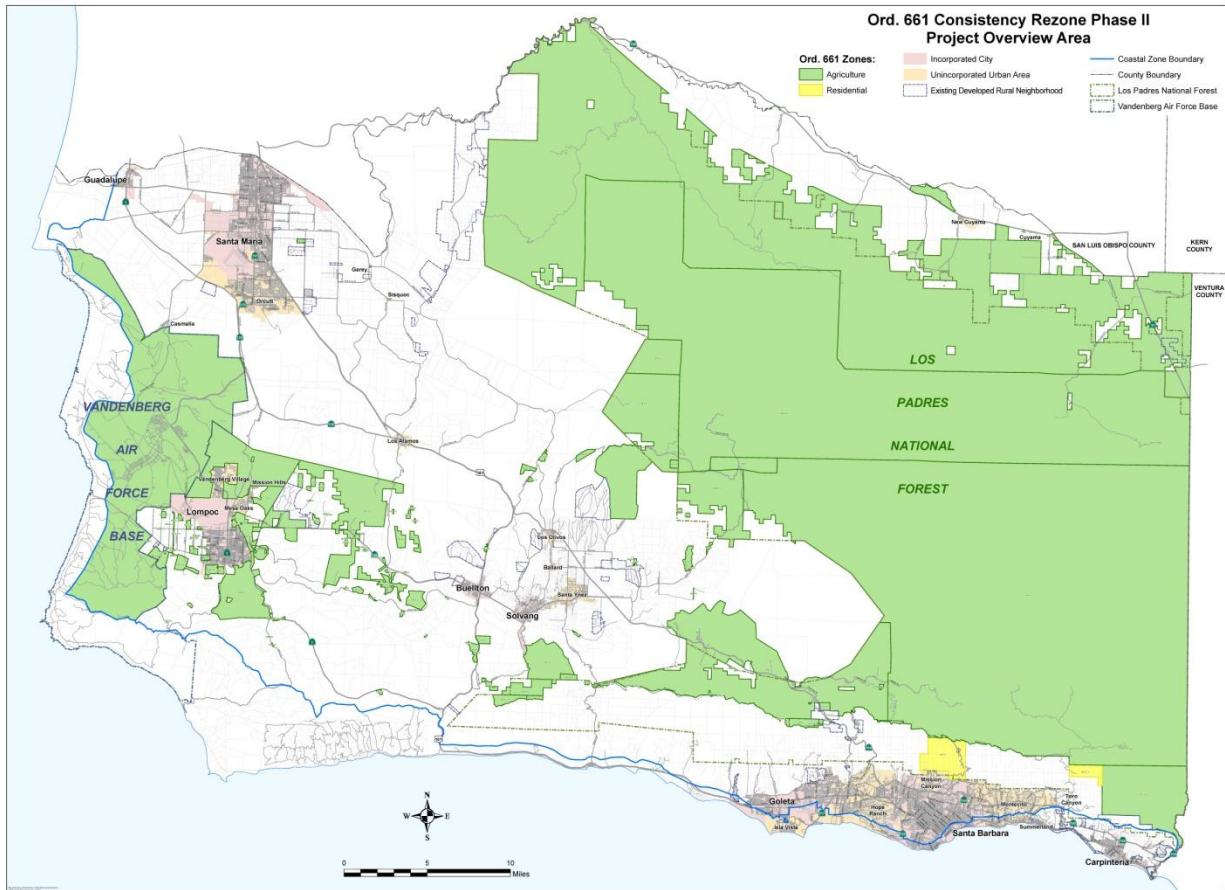




Final Negative Declaration

**Ordinance 661 Consistency Rezone Phase II Project
16RZN-00000-00001, 16GPA-00000-00001,
16ORD-00000-00001, and 16NGD-00000-00003
May 2016**



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1.0 PROJECT DESCRIPTION

1.1 PROJECT OVERVIEW

The proposed Ordinance 661 Consistency Rezone Phase II Project (“Project”) covers approximately 780,216 acres of land located in the Santa Maria Valley, Lompoc Valley, Cuyama Valley, Los Padres National Forest, Santa Ynez Valley, and South Coast Foothill Areas (for map of project area see Appendix A, Figure 1) and consists of the following components:

1. County Zoning Map amendment:
 - Rezone current Ordinance 661 lands located in the Santa Maria Valley, Lompoc Valley, Cuyama Valley, Los Padres National Forest, Santa Ynez Valley, and South Coast Foothill Areas to comparable Land Use and Development Code (LUDC) zoning designations.
 2. Comprehensive Plan amendment to:
 - Apply Agriculture I-40 (A-I-40), Agriculture II-40 (A-II-40), Agriculture II-100 (A-II-100), Agriculture II-320 (A-II-320), Mountainous Area 100 (MA-100), Mountainous Area 40 (MA-40), Mountainous Area 40/Educational (MA-40/ Educational), Mountainous Area 320 (MA-320), Recreation/Open Space, Other Open Lands, Institution/Government, and Residential land use designations to Ordinance 661 lands outside existing and proposed EDRN Boundaries in the Rural Area;
 - Apply the Existing Developed Rural Neighborhood (EDRN) boundary lines around one developed rural neighborhood in the Santa Maria Valley, two developed rural neighborhoods in the Lompoc Valley, one developed rural neighborhood in the Santa Ynez Valley, and one developed rural neighborhood in the Cuyama Valley;
 - Amend the existing Ventucopa EDRN boundary line in the Cuyama Valley to remove two parcels;
 - Apply Agriculture I-5 (A-I-5), Agriculture I-10 (A-I-10), Agriculture I-20 (A-I-20), Agriculture I-40 (A-I-40), and Residential land use designations, as appropriate, within each proposed EDRN, as well as the existing Ventucopa EDRN in the Cuyama Valley; and
 - Amend the Urban Boundary line east of the City of Lompoc near the Santa Ynez River and south of the City of Lompoc adjacent to San Miguelito Road.
 3. Ordinance 661 amendment to:
 - Repeal the following Specific District Regulations: A-1 Residential-Agricultural District; R-4 Multiple Dwelling District; A-I-X Exclusive Agricultural District; DCM Design Commercial Manufacturing District; M-1-B Restricted Light Industrial District; M-1-X Exclusive Light Industrial District; M-1-A Limited Light Industrial District; R-3 Multiple Dwelling District; R-3-TRI Three-Family Residential District; RRA Rural Residential Agriculture District; WA Watershed Agricultural District; R-A Suburban Agricultural-Residential District; P Planned Development Districts; CM Heavy Commercial District; DM - Design Manufacturing Districts; PDC Planned Development Community District; C-2-L Limited Commercial District; AGI Intensive General Agricultural District; SR-4 Student Residential District; and SR-2 Student Residential District; and
 - Repeal the following Combining Regulations: T Trailer Park Zone; S Public Utility; OX Exclusive Controlled Oil Drilling and Producing Site; K Conversion Area; HT Hillside Terrain; FH Flood Hazard; and ASL Agricultural Service Limited.
-

Consistency Rezone Benefits

One of the primary benefits of the consistency rezone is to eliminate the current inequity that exists, with respect to available land uses, between Ordinance 661 and LUDC zoned parcels. In general, permitted uses can still be approved on Ordinance 661 zoned land; however, land uses such as agricultural preparation facilities, greenhouses, and wineries are no longer available since the permit processing procedures and conditional use permit section no longer exist. Appendix B includes a comparison table of land uses currently available to property owners with Ordinance 661 zoning versus allowed uses under the LUDC zones. The table clearly indicates that most uses requiring a discretionary permit are no longer available to property owners with Ordinance 661 zoning.

Additional benefits of the consistency rezone include simplifying the zoning and permitting process and reducing permitting costs and time delays for applicants. This is because discretionary projects on property under Ordinance 661 currently require a consistency rezone as part of project processing. Although the County typically processes the rezones free of charge, this extra step results in delays to the applicant for the processing time and additional hearings required for approval. Updating land under Ordinance 661 with modern zoning designations will make it easier for landowners as well as County staff to understand what land uses are permitted and what processes are required for projects, as one master code, the LUDC, would apply to all parcels in the project area.

EDRN Benefits

The benefits of the EDRN subproject include recognizing that the collections of parcels identified for designation as EDRNs are suitable for rural neighborhood uses and keeping pockets of rural residential development from expanding onto adjacent agricultural lands. In addition, some parcels in the EDRN designation would be eligible for a residential second unit.

1.2 PROJECT BACKGROUND

The History of Ordinance 661 and Consistency Rezone

Ordinance 661, adopted in 1964 and applied throughout Santa Barbara County, established zoning regulations for the entire unincorporated area of the County. Ordinance 661 was the regulating tool in place to assure orderly and beneficial development in the County and to encourage the most appropriate uses of land, including agricultural, residential, transportation, water supply, sewerage, school, park, other facilities, and public utilities.

In 1980, the County adopted the Comprehensive Plan. Modern zoning ordinances were then drafted to implement the plan by classifying and regulating the uses of land, buildings, and structures within the unincorporated area of the County. In 1983, the Article III Zoning Ordinance was adopted and is still currently regulating the inland areas of the County (as defined in Sec. 35-201 of Article III, Chapter 35). In January of 2007 the Article III zoning ordinance was reformatted and renamed the Land Use Development Code (LUDC).

The Board of Supervisors repealed the majority of Ordinance 661 in 1984 (by Ordinance No. 3430) in order to avoid any confusion resulting from the existence of parallel text provisions between the new Article III zoning ordinance and outdated Ordinance 661. These changes included the repeal of duplicative zone districts, the permit processing procedures, and conditionally permitted uses from Ordinance 661. All of the urban areas in the inland area were rezoned to appropriate Article III designations. However, the Ordinance 661 agricultural zone districts were not duplicated to the agricultural zone districts in Article III and so Ordinance 661 agricultural zones were retained. Therefore, a significant amount of land in the rural area (not under Agricultural preserve contract) still has Ordinance 661 zoning.

In 2007, approximately 57,700 acres in the Santa Maria and San Antonio Creek Rural Regions remaining under Ordinance 661 zoning were rezoned to the modern LUDC agricultural zone designations as part of the first phase of the project. Six EDRNs were also created during the first phase.

The Project anticipates rezoning approximately 780,216 acres of land located in the Santa Maria Valley, Lompoc Valley, Cuyama Valley, Los Padres National Forest, Santa Ynez Valley (parcels outside of the Santa Ynez Valley Community Plan area), and South Coast Foothill Areas.

Existing Developed Rural Neighborhoods (EDRNs)

An EDRN is defined in the Land Use Element as:

“[a] neighborhood area that has developed historically with lots smaller than those found in the surrounding Rural or Inner Rural lands. The purpose of the neighborhood boundary is to keep pockets of rural residential development from expanding onto adjacent agricultural lands. Within the Rural Neighborhood boundary, infilling of parcels at densities on the land use plan maps is permitted.” (Land Use Element pp 177.)

The Project identifies five neighborhoods that appear to meet the definition of an EDRN, but are not currently designated as EDRNs (Appendix A, figures 10 through 14 for maps of parcels included in the project and Appendix C for a list of parcels by EDRN). This component of the project would change the zoning ordinance and land use designations for approximately 131 parcels totaling approximately 504 acres. These neighborhoods consist of groups of developed parcels that are substantially smaller, ranging from .01 of an acre to 40 acres, than the surrounding larger agricultural properties. The primary use on most proposed EDRN parcels is rural residential, with some also supporting small farms or limited grazing uses.

The proposed project will amend the Comprehensive Plan land use map (COMP-1) by adding the EDRN land use boundary around the identified neighborhoods; as well as amend the land use designation and zone designation for individual parcels within each proposed EDRN (Appendix A, figures 10-14).

1.3 PROJECT CHARACTERISTICS

1.3.1 Ordinance 661 Consistency Rezone Phase II and Land Use Designation Amendments (Outside of Existing and Proposed EDRNs)

This component of the project involves parcels that are currently in areas designated as Rural in the Comprehensive Plan, outside of the existing and proposed EDRNs and urban areas and will change the zoning ordinance and land use designations for roughly 2,440 parcels totaling approximately 779,123 acres or 1,217 square miles. Parcel sizes range from small fractions of an acre to the largest parcel of 16,290 acres.

Land Use Designation Amendments (Outside of Existing and Proposed EDRNs)

Existing land use designations include Residential 12.3 units per acre (RES-12.3), Residential 4.6 units per acre (RES-4.6), Residential Ranchette (RR), Agriculture-I (A-I), Agriculture-II (A-II), Agriculture-II 40 acre minimum lot (A-II-40), Agriculture-II 100 acre minimum lot (A-II-100), Mountainous Area 40 acre minimum lot (MA-40), Mountainous Area 10 acre minimum lot (MA-100), MA-40/Educational Facility, Other Open Lands, Institutional/Government, and Recreation/Open Space.

Proposed land use designations include RES-4.6, A-I-40, A-II-40, A-II-100, A-II-320, MA-40, MA-40/Educational Facility, MA-100, MA-320, Institutional/Government, Recreation/Open Space, and Other Open Lands. The Agriculture (A) designation is an “outdated” rural area designation from the original 1965 Santa Barbara County General Plan. The designation has been systematically replaced in the rural areas of the County with the modern Agriculture II (A-II) land use designations, which are found in the Land Use Element and Agricultural Element. Applying the proposed new land use designations would

facilitate rezoning the affected parcels to their corresponding modern zoning designations. The land use designation changes will bring the designation into conformity with the surrounding land use designations. Please see Appendix D for a list of parcels and proposed changes for each.

Consistency Rezones (Outside of Existing and Proposed EDRNs)

Existing ordinance 661 zoning designations include U (Unlimited Agriculture), AG (General Agricultural), AL (Limited Agricultural), A-I (Exclusive Agriculture), RA (Suburban Agriculture Residential), E-1 (One-Family Estate), and WA (Watershed Agriculture). Proposed LUDC zoning designations include 7-R-1 (Single Family Residential/ 7,000 sq. ft. minimum lot), AG-I-40 (Agriculture I/40 acre minimum lot), AG-II-40 (Agriculture II/40 acre minimum lot), AG-II-100 (Agriculture II/100 acre minimum lot), AG-II-320 (Agriculture II/320 acre minimum lot), REC (Recreation), RMZ-100 (Resource Management/100 minimum lot), and RMZ-320 (Resource Management/320 minimum lot). Please see Appendix D for a list of parcels and proposed changes for each.

The proposed rezoning from the antiquated 661 zone districts to the modern LUDC zone districts zoning is considered a “consistency rezone.” A consistency rezone involves replacing outdated zoning designations with modern ones that are as similar as possible in their intent and purpose as well as the allowed uses. The specific LUDC zoning classification proposed for each parcel matches the Ordinance 661 designation it would replace as closely as possible. Appendix B provides a table comparing the permitted land uses for rurally designated land in the two ordinances. In general, Ordinance 661 is descriptive and allows specific uses that may or may not be available within each of the multiple agricultural zone designations. The LUDC has two all encompassing agricultural zone districts (AG-I (Agriculture I) and AG-II (Agriculture II)) that provide broad categories of uses that are either permitted or only allowed through conditional use permits.

Despite the similarities between the ordinances, some physical changes and increased development potential could be facilitated by the consistency rezone. These are related to minimum lot sizes (in a few specific cases, development potential for particular parcels may be increased or decreased) and some differences in allowable uses (Appendix B). In addition, under the LUDC some structures may be built on legal parcels that are below the applicable zoning designation’s minimum parcel size, while under Ordinance 661 these parcels are “unbuildable”. This change could facilitate new construction on some parcels where development was previously not allowed. These potential land use changes are discussed further in Section 4.11, *Land Use*, and throughout the environmental analysis in this document.

Vandenberg Air Force Base

Of the Ordinance 661 parcels described above approximately 62,393 are located in the Inland area boundary of Vandenberg Air Force Base. All of these parcels currently have an existing land use designation of VAFB and are proposed to change with the Project to A-II-100. The VAFB land use was never defined in the Comprehensive Plan and replacing it with a currently defined land use is preferred. The current zoning of the Vandenberg parcels is AG (General Agricultural) and with the consistency rezone the parcels will be changed to A-II-100 (see Appendix A, Figure 15).

Los Padres National Forest

Of the 661 ordinance parcels described above approximately 616,478 acres are located in the Los Padres National Forest (LPNF) boundary. The land use designations are a mix of A-II, A-II-100, A-II-40, MA-100, MA-40, Other Open Lands, and Recreation/Openspace. The Project proposes to replace the outdated A-II with A-II-100 or MA-320. The current zoning of the parcels in the Los Padres National Forest is a mix of U (Unlimited Agriculture), WA (Watershed Agriculture), A-I (Residential-Agriculture), AG (General Agricultural), E-1 (Exclusive Agriculture), and AL (Limited Agricultural). In the LPNF approximately 207 parcels exist in private ownership. All of the parcels in private ownership will be

changed with the Project to A-II-100 or AG-II-40 and the remaining parcels in public ownership are proposed to change to AG-II-100 or RMZ-320 (see Appendix A, Figure 9).

Deletion of Urban Boundary South of the City of Lompoc

Currently, in the Land Use Element, areas in a Rural Region are not appropriate for urban development. Two areas designated with an Urban Boundary have been identified adjacent to the City of Lompoc. The underlying zoning in the existing 661 ordinance is agricultural and the land use designation is A-II. Since an agricultural zone district designation and the land use designation of A-II are not appropriate for urban areas, the Project proposes to delete the Urban Boundary areas (Appendix A, Figure 16).

Adjustment of the Urban Boundary East of the City of Lompoc

The Urban Boundary also will be adjusted adjacent to San Miguelito Road where it currently includes 661 Ordinance AG-100 zoning and land use of A-II. Since an agricultural zone district designation and the land use designation of A-II are not appropriate for urban areas, the Project proposes to move the Urban Boundary area (see Appendix A, Figure 17).

1.3.2 Existing Developed Rural Neighborhoods (EDRN) Component

This component of the Project involves parcels that are currently in the one existing EDRN or are proposed to become part of the five proposed EDRNs. The EDRN component of the project would:

1. Define five new EDRNs that are generally located in the Santa Maria Valley, Lompoc Valley, Santa Ynez Valley, and Cuyama Valley;
2. Apply new zoning under the LUDC to parcels within the existing EDRN and proposed five EDRNs;
3. Adjust the boundaries of the existing Ventucopa EDRN to exclude APN 149-230-059 and APN 149-230-060 (Appendix A, Figure 17); and
4. Update the Comprehensive Plan land use designations in each EDRN.

The five proposed EDRNs contain 131 parcels totaling approximately 503.5 acres. Table 1 lists basic statistics for the five proposed new EDRNs. (Please see Appendix C for lists of included parcels in the EDRN areas and Appendix A Figures 10-14 for the maps of the changes.)

Table 1 General Characteristics Of Each Proposed EDRN Area

EDRN	Rural Region	Number of Parcels	Parcel Sizes		Land Uses*
			Range		
Road Number 3	Lompoc Valley	5	Range	0.1 – 4.43	Residential, vacant, cultivated agriculture
			Total acres	8.61	
Campbell Road	Lompoc Valley	26	Range	0.15 – 28.73	Residential, cultivated agriculture, and water pumps
			Total acres	199.95	
Nojoqui	Santa Ynez Valley	10	Range	0.01 – 40.19	Residential and water pumps
			Total acres	208.36	
Ranchoil	Cuyama Valley	57	Range	0.14 - 0.35	Residential, cultivated agriculture, and grazing
			Total acres	10.46	

Prell Road West	Santa Maria Valley	33	Range	0.46 – 4.98	Residential, cultivated agriculture, and industrial
			Total acres	76.12	
* Estimated based on review of aerial photography and County Assessor's records					

These parcels are mostly developed with residential uses, but also contain commercial and agricultural land uses (Table 2). The current Comprehensive Land Use designations include A, A-II, and A-II-40. These would be changed to RES-0.33, RES-3.3, A-I-5, A-I-10, and A-I-20. Surrounding parcels are mostly in active agriculture (grazing or cultivated), generally range from two to several hundred acres and are typically zoned AG-II-100 under the LUDC.

As noted above, Ordinance 661 is a largely descriptive ordinance, and allows more specific types of uses within many zone designations, whereas the LUDC has fewer zone districts and more encompassing categories of uses that are either permitted or only allowed through conditional use permits. One notable change in the adoption of LUDC zone designations in the EDRNs would be the landowners' ability to construct residential second units (RSUs), which are only allowed in the proposed new zone designations. Another notable change pertains to the parcels in the U zone. Currently, in Ordinance 661, a parcel must be more than 10 acres in the U zone to build a dwelling. In the comparable LUDC zone designation any legally established parcel is allowed a dwelling. This and other changes are discussed further in Section 4.11 Land Use and throughout the environmental analysis in this document.

Table 2
Land Use Overview for the Proposed EDRN Areas

Number of parcels with a residential dwelling	65
Number of parcels in active agriculture	2
Number of parcels that are vacant	64

Estimated based on review of aerial photography and County Assessor's records

Road Number 3 EDRN

The Road Number 3 EDRN is located in the Lompoc Valley Rural Region and contains five assessor's parcels comprising approximately 8.6 acres. All parcels contained in the EDRN are zoned 40-AG in Ordinance 661. The proposed LUDC zones would be AG-I with minimum parcel size of five acres. All of the parcels in the EDRN are currently developed with single family dwellings except one, which is a well. The area is surrounded by agricultural land. The Comprehensive Plan land use designation, which is currently A-II-40, would be revised to A-I-5. Parcel sizes for properties within the EDRN range from 0.01 to 4.4 acres. Table 3 summarizes land use within the Road Number 3 EDRN.

Table 3
Land Use Overview for the Road Number 3 EDRN

Number of parcels with a residential dwelling	4
Number of parcels in active agriculture	0
Number of parcels that are vacant	1

Estimated based on review of aerial photography and County Assessor's records

The Campbell Road EDRN

The Campbell Road EDRN is located in the Lompoc Valley Rural Region and contains 26 assessor's parcels comprising approximately 200 acres. All parcels contained in the EDRN are zoned 100-AG in the Ordinance 661. The proposed LUDC zones would be AG-I with minimum parcel size of 10 acres. Four of the parcels in the EDRN are vacant, one in active agriculture, with the remainder currently developed with single family dwellings. The EDRN boundary is surrounded by agricultural land, grazing, or larger residential parcels. The Comprehensive Plan land use designation, which is currently A-II, would be revised to A-I-10. Parcel sizes for properties within the EDRN range from 0.15 to 28.7 acres. Table 4 summarizes land use within the Campbell Road EDRN.

Table 4

Land Use Overview for the Campbell Road EDRN

Number of parcels with a residential dwelling	21
Number of parcels in active agriculture	1
Number of parcels that are vacant	4

Estimated based on review of aerial photography and County Assessor's records

The Nojoqui EDRN

The Nojoqui EDRN is located in the Santa Ynez Valley Rural Region and contains ten assessor's parcels comprising approximately 208 acres. Seven parcels contained in the EDRN are zoned 20-AG with the remaining parcel being 100-AG in Ordinance 661. The proposed LUDC zones would be AG-I with minimum parcel size of 20 acres. Two of the parcels in the EDRN are vacant, two in active agriculture, two are well sites, and the remainder are developed with single family dwellings. The EDRN boundary is surrounded by cultivated agriculture or grazing lands. The Comprehensive Plan land use designation, which is currently A-II, would be revised to A-I-20. Parcel sizes for properties within the EDRN range from 0.01 to 40.19 acres. Table 5 summarizes land use within the Nojoqui EDRN.

Table 5

Land Use Overview for the Nojoqui EDRN

Number of parcels with a residential dwelling	6
Number of parcels in active agriculture	2
Number of parcels that are vacant	2

Estimated based on review of aerial photography and County Assessor's records

The Ranchoil EDRN

The Ranchoil EDRN is located in the Cuyama Valley Rural Region and contains 57 assessor's parcels comprising approximately 10.46 acres. All parcels contained in the EDRN are zoned U in the 661 zoning ordinance. The proposed LUDC zones would be 15-R-1 with minimum parcel size of 15,000 square feet. Three of the parcels in the EDRN are developed with single family dwellings and the remainder are currently vacant. The EDRN boundary is surrounded by agricultural land, grazing land, and a mobile home subdivision. The Comprehensive Plan land use designation, which is currently A-II, would be revised to Res-3.3. Parcel sizes for properties within the EDRN range from 0.14 to 0.35 acres. Table 6 summarizes land use within the Ranchoil EDRN.

Table 6
Land Use Overview for the Ranchoil EDRN

Number of parcels with a residential dwelling	3
Number of parcels in active agriculture	0
Number of parcels that are vacant	54

Estimated based on review of aerial photography and County Assessor's records

The Prell Road West EDRN

The Prell Road West EDRN is located in the Santa Maria Valley Rural Region and contains 33 assessor's parcels comprising approximately 76.12 acres. All parcels contained in the EDRN are zoned RA-O in the 661 zoning ordinance. The proposed LUDC zones would be 3-E-1 with minimum parcel size of three acres. The majority of the parcels in the EDRN are developed with single family dwellings, with two being vacant. The EDRN boundary is surrounded by cultivated agriculture and grazing land. The Comprehensive Plan land use designation, which is currently A, would be revised to Res-3.3. Parcel sizes for properties within the EDRN range from 0.46 to 4.98 acres; Table 7 summarizes land use within the Prell Road West EDRN.

Table 7
Land Use Overview for the Prell Road West EDRN

Number of parcels with a residential dwelling	32
Number of parcels in active agriculture	0
Number of parcels that are vacant	1

Estimated based on review of aerial photography and County Assessor's records

The Ventucopa EDRN (existing)

The existing Ventucopa EDRN is located in the Cuyama Valley Rural Region and contains 119 assessor's parcels comprising approximately 626.86 acres. The existing EDRN boundary is proposed to be retracted to exclude two parcels that have characteristics more appropriate for the rural area, rather than an EDRN. One parcel on the southwest boundary of the EDRN has gone through a consistency rezone from U in Ordinance 661 to AG-II-100 in the LUDC. The AG-II zone is a rural zoning designation and not appropriate for parcels within an EDRN. Adjacent to this parcel is a parcel owned by the County of Santa Barbara, which is currently used for outdoor storage. The EDRN boundary adjustment would correctly adjust the existing EDRN boundary to exclude the two parcels (Appendix A, Figure 18) and place them in the rural area.

The remaining 117 parcels in the existing Ventucopa EDRN comprising approximately 609 acres in the EDRN are currently zoned U in Ordinance 661. The proposed LUDC zones would be AG-I with a minimum parcel size of 40 acres and E-1 with a minimum parcel size of one acre. For those parcels remaining within the EDRN, the Comprehensive Plan land use designation, which is currently A-II, would be revised to A-I-40 and Res-1.0. Appendix A, Figure 18 illustrates the proposed zones for the Ventucopa EDRN. Parcel sizes for properties that would remain within the EDRN range from 0.09 to 39.74 acres. Table 8 summarizes land use within the current Ventucopa Canyon EDRN.

Table 8
Land Use Overview for the existing Ventucopa EDRN

Number of parcels with a residential dwelling	24
Number of parcels in active agriculture	35
Number of parcels that are vacant	54
Number of parcels that are commercial	4

Estimated based on review of aerial photography and County Assessor's records

The Existing Cebada Canyon/Tularosa EDRN

The existing Cebada Canyon/Tularosa Road EDRN is located in the Lompoc Valley Rural Region and contains 111 assessor's parcels comprising approximately 1,735 acres. Located in the interior of the EDRN is a parcel and an adjacent portion of a parcel containing a well that is 0.046 of an acre (Appendix A, Figure 19). This area is currently zoned 5-AL in Ordinance 661. The area is proposed to be zoned RR-5 to match the adjacent properties. The land use designation change for this parcel is proposed to be RR-5. The change for this EDRN is a "clean up" item.

2.0 PROJECT LOCATION

The Project affects approximately 780,216 acres of land within the unincorporated area of Santa Barbara County. The County is located on the west coast of the United States in the southern half of the State of California. It has a rectangular shape and measures approximately 65 miles west to east and 40 miles north to south. The County is bounded by San Luis Obispo County to the north, Ventura County to the east, Kern County to the northeast, and the Pacific Ocean to the south and the west. The affected areas are generally located in the Santa Maria Valley, Lompoc Valley, Cuyama Valley, Los Padres National Forest, Santa Ynez Valley (parcels outside of the Santa Ynez Valley Community Plan area), and South Coast Foothill Areas. (See project area map – Appendix A, Figure 1 and Appendix C and D for Assessor's parcel numbers).

The Project area is characterized by diverse topography and geology ranging from the floodplains of the Santa Maria and Santa Ynez Rivers, the rolling hills of the Lompoc and Santa Ynez Valleys, the alluvial plains of the Cuyama Valley, the mountain forests of the Los Padres National Forest and the steep terrain of the South Coast Foothills. The mild coastal climate and the east-west orientation of mountains create a host of microclimates that supports a wide diversity of plant and animal species. These same conditions result in excellent growing conditions that contribute to the County's great agricultural diversity.

The parcels proposed for consistency rezoning outside of the proposed EDRNs are distributed throughout the Project area. Please refer to Appendix C and D for a list of affected parcels and proposed changes.

Of the five proposed EDRNs one is located in the Santa Maria Valley, two in Lompoc Valley, one in Santa Ynez Valley, and one in Cuyama Valley. There is also an existing EDRN located in Cuyama Valley. All are located in an area predominantly in cultivated agricultural or grazing land where surrounding parcels range from 30 to 950 acres and are zoned AG-I-10, AG-II-40, or AG-II-100 under the LUDC.

3.0 ENVIRONMENTAL SETTING

3.1 PHYSICAL SETTING

All of the parcels proposed for land use and zoning designation changes are in the South Coast, Lompoc Valley, Santa Ynez Valley, Cuyama, and Santa Maria Valley rural regions of the county. The parcels are primarily surrounded by agricultural lands.

The South Coast is formed by the Santa Ynez Mountains to the north and northwest, Ventura County to the east, and the Pacific Ocean to the south. The region contains multiple watersheds including Carpinteria Creek, Santa Monica Creek, Sycamore Creek, and Jesusita Creek. The area rises up dramatically from sea level to the peaks of the Santa Ynez Mountain Range and contains the Cities of Goleta, Santa Barbara, and Carpinteria. Slopes less than 30 percent are primary developed with the remaining steeper slopes in open space and Los Padres National Forest land. Major travel corridors are U.S. Highway 101, State Route 154, and 192.

The Lompoc Valley is bordered by the Purisima Hills to the north, the City of Buellton and the Santa Ynez River Valley to the east, the Santa Rosa Hills and Santa Ynez Mountains to the south, and Vandenberg Air Force Base to the west. The region is characterized by rolling hills and the rich agricultural lands of the Santa Ynez River Valley. Included in the region are the City of Lompoc and the Santa Ynez River. Major travel corridors are State Route 1 and 246.

The Santa Ynez Valley is bordered on the north by the San Rafael Mountains and the Los Padres National Forest, on the east by the Los Padres National Forest, on the south by the Los Padres National Forest and the Santa Ynez Mountains, and on the east by the Santa Rosa Hills. The region contains the Santa Ynez River and Lake Cachuma, Zaca Lake, and the Alisal Reservoir. The valley is situated from east to west creating a perfect region for agriculture and contains the majority of the wine grape grown in the county. Included in the region are the Cities of Solvang and Buellton. Major travel routes include U.S. Highway 101 and State Routes 154 and 246.

The Cuyama Valley is situated in northeast Santa Barbara County. To the north of the region is San Luis Obispo County, to the east is Kern and Ventura Counties, and to the south and east is the Los Padres National Forest. The region contains the Cuyama River and many small creeks and washes. It is characterized by large alluvial plains that flow from the Sierra Madre Mountains and provide rich soil deposits.

The Santa Maria Valley is formed by the San Rafael Mountains to the east, and the Casmalia and Solomon Hills to the south and southwest. The Sisquoc and Cuyama rivers converge just east of the City of Santa Maria, forming the Santa Maria River. The Santa Maria Valley contains the Cities of Santa Maria and Guadalupe. The Guadalupe Dunes extend along the coast south from the Santa Maria River Mouth to Mussel Point. Major travel corridors in this region include U.S. Highway 101, and State Highways 1, 135, and 166.

The temperate Mediterranean climate and east-west orientation of mountains in northern Santa Barbara County create microclimates, which support a wide variety of plant and animal species. These conditions also afford excellent growing conditions for commercial cultivation of crops ranging from flowers to broccoli, strawberries, avocado, and wine grapes, amongst others, all of which contribute to the robust and diverse agricultural industry present in Santa Barbara County.

The majority of the parcels included in the proposed project area are located on land currently zoned for agriculture, with the few exceptions being zoned for residential. Most properties adjacent to these parcels are also agriculturally zoned and are generally in agriculture, open space, grazing, residential, or gas/petroleum drilling uses.

None of the proposed project area is within the County of Santa Barbara Environmentally Sensitive Habitat Overlay. There are areas of the Project that have Critical Habitat (Appendix A, Figure 21) including the

Arroyo Toad, California Condor, California Red-legged Frog, California Salamander, Gaviota Tarplant, La Graciosa Thistle, Least Bell's Vireo, Southwestern Willow Flycatcher, Vandenberg Monkeyflower, and Vernal Pool Fairy Shrimp. There is one known or potential California tiger salamander breeding pond within a 6,700 foot radius of the Campbell Road EDRN. Some of these breeding ponds are located within federally-designated critical habitats. Annual grasslands, riparian, coast live oak woodland and coastal sage scrub vegetation are all present in the vicinity.

3.2 CUMULATIVE PROJECTS

The cumulative project setting considered in this analysis includes County programs, individual private development projects, and other jurisdictions projects. Projects and programs included in this list have the potential to result in impacts that, due to the nature of the impact and/or geographic proximity to the project area, may contribute to a cumulative impact when considered at the same time as the Project. Please see Appendix E for a complete list of cumulative projects considered in this analysis.

Several cumulative projects in the County have the potential to affect the character of the region. Principal among these projects are Chumash Casino Resort's Expansion (130 foot tower containing 215 hotel rooms) located south of State Route 246, OSR Enterprises/NRG Enterprises LP development plan (185,820 sq. ft. cooler, 10,496 sq. ft. office building and 22,000 sq. ft. shop/field supply) east of Santa Maria, the Santa Maria Energy Petroleum Production Plan (a plan for 120 exploration or production wells) north of Orcutt, and the Rice Ranch Plan (A development plan for 496 residential lots, 9 open space lots, 5 park lots, 2 school lots and one oil field lot) south of Orcutt. It is important to note that many of the potential cumulative projects that are in preliminary planning stages will require their own environmental review to assess impacts and, if developed, would likely be required to provide mitigations to off-set impacts.

In comparison, the proposed Ordinance 661 Consistency Rezone Phase II project involves regulatory changes (primarily consistency rezoning of specific parcels) and does not include any physical development. Development that would be facilitated by the proposed regulatory changes would be subject to individual Planning and Development determination of project consistency with the zoning ordinance and Comprehensive Plan. Therefore, any impacts would be substantially localized in nature and thus less subject to combining with other projects to produce significant impacts. The relatively small size, scale, and broad distribution of residential development that would be permitted would not result in adverse impacts to resources and would be comparable to other agricultural lands within the study area.

4.0 POTENTIALLY SIGNIFICANT EFFECTS CHECKLIST

The following checklist indicates the potential level of impact and is defined as follows:

Potentially Significant Impact: A fair argument can be made, based on the substantial evidence in the file, that an effect may be significant.

Less Than Significant Impact with Mitigation: Incorporation of mitigation measures has reduced an effect from a Potentially Significant Impact to a Less Than Significant Impact.

Less Than Significant Impact: An impact is considered adverse but does not trigger a significance threshold.

No Impact: There is adequate support that the referenced information sources show that the impact simply does not apply to the subject project.

4.1 AESTHETICS/VISUAL RESOURCES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. The obstruction of any scenic vista or view open to the public or the creation of an aesthetically offensive site open to public view?			X		
b. Change to the visual character of an area?			X		
c. Glare or night lighting which may affect adjoining areas?			X		
d. Visually incompatible structures?			X		

Setting: The Open Space Element of the County Comprehensive Plan includes the following description of Santa Barbara County’s aesthetics and visual resources:

Santa Barbara County is renowned world-wide for the scenic beauty of its seascapes and mountains. The coastal shelves, nestled between ocean and mountains, and the scenic inland valleys provide natural settings that are difficult to rival. The large expanses of cultivated farmlands and grazing lands on the valley floors and gently rolling hillsides provide a green or golden pastoral setting, depending on the season, that delights the eye of resident and traveler.

County Environmental Thresholds: The County’s “Visual Aesthetics Impact Guidelines” classify coastal and mountainous areas, the urban fringe, and travel corridors as “especially important” visual resources. A project may have the potential to create a significantly adverse aesthetic effect if (among other potential impacts) it would impact important visual resources, obstruct public views, remove significant amounts of vegetation, substantially impact the natural character of the landscape, or involve extensive grading visible from public areas. The guidelines address public, not private views.

Impact Discussion: *a-d) Less than significant effect.* The project area is scenically rich and diverse, with ample open spaces and agricultural vistas, views of foothills and mountains, and oak woodlands. The County of Santa Barbara Open Space Element classifies a number of highways and roads as scenic corridors, namely U.S. Highway 101, State Highway 176/Foxen Canyon Rd, State Highway 246, Santa Rosa Road, and State Highway 135. Many of the rural roads within the project area have scenic values, including views of agricultural areas, wooded hillsides and pastures, alluvial plains of Cuyama, and the coastal Sierra Madre Mountains and foothills.

The proposed project involves regulatory changes and does not include any physical development. Nevertheless, as discussed in Section 4.11 Land Use and Planning, some physical changes could be facilitated by the proposed new zoning designations for certain parcels.

Currently, the U zoned parcels in 661 Ordinance require 10-acre parcel size to build a dwelling. In Ordinance 661, 233 parcels do not meet this parcel size requirement. In the LUDC zoning districts, all legal parcels are allowed to have a dwelling, regardless of size. In addition, Residential Second Units (RSU) are not an allowed use in Ordinance 661 but are allowed in certain LUDC zone districts. With the proposed consistency rezone changes 213 potentially new RSU could be facilitated by the Project. The RSUs would be modest in size (e.g. 1,200 square feet or less for the potential RSUs per LUDC Section 35.42.230), and none of the potential new units would be concentrated in one area. These changes potentially could increase the unit build-out by approximately 446 new residential units on parcels distributed throughout the project area. (233

single family dwellings and 213 RSUs). Distribution of these new units would be across the Santa Maria Valley, Lompoc Valley, Cuyama Valley, Los Padres National Forest, Santa Ynez Valley, and South Coast Foothill Areas.

Due to the changes in residential character, restricted size, and wide distribution, impacts from potential new development on scenic views, the agricultural character of the valley, or the rural residential/agricultural character of the EDRNs are not expected to be significant. Scattered residential units are common in agricultural areas, even in intensively farmed areas such as the Lompoc Valley and Santa Ynez Valley. As discussed in Section 4.11 Land Use and Planning, regardless of permit type, all projects must be found consistent with adopted County policies (including visual resource policies contained in the Land Use Element), ordinances and development standards in order to be approved. In addition, all permits, including Land Use Permits, which involve the fewest steps and most streamlined review, require some level of public noticing and can be appealed. Construction of additional residential units would also have to meet the requirements and standards of the LUDC, several of which would keep impacts to views to less than significant levels.

The zoning ordinance restricts outdoor lighting, contains height and size limits, and requires the design review, in some cases, by the Board of Architectural Review. A principal purpose of design review is to enhance the visual quality of the environment. Architectural compatibility would be less of an issue, due to the rural nature of the Project area, compared to more densely developed urban and suburban areas, where architectural themes develop more readily and are more visually apparent. Rural neighborhoods have typically built out over time and a mix of styles is expected. The Land Use Element of the Comprehensive Plan contains visual resource policies guiding development in urban and rural areas. In part, these policies require new structures to conform to the scale and character of the surrounding area and community.

In addition, certain specific land uses (discussed and listed in Section 4.11 Land Use and Planning, and in Appendix B) are allowed under the LUDC but not allowed at all under Ordinance 661. These include RSUs, tier II and III wineries, kennels, recreational facilities such as camps and hostels, rifle ranges, greenhouses larger than 300 square feet, and farm labor camps, among others. In order to process a request for one of these uses currently in Ordinance 661, the County typically processes a “consistency rezone” to the corresponding modern zoning designation. For this reason, the proposed consistency rezone of all Ordinance 661 zoned parcels within the project area simply accomplishes the rezones all at once. This action would not substantially affect what projects are ultimately sought, approved or denied, it would simply remove a step in the applicant’s process. The Project changes would therefore reduce the cost and time associated with obtaining permits, but would not result in physical changes having adverse impacts to visual resources.

The proposed goals, policies, and programs are general in nature and, as a result, specific details on potential plan and zoning ordinance amendments and potential sites for subsequent development are currently unknown. Therefore, further environmental review and plan consistency analyses and conclusions would be speculative at this time.

In summary, due to the dispersed pattern and moderate scale of potential new development facilitated by the Project, and with adherence to required policies and development standards that address aesthetics/visual resources, impacts would be **less than significant**.

Mitigation and Residual Impact: As potential impacts are less than significant, no mitigation is necessary and there would be no residual impacts.

Cumulative Impacts: Several cumulative projects in the County have the potential to affect the character of the region. Principal among these projects are Chumash Casino Resort’s Expansion (130 foot tower containing 215 hotel rooms) located south of State Route 246, OSR Enterprises/NRG Enterprises LP development plan (185,820 sq. ft. cooler, 10,496 sq. ft. office building and 22,000 sq. ft. shop/field

supply) east of Santa Maria, the Santa Maria Energy Petroleum Production Plan (a plan for 120 exploration or production wells) north of Orcutt, and the Rice Ranch Plan (A development plan for 496 residential lots, 9 open space lots, 5 park lots, 2 school lots and one oil field lot) south of Orcutt. It is important to note that many of the potential cumulative projects that are in preliminary planning stages will require their own environmental review to assess impacts and, if developed, would likely be required to provide mitigations to off-set impacts.

In comparison, the proposed Ordinance 661 Consistency Rezone Phase II project involves regulatory changes (primarily consistency rezoning of specific parcels) and does not include any physical development. Development that would be facilitated by the proposed regulatory changes would be subject to individual Planning and Development determination of project consistency with the zoning ordinance and Comprehensive Plan. Therefore, any impacts would be substantially localized in nature and thus less subject to combining with other projects to produce significant impacts. The relatively small size, scale, and broad distribution of residential development that would be permitted would not result in adverse impacts to resources and would be comparable to other agricultural lands within the study area. As proposed the Project would not have significant effects on aesthetics and visual resources, it would not have cumulatively considerable effects on aesthetics and visual resources.

4.2 AGRICULTURAL RESOURCES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Convert prime agricultural land to non-agricultural use, impair agricultural land productivity (whether prime or non-prime) or conflict with agricultural preserve programs?			X		
b. An effect upon any unique or other farmland of State or Local Importance?			X		

Setting: Agricultural lands play a critical economic and environmental role in Santa Barbara County. Agriculture continues to be Santa Barbara County’s major producing industry with a gross production value of over \$1.4 billion (Santa Barbara County, Agricultural Commissioner’s Office 2014). In addition to the creation of food, jobs, and economic value, farmland provides valuable open space, and maintains the County’s rural character. Approximately 96% (792,960 acres or 1,239 square miles) of unincorporated land of the County (excluding the Los Padres National Forest and Vandenberg Air Force Base) is zoned for agricultural uses. The Project area currently supports a wide range of agricultural operations across the County.

County Environmental Thresholds: The County’s “Agricultural Resource Guidelines” provide that proposed development may result in a significant adverse effect on agricultural resources if it would cause a parcel to not be viable for crop production or livestock grazing, or if it would substantially degrade or remove Prime Farmland or farmland of State or Local Importance. The guidelines include a point system to evaluate the agricultural capability of parcels before and after the construction of a proposed project. However, the point system is intended for site specific projects and/or subdivisions and is not structured for actions such as the Ordinance 661 Consistency Rezone Phase II Project.

Impact Discussion: *a, b) Less than significant effect.* The proposed project involves regulatory changes and does not include any physical development. Nevertheless, as discussed at length in Section 4.11 Land Use and Planning, some physical changes could be facilitated by the proposed new zoning designations for certain parcels. These consist primarily of the potential for approximately 446 new residential units (233 single family dwellings and 213 RSUs) distributed throughout the project area.

In addition, certain specific land uses (Appendix B) are allowed under the LUDC but not allowed under Ordinance 661. These include RSUs, tier II and III wineries, kennels, recreational facilities such as camps and hostels, rifle ranges, greenhouses larger than 300 square feet, certain oil and gas operations, and farm labor camps, among others. Entering into an Agricultural preserve is also a use only allowed in the LUDC and not afforded to properties in Ordinance 661. In order to process a request for one of these uses that are not called out specifically in the outdated Ordinance 661 zoning code, the County typically processes a “consistency rezone” to the corresponding modern zoning designation. As discussed further below, regardless of permit type or process, all projects must be found consistent with adopted County policies, current ordinances, and development standards. All permit processes require some level of public noticing and can be appealed. The Project changes would therefore reduce the cost and time associated with obtaining permits, but would not themselves result in physical changes. In fact, the changes would make it easier, in terms of process, for agricultural landowners to develop certain uses that are accessory to their agricultural operations and could enhance agricultural viability.

Existing and Proposed EDRNs:

This discussion examines potential impacts from the existing and proposed EDRNs and those from the proposed rural area consistency rezones separately. The EDRN designation areas were chosen based on

their existing development and rural neighborhood character. The EDRNs consist of groups of parcels that are substantially smaller than the surrounding large agricultural properties (0.04 acres to 40 acres). The primary use on most EDRN parcels is residential, although a few also support limited agriculture, including a range of row crops, vines, orchards, or grazing uses.

The intent of an EDRN in the Comprehensive Plan is to contain and reduce potential impacts of residential development on agricultural land productivity and reduce land use conflicts that may otherwise pose a threat to active agriculture and cultivation. Thus, the purpose of applying the EDRN boundary is to protect surrounding productive agriculture. Nevertheless, there is the potential to construct 147 single family dwelling units on parcels that currently are less than 10 acres in the U zone and therefore are not allowed to construct a dwelling currently. Also, the Project would have the potential to construct 213 RSUs on EDRN parcels (as discussed in Section 4.11 Land Use and Planning) and could have an impact on existing agricultural operations.

A minor amount, eight parcels, of the Campbell Road EDRN are located on Prime Soils. Three of these parcels are also Prime Farmland. Although the EDRN parcels are not enrolled in agricultural preserve, adjacent vineyards, orchards, and fields are under agricultural preserve contract. The parcels proposed for inclusion in the EDRN do not appear to be appropriate for agricultural operations.

All of the five Road Number 3 EDRN parcels are located on Prime Soils. None are located on Prime Farmland. Although the EDRN parcels are not enrolled in the agricultural preserve, adjacent orchards and crops are under agricultural preserve contract. The parcels proposed for inclusion in the EDRN all have existing dwellings and do not appear to be appropriate for agricultural operations.

A minor amount (five parcels) of the Nojoqui EDRN have a portion of the parcels located on Prime Soils and Prime or Unique Farmland. Although the EDRN parcels are not enrolled in agricultural preserve, adjacent grazing operations are under agricultural preserve contract. The parcels proposed for inclusion in the EDRN appear to be suitable for grazing, and may support limited livestock operations or be part of larger livestock operations.

All of the Ranchoil EDRN parcels are located on Prime Soils. None are located on Prime Farmland. Although the EDRN parcels are not enrolled in agricultural preserve, one adjacent grazing operation is under agricultural preserve contract. The parcels proposed for inclusion in the EDRN is a previously platted subdivision with a few dwellings and does not appear to be appropriate for agricultural operations.

Six of the Prell Road EDRN parcels are located on Prime Soils. None are located on Prime Farmland. Although the EDRN parcels are not enrolled in the agricultural preserve, one adjacent field crop operation is under agricultural preserve contract. The majority of parcels proposed for inclusion in the EDRN have current dwellings and do not appear to be appropriate for agricultural operations.

There are 103 parcels in the Ventucopa EDRN that support Prime Soils. Twenty-eight are located on Prime Farmland. Although the EDRN parcels are not enrolled in agricultural preserve, one adjacent grazing operation is under agricultural preserve contract. A portion of the parcels proposed for inclusion in the EDRN are a previously platted subdivision with a few dwellings and does not appear to be appropriate for agricultural operations. The remainder of the parcels are larger 10-acre parcels with existing agricultural in operation.

As stated above, the primary use on most proposed EDRN parcels is residential, although a few support small agricultural operations. In general, the parcel size range from .04 to 40 acres, but the average size is

approximately 3 acres, which in many cases is too small for a viable, stand-alone commercial farming operation, especially when a portion of the lot is dedicated to residential use. Landowners who would have the opportunity to apply for an RSU as a result of the proposed regulatory changes would consider where to site the unit and how best to ensure that it does not interfere with ongoing onsite farming operations. RSUs are accessory to an existing residential unit, and due to size limits, would occupy a relatively small footprint (typically well under 10,000 square feet, including landscaping, access etc.). Therefore, a RSU would not remove a significant area of farmland or change an agricultural primary use to residential. Continuation of existing agricultural operations would not be substantially affected.

Potential land use incompatibilities between RSUs and agricultural operations are discussed at length in Section 4.11, Land Use and Planning . Based on that discussion, which cites adopted County agricultural protection policies and RSU development standards that require consideration of adjacent operations and resources, and the information above, significant land use conflicts between potential new RSUs and adjacent agricultural operations are not expected. Finally, there are no known occurrences of conflicts between existing residential uses in the existing and proposed EDRN areas and adjacent agricultural operations. Therefore, impacts would be **less than significant**.

Rural Parcels Consistency Rezone

Approximately 86 new residential units could be built on rural agriculturally-zoned parcels as a result of the proposed regulatory changes. The primary uses on most of these rural parcels are agriculture, recreation, large lot residential, or the parcels are vacant. In general, the parcel sizes are large, with the average being 324 acres and the largest 18,168 acres. A single residence (RSUs are not allowed in the AG-II zone district in rural areas) would be considered an accessory or incidental use to the primary agricultural use of these parcels. Landowners who would have the opportunity to apply for a residence as a result of the proposed regulatory changes would consider where to site the unit and how best to ensure that it does not interfere with ongoing onsite farming operations. In addition, any structures requiring a Land Use Permit would have to be found consistent with adopted County agricultural protection policies and development standards that require consideration of onsite and adjacent agricultural operations and resources. Continuation of existing agricultural operations would not be substantially affected. Finally, the Project would not conflict with the agricultural preserve program. In fact, entering into an agricultural preserve contract would be simpler under the proposed LUDC zoning. Currently, landowners would have to process a consistency rezone before requesting to be added to the Agricultural Preserve program.

In conclusion, the Agricultural Element, Land Use Element, and Environmental Resource Management Element of the County Comprehensive Plan contain goals and policies to preserve and minimize impacts on agricultural resources. For example, Agricultural Element policies protect agricultural operations from recreational and other non-compatible uses, discourage the conversion of highly productive agricultural lands, and support programs which encourage the retention of highly productive agricultural lands. Due to these facts impacts would be **less than significant**.

Cumulative Impacts: Several cumulative projects in the County have the potential to affect the character of the region. Principal among these projects are Chumash Casino Resort's Expansion (130 foot tower containing 215 hotel rooms) located south of State Route 246, OSR Enterprises/NRG Enterprises LP development plan (185,820 sq. ft. cooler, 10,496 sq. ft. office building and 22,000 sq. ft. shop/field supply) east of Santa Maria, the Santa Maria Energy Petroleum Production Plan (a plan for 120 exploration or production wells) north of Orcutt, and the Rice Ranch Plan (A development plan for 496 residential lots, 9 open space lots, 5 park lots, 2 school lots and one oil field lot) south of Orcutt. It is important to note that many of the potential cumulative projects that are in preliminary planning stages will require their own environmental review to assess impacts and, if developed, would likely be required to provide mitigations to off-set impacts.

In comparison, the proposed Ordinance 661 Consistency Rezone Phase II project involves regulatory changes (primarily consistency rezoning of specific parcels) and does not include any physical development. Development that would be facilitated by the proposed regulatory changes would be subject to individual Planning and Development determination of project consistency with the zoning ordinance and Comprehensive Plan. Therefore, any impacts would be substantially localized in nature and thus less subject to combining with other projects to produce significant impacts. The relatively small size, scale, and broad distribution of residential development that would be permitted would not result in adverse impacts to resources and would be comparable to other agricultural lands within the study area. As proposed the Project would not have significant effects on agricultural resources, it would not have cumulatively considerable effects on agricultural resources.

Mitigation and Residual Impact: Impacts would be less than significant, and no mitigation is necessary. Residual impacts would be less than significant.

4.3 AIR QUALITY

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. The violation of any ambient air quality standard, a substantial contribution to an existing or projected air quality violation, or exposure of sensitive receptors to substantial pollutant concentrations (emissions from direct, indirect, mobile and stationary sources)?			X		
b. The creation of objectionable smoke, ash or odors?			X		
c. Extensive dust generation?			X		
Greenhouse Gas Emissions	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
d. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		
e. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X		

Setting: Air Quality. The Air Resources Board (ARB), California Environmental Protection Agency, has established California Ambient Air Quality Standards (State standards) to identify outdoor pollutant levels considered safe for the public. State law requires the ARB to designate areas of California as attainment, nonattainment, or unclassified for each state standard. The area designations are based on the most recent monitoring data (June 2013) and indicate the healthfulness of air quality throughout the state.

ARB specifies State area designations for ten criteria pollutants: ozone (O₃), particulate matter (PM₁₀ and PM_{2.5}), carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), sulfates (SO₄), lead, hydrogen sulfide (H₂S), vinyl chloride, and visibility reducing particles. Santa Barbara County is currently classified as non-attainment area for two of the criteria pollutants: PM₁₀ and O₃. Sources of PM₁₀ include grading, road dust, and vehicle exhaust. Ozone comes from chemical reactions among ozone precursors in the atmosphere. The major sources of ozone precursor emissions in the County are motor vehicles, solvents, and the petroleum industry.

In addition to State standards, the Federal Clean Air Act requires the United States Environmental Protection Agency (U.S. EPA) to set National Ambient Air Quality Standards. U.S. EPA makes national area designations for six criteria pollutants: ozone (O₃), particulate matter (PM₁₀ and PM_{2.5}), carbon monoxide (CO), nitrogen dioxide (NO₂), and sulfur dioxide (SO₂). Santa Barbara County is currently classified as an attainment area for these criteria pollutants.

Greenhouse Gases and Global Climate Change: Greenhouse gases (GHGs) include carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulphur hexafluoride (SF₆), and nitrogen trifluoride (NF₃). Combustion of fossil fuels constitutes the primary source of GHGs. GHG emissions have the potential to adversely affect the environment because they contribute, on a cumulative basis, to global climate change. The quantity of GHGs that it takes to ultimately result in climate change is not precisely known; however, it is clear that the quantity is massive, and no single project alone would measurably contribute to a noticeable incremental change in

the global average temperature, or to global, local, or micro climate. Therefore, from the standpoint of CEQA, GHG impacts to global climate change are inherently cumulative. Potential effects include reduced water supplies in some areas, ecological changes that threaten some species, reduced agricultural productivity in some areas, and increased coastal flooding.

County Environmental Threshold: Chapter 5 of the Santa Barbara County Environmental Thresholds and Guidelines Manual (as amended in 2006) addresses the subject of air quality. The thresholds provide that a proposed project will not have a significant impact on air quality if operation of the project will:

- Emit (from all project sources, mobile and stationary), less than the daily trigger for offsets for any pollutant (currently 55 pounds per day for NO_x and ROC, and 80 pounds per day for PM₁₀);
- Emit less than 25 pounds per day of oxides of nitrogen (NO_x) or reactive organic compounds (ROC) from motor vehicle trips only;
- Not cause or contribute to a violation of any California or National Ambient Air Quality Standard (except ozone);
- Not exceed the APCD health risk public notification thresholds adopted by the APCD Board; and
- Be consistent with the adopted federal and state Air Quality Plans.

No thresholds have been established for short-term impacts associated with construction activities. However, the County's Grading Ordinance requires standard dust control conditions for all projects involving grading activities. Long-term/operational emissions thresholds have been established to address mobile emissions (i.e., motor vehicle emissions) and stationary source emissions (i.e., stationary boilers, engines, paints, solvents, and chemical or industrial processing operations that release pollutants).

Impact Discussion: *a-e) Less than significant effect.* The proposed project involves regulatory changes and does not include any physical development. Nevertheless, as discussed in Section 4.11 Land Use and Planning and below, some physical changes could be facilitated by the proposed new zoning designations for certain parcels. Currently, the U zoned parcels in 661 Ordinance require 10-acre parcel size to build a dwelling. In Ordinance 661, 233 parcels do not meet this parcel size requirement. In the LUDC zoning districts, all legal parcels are allowed to have a dwelling, regardless of size. In addition, Residential Second Units (RSU) are not an allowed use in Ordinance 661 but are allowed in certain LUDC zone districts. With the proposed consistency rezone changes 213 potentially new RSU could be facilitated by the Project. The RSUs would be modest in size (e.g. 1,200 square feet or less for the potential RSUs per LUDC Section 35.42.230), and none of the potential new units would be concentrated in one area. These changes potentially could increase the unit build-out by approximately 446 new residential units on parcels distributed throughout the project area. (233 single family dwellings and 213 RSUs). Distribution of these new units would be across the Santa Maria Valley, Lompoc Valley, Cuyama Valley, Los Padres National Forest, Santa Ynez Valley, and South Coast Foothill Areas. Also discussed in the Land Use Section, certain land uses would be allowed under different permit processes under the proposed new zoning designations, and others that are not currently allowed under 661 would be allowed under the proposed new LUDC designations.

The above potential new land uses that would be facilitated by the proposed project are residential. By their nature, single family residential units do not produce objectionable smoke, ash, or odors. Several factors make it unlikely that new housing or other physical development stemming from the Project would have significant effects on air quality. The County Comprehensive Plan and other plans and regulations contain provisions to minimize air pollution and climate change. The ECAP is the second phase of the County's Climate Action Strategy. It includes reduction measures to achieve a GHG reduction target of 15% below the

2007 baseline emissions by the year 2020. The County Grading Code states that all projects with a building or grading permit must use construction site BMPs to prevent short-term generation of dust, including wetting, covering, and/or planting all graded surfaces and materials, whether filled, excavated, transported, or stockpiled.

Any other new land use proposals would occur through future actions which County decision-makers would first need to approve or review on a case-by-case basis subject to applicable laws and regulations and environmental review (CEQA).

The ~~2004~~ 2013 Santa Barbara County Clean Air Plan (CAP), a comprehensive planning document adopted by the APCD, is intended to provide guidance to the APCD, the County, the cities and other local agencies as to the progress toward the attainment of federal and state ozone standards. Vehicle use, energy consumption, and associated air pollutant emissions are directly related to population growth. The population forecasts upon which the CAP is based are used to estimate future emissions and devise appropriate strategies to attain state and federal air quality standards. Consistency with the CAP means that direct and indirect emissions associated with the project are accounted for in the CAP's emissions growth assumptions and the project is consistent with policies adopted in the CAP.

The CAP relies on the most recent population estimates developed by the Metropolitan Planning Organization (MPO). The Santa Barbara County Association of Governments (SBCAG) acts as the MPO for Santa Barbara County. According to SBCAG's 2010-2040 Regional Growth Forecast, the projected 2020 population for the County's unincorporated areas is 145,581.

Based on the Census 2010 average of 2.86 persons per household in the unincorporated County, buildout of 446 residential units would result in a population increase of 1,275 persons. When added to the 2010 population of the County's unincorporated areas of 134,433 (Table 7, Trend-based Allocation Methodology Subject to Land Use Capacity Population, Household and Emplacement Forecast), this would bring the overall population to 135,708. The increase of less than 0.95 percent is well within the projected unincorporated area population of 145,581 in 2020. Therefore, the proposed project would not facilitate population growth exceeding regional forecasts and would be consistent with the CAP. The project would not cause a violation of ambient air quality standards, contribute substantially to an existing or projected air quality violation, or expose sensitive receptors to substantial pollutant concentrations. Impacts would be **less than significant**.

Development of up to 446 residential units has the potential to generate dust in the site preparation and grading phases of construction. Land Use Permits for the new units would include standard dust control conditions, including watering of areas of exposed dirt to prevent wind-generated dust. These requirements would reduce dust-related air quality impacts to less than significant levels. It should also be noted that the dominant land use in the project area is cultivated agriculture, which involves frequent discing and plowing of fields. Thus, dust generated by the preparation of sites for 446 single family residences dispersed throughout the County would be minor in the larger context of the surrounding agricultural operations.

Greenhouse gases (GHGs) include carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulphur hexafluoride (SF₆) and nitrogen trifluoride (NF₃). Combustion of fossil fuels constitutes the primary source of GHGs. GHG emissions have the potential to adversely affect the environment because they contribute, on a cumulative basis, to global climate change. The quantity of GHGs that it takes to ultimately result in climate change is not precisely known; however, it is clear that the quantity is enormous, and no single project alone would measurably contribute to a noticeable incremental change in the global average temperature, or to global, local, or micro climate. Therefore, from the standpoint of CEQA, GHG impacts to global climate change are inherently cumulative. Potential effects include reduced water supplies in some areas, ecological changes

that threaten some species, reduced agricultural productivity in some areas, increased coastal flooding, and other effects.

The Project does not include site-specific proposals. Any such proposals would occur through possible future actions which County decision-makers would first need to approve or review on a case-by-case basis subject to applicable laws, regulations, and environmental review (CEQA). Any such changes would have to be found consistent with the County Comprehensive Plan and all applicable regulations. The Comprehensive Plan, County Code, and Energy and Climate Action Plan would typically ensure that proposed projects would have less than significant effects on air quality and climate change. Mitigation measures could also be applied through the environmental review process in rare and unforeseen instances where existing policies and development standards may be insufficient to reduce potentially significant effects to less than significant effects. Therefore, **impacts to would be less than significant.**

Cumulative Impacts: Several cumulative projects in the County have the potential to affect the character of the region. Principal among these projects are Chumash Casino Resort's Expansion (130 foot tower containing 215 hotel rooms) located south of State Route 246, OSR Enterprises/NRG Enterprises LP development plan (185,820 sq. ft. cooler, 10,496 sq. ft. office building and 22,000 sq. ft. shop/field supply) east of Santa Maria, the Santa Maria Energy Petroleum Production Plan (a plan for 120 exploration or production wells) north of Orcutt, and the Rice Ranch Plan (A development plan for 496 residential lots, 9 open space lots, 5 park lots, 2 school lots and one oil field lot) south of Orcutt. It is important to note that many of the potential cumulative projects that are in preliminary planning stages will require their own environmental review to assess impacts and, if developed, would likely be required to provide mitigations to off-set impacts.

In comparison, the proposed Ordinance 661 Consistency Rezone Phase II project involves regulatory changes (primarily consistency rezoning of specific parcels) and does not include any physical development. Development that would be facilitated by the proposed regulatory changes would be subject to individual Planning and Development determination of project consistency with the zoning ordinance and Comprehensive Plan. Therefore, any impacts would be substantially localized in nature and thus less subject to combining with other projects to produce significant impacts. The relatively small size, scale, and broad distribution of residential development that would be permitted would not result in adverse impacts to resources and would be comparable to other agricultural lands within the study area. Therefore, the project's contribution to regionally significant air pollutant emissions, including GHGs, is not cumulatively considerable. As proposed the Project would not have significant effects on air quality, it would not have cumulatively considerable effects on air quality.

Mitigation and Residual Impact: As potential impacts are less than significant, mitigation is not necessary and residual impacts would not occur.

4.4 BIOLOGICAL RESOURCES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
Flora					
a. A loss or disturbance to a unique, rare or threatened plant community?			X		
b. A reduction in the numbers or restriction in the range of any unique, rare or threatened species of plants?			X		
c. A reduction in the extent, diversity, or quality of native vegetation (including brush removal for fire prevention and flood control improvements)?			X		
d. An impact on non-native vegetation whether naturalized or horticultural if of habitat value?			X		
e. The loss of healthy native specimen trees?			X		
f. Introduction of herbicides, pesticides, animal life, human habitation, non-native plants or other factors that would change or hamper the existing habitat?			X		
Fauna					
g. A reduction in the numbers, a restriction in the range, or an impact to the critical habitat of any unique, rare, threatened or endangered species of animals?			X		
h. A reduction in the diversity or numbers of animals onsite (including mammals, birds, reptiles, amphibians, fish or invertebrates)?			X		
i. A deterioration of existing fish or wildlife habitat (for foraging, breeding, roosting, nesting, etc.)?			X		
j. Introduction of barriers to movement of any resident or migratory fish or wildlife species?			X		
k. Introduction of any factors (light, fencing, noise, human presence and/or domestic animals) which could hinder the normal activities of wildlife?			X		

Setting: The term "biological resources" refers to plant and animal species and habitats that support plant and animal species. Santa Barbara County has a wide diversity of habitats that range from coastal scrub, to valley oak woodland, to mountain hardwood, and coniferous forest. These habitats support many unique, rare, and endangered plant and animal species. Biological resources provide many important values, such as watershed protection, scientific and medical research, education, recreation, aesthetics, and the intrinsic value of vegetation and wildlife and their natural ecosystems. Critical habitat within the Project area is mapped in Appendix A, Figure 21.

County Environmental Threshold: The County's Environmental Thresholds and Guidelines Manual includes guidelines for the assessment of biological resource impacts. It requires an evaluation of the plant and animal species and habitats on the project site and an analysis of project impacts according to a series of assessment factors. Developments that disturb habitats or species are considered to be significant if they substantially impact resources in any of the following ways:

- Conflict with adopted environmental plans and goals of the community where it is located;

- Substantially affect a rare or endangered species of animal, plant, or the habitat of the species;
- Interfere substantially with the movement of any resident or migratory fish or wildlife species; or
- Substantially diminish habitat for fish, wildlife, or plants.

Above and beyond these general guidelines, habitat-specific guidelines protect and preserve habitats such as wetlands, riparian areas, native grasslands, and oak woodlands.

Impact Discussion: *a-f) less than significant.* The Project involves regulatory changes, primarily consistency rezoning of specific parcels, and does not include any physical development or direct environmental impacts. Nevertheless, as discussed in Section 4.11 Land Use and Planning and below, some physical changes could be facilitated by the proposed new zoning designations for certain parcels. Currently, the U zoned parcels in 661 Ordinance require 10-acre parcel size to build a dwelling. In Ordinance 661, 233 parcels do not meet this parcel size requirement. In the LUDC zoning districts, all legal parcels are allowed to have a dwelling, regardless of size. In addition, Residential Second Units (RSU) are not an allowed use in Ordinance 661 but are allowed in certain LUDC zone districts. With the proposed consistency rezone changes 213 potentially new RSU could be facilitated by the Project. The RSUs would be modest in size (e.g. 1,200 square feet or less for the potential RSUs per LUDC Section 35.42.230), and none of the potential new units would be concentrated in one area. These changes potentially could increase the unit build-out by approximately 447 new residential units on parcels distributed throughout the project area. (233 single family dwellings and 213 RSUs). Distribution of these new units would be across the Santa Maria Valley, Lompoc Valley, Cuyama Valley, Los Padres National Forest, Santa Ynez Valley, and South Coast Foothill Areas. Also discussed in the Land Use Section, certain land uses would be allowed under different permit processes under the proposed new zoning designations, and others that are not currently allowed under 661 would be allowed under the proposed new LUDC designations. However, these regulatory and process changes would not result in physical changes and are therefore not discussed in this section.

Numerous County, federal, and state laws and regulations protect natural habitats and associated plant and animal species from the potential impacts of new development. For example, the Conservation Element of the County Comprehensive Plan and the zoning ordinances designate some sensitive biological resources as Environmentally Sensitive Habitat (ESH) and contain policies and development standards that may require developers to site structures apart from biological resources, apply buffer zones between structures and biological resources, and prepare assessments and management plans that avoid or minimize direct and indirect impacts to biological resources. Federal and state laws that protect biological resources include the U.S. Endangered Species Act (Federally-listed threatened and endangered species), U.S. Clean Water Act (lakes, rivers, streams, wetlands), U.S. Migratory Bird Treaty Act (migratory birds), California Endangered Species Act (state-listed species), California Native Plant Protection Act (rare and endangered plants), and California Fish and Game Code (certain species).

Any proposed use would have to be found consistent with the County Comprehensive Plan and all applicable regulations. The Comprehensive Plan policies and zoning ordinance development standards would typically ensure that proposed projects would have less than significant effects on biological resources. Mitigation measures could also be applied through the environmental review process in rare and unforeseen instances where existing policies and development standards may be insufficient to reduce potentially significant effects to less than significant effects.

The 447 potential new residential units would involve relatively small amounts of disturbance, typically fewer than 10,000 square feet for each, including structures, landscaping and access, and would be distributed widely throughout the project area of approximately 780,216 acres. It should be noted that the majority of the parcels where additional development would be facilitated are currently zoned and used for active agriculture; ground disturbance is routine in the form of discing and cultivation, and generally does not require permits of any kind. This ongoing activity reduces the likelihood that sensitive plant species would occur on these

properties. In addition, any proposed new construction would be subject to the policies and development standards of the comprehensive plan and LUDC.

Furthermore, the Project also contemplates rezoning approximately 711 parcels from agricultural zone district to resource management. This change will further protect these parcels, primarily located in the Los Padres National Forest from development.

In summary, because of the relatively small development footprint and wide distribution of the potential new units, the disturbed (i.e. agricultural) use of most of the project area, and because adherence to adopted County policies and development standards and state and federal laws that protect biological resources would be required, impacts to plant communities and native vegetation would be **less than significant**.

Impact Discussion: *g-k) Less than significant.* As discussed in the introduction to this section, the California tiger salamander (CTS) is the primary species of concern in the project area, which is primarily used for cultivated agriculture, grazing and petroleum extraction. Since three of the proposed EDRNs are within the range of CTS, the impact issues are complex because:

- Land Use Permits (LUPs), under which most of the potential new development that could be facilitated by the project would be permitted, are non-discretionary permits;
- The County reviews the potential for significant impacts as defined in the California Environmental Quality Act (CEQA); and
- USFWS reviews “take” of formally-listed Endangered or Threatened Species as defined in the Endangered Species Act.

Although none of the proposed EDRNs are within federally-designated critical habitats for the California tiger salamander (CTS) (Federal Register, 2004, Unit 2), three EDRNs are located within a 1.2 mile radius of known CTS breeding ponds (SAMA-1; TWDA-15; TWDA-10; SISG-9) which, in general, suggests a moderate probability of CTS occurrence on many of the affected parcels¹.

As stated above, non-discretionary projects proposed within CTS range generally involve preparation of a tiger salamander initial field assessment (IFA) at a minimum, and, sometimes, consultation with USFWS regarding the potential for impacts. Typically, for smaller projects such as those involving a Land Use Permit, a determination of “low” probability of impact is received after an IFA is completed, and/or a “no take” concurrence letter is received from USFWS. Santa Barbara County has typically interpreted this to be a “less than significant” impact under CEQA. In a few rare instances, further studies such as drift fence analysis and preparation of a habitat conservation plan have been recommended. If there is a low probability of occurrence and/or impact, the non-discretionary permit is typically approved with appropriate conditions and a discussion of biology report conclusions. Typical conditions of approval for such projects include, but are not limited to:

- Notification regarding the applicability of the Endangered Species Act to the project site;
- Requiring measures such as delineation of disturbance areas and silt fencing around those areas;
- Minimization of on-site vehicle use during construction; and
- Monitoring for CTS during construction, with specific measures for when and if these animals are encountered.

Similar protocol and project conditions are used for arroyo toad, red-legged frog and other sensitive species in addition to CTS. Although the zone changes have the potential to increase the development by allowing additional scattered residential units, this is not likely to result in a substantial change in impacts to CTS,

¹ Low, moderate, and high probability of occurrence and impact to CTS is determined in a tiger salamander Initial Field Assessment (IFA), a type of biological study that is prepared for a proposed project located within the range of the tiger salamander. Probability of occurrence and impact is dependent upon a number of site-specific factors.

primarily because similar units (e.g., guesthouses and farm employee dwellings) are currently allowed, and any future units would be reviewed on a case-by-case basis during the permitting process as described above.

It should also be noted that adherence to County policies that generally preclude or otherwise regulate development within or directly adjacent to watercourses, which provide primary habitat for a number of the special status animal species listed above, would prevent significant impacts to these species. For example, the Conservation Element calls for 50-foot buffers in urban areas (including EDRNs) and 100-foot buffers in rural areas between creeks and areas proposed for disturbance as part of development. In addition, state and federal laws administered by the USFWS, California Department of Fish and Game and Army Corps of Engineers provide added regulatory oversight of creeks, rivers, wetlands, and sensitive species.

In summary, the relatively small size of each area that would be disturbed for potential new residential units, the wide dispersal of the new units throughout the project area, the County's protocol for assessing and addressing potential habitat and species presence on sites proposed for development, and adherence to and coordination with existing state and federal species protection regulations would preclude significant impacts to CTS and other sensitive animal species. In addition, as discussed above, habitat areas would generally be protected by required adherence to adopted County policies and development standards. Impacts to wildlife and wildlife habitat would be **less than significant**.

Cumulative Impacts: Several cumulative projects in the County have the potential to affect the character of the region. Principal among these projects are Chumash Casino Resort's Expansion (130 foot tower containing 215 hotel rooms) located south of State Route 246, OSR Enterprises/NRG Enterprises LP development plan (185,820 sq. ft. cooler, 10,496 sq. ft. office building and 22,000 sq. ft. shop/field supply) east of Santa Maria, the Santa Maria Energy Petroleum Production Plan (a plan for 120 exploration or production wells) north of Orcutt, and the Rice Ranch Plan (A development plan for 496 residential lots, 9 open space lots, 5 park lots, 2 school lots and one oil field lot) south of Orcutt. It is important to note that many of the potential cumulative projects that are in preliminary planning stages will require their own environmental review to assess impacts and, if developed, would likely be required to provide mitigations to off-set impacts.

In comparison, the proposed Ordinance 661 Consistency Rezone Phase II project involves regulatory changes (primarily consistency rezoning of specific parcels) and does not include any physical development. Development that would be facilitated by the proposed regulatory changes would be subject to individual Planning and Development determination of project consistency with the zoning ordinance and Comprehensive Plan. Therefore, any impacts would be substantially localized in nature and thus less subject to combining with other projects to produce significant impacts. The relatively small size, scale, and broad distribution of residential development that would be permitted would not result in adverse impacts to resources and would be comparable to other agricultural lands within the study area. The project's contribution to cumulative resource impacts would not significantly impact biological resources onsite or have a cumulatively considerable effect on the County's biological resources.

Mitigation and Residual Impact: As potential impacts are less than significant, mitigation is not necessary and residual impacts would not occur.

4.5 CULTURAL RESOURCES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
Archaeological Resources					
a. Disruption, alteration, destruction, or adverse effect on a recorded prehistoric or historic archaeological site (note site number below)?			X		
b. Disruption or removal of human remains?			X		
c. Increased potential for trespassing, vandalizing, or sabotaging archaeological resources?			X		
d. Ground disturbances in an area with potential cultural resource sensitivity based on the location of known historic or prehistoric sites?			X		
Ethnic Resources					
e. Disruption of or adverse effects upon a prehistoric or historic archaeological site or property of historic or cultural significance to a community or ethnic group?			X		
f. Increased potential for trespassing, vandalizing, or sabotaging ethnic, sacred, or ceremonial places?			X		
g. The potential to conflict with or restrict existing religious, sacred, or educational use of the area?			X		

Setting: Santa Barbara County is one of California’s richest areas for archaeological and ethnic resources. For at least 10,000 years, Chumash Indians and their ancestors have occupied parts of the County. Chumash settlements were located along the coastline, creeks, and rivers as well as on the Channel Islands. Hundreds of archaeological sites have been formally recorded throughout the County. Unknown and unrecorded sites are encountered on a regular basis. Grading and other construction activities can destroy or severely damage these irreplaceable cultural resources.

County Environmental Threshold: The “Cultural Resources Guidelines” in the County’s Environmental Thresholds and Guidelines Manual generally rely on the processes and criteria in CEQA Guidelines Section 15064.5 (Determining the Significance of Impact to Archeological and Historical Resources) for evaluating and mitigating potential impacts on archaeological sites. In summary, Section 15064.5 includes criteria for determining if an archaeological site is “unique” or an “historical resource.” For instance, an archaeological site is considered to be a historical resource if it “[h]as yielded, or may be likely to yield, information important in prehistory or history.” Projects that may cause a “substantial adverse change” in the significance of a unique or historical resource may have a significant adverse impact on the environment. In part, substantial adverse change means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings. In these cases, the County’s guidelines and Section 15064.5 require potentially feasible measures to mitigate or avoid the substantial adverse change. As a result, siting and designing a project to avoid the archaeological site and, therefore, avoid a significant adverse impact, generally eliminates the need for costly and time consuming surveys and site evaluation activities.

The County’s guidelines also contain provisions for evaluating whether a project may result in a significant impact on a community, ethnic, or social group. A project may have a significant effect on ethnic resources if it would cause one of the following:

- Disrupt or adversely affect a prehistoric or historical archaeological site or a property or historical or cultural significance to a community or ethnic or social group; or
- Conflict with established recreational, educational, religious, or scientific uses of the area.

Impact Discussion: *a-g) Less than significant effect.* The impact analysis evaluates impacts associated with the Project. These impacts include proposed land use and zoning amendments. Project-specific analysis would still be required for individual future projects. The Project would not result in any physical development or direct environmental impacts. Nevertheless, as discussed in Section 4.11 Land Use and Planning and below, some physical changes could be facilitated by the proposed new zoning designations for certain parcels. Currently, the U zoned parcels in 661 Ordinance require 10-acre parcel size to build a dwelling. In Ordinance 661, 233 parcels do not meet this parcel size requirement. In the LUDC zoning districts, all legal parcels are allowed to have a dwelling, regardless of size. In addition, Residential Second Units (RSU) are not an allowed use in Ordinance 661 but are allowed in certain LUDC zone districts. With the proposed consistency rezone changes 213 potentially new RSU could be facilitated by the Project. The RSUs would be modest in size (e.g. 1,200 square feet or less for the potential RSUs per LUDC Section 35.42.230), and none of the potential new units would be concentrated in one area. These changes potentially could increase the unit build-out by approximately 446 new residential units on parcels distributed throughout the project area. (233 single family dwellings and 213 RSUs). Distribution of these new units would be across the Santa Maria Valley, Lompoc Valley, Cuyama Valley, Los Padres National Forest, Santa Ynez Valley, and South Coast Foothill Areas.

Also discussed in the Land Use Section, certain land uses would be allowed under different permit processes under the proposed new zoning designations, and others that are not currently allowed under 661 would be allowed under the proposed new LUDC designations. However, these regulatory and process changes would not result in physical changes and are therefore not discussed in this section.

The County Comprehensive Plan and zoning ordinances establish strict policies and standards for protecting archaeological and ethnic resources. As a starting point, these provisions may require a systematic survey of the project area in order to help identify and protect cultural resources. The policies and standards state “When developments are proposed for parcels where archaeological or other cultural sites are located, project design shall be required which avoids impacts to such cultural sites if possible.” Data collection, placement of fill on top of an archaeological sites, or other mitigation measures may only be considered if sufficient planning flexibility does not permit avoiding construction on the affected archaeological or ethnic resource.

The impacts on cultural resources raised in questions *a-g* generally apply to site-specific projects, where the location, use, and existing conditions are known. However, future development will be reviewed on a case-by-case basis subject to applicable laws and regulations and environmental review (CEQA). In part, any such changes would have to be found consistent with the County Comprehensive Plan and all applicable regulations. The Comprehensive Plan policies and zoning ordinance development standards would typically ensure that proposed projects would have less than significant effects on archaeological and ethnic resources. Mitigation measures could also be applied through the environmental review process in rare and unforeseen instances where existing policies and development standards may be insufficient to reduce potentially significant effects to less than significant effects.

Based on the factors described above, including existing laws and regulations and the general nature of the Project the effects are considered **less than significant** on cultural resources.

Cumulative Impacts: Several cumulative projects in the County have the potential to affect the character of the region. Principal among these projects are Chumash Casino Resort’s Expansion (130 foot tower containing 215 hotel rooms) located south of State Route 246, OSR Enterprises/NRG Enterprises LP

development plan (185,820 sq. ft. cooler, 10,496 sq. ft. office building and 22,000 sq. ft. shop/field supply) east of Santa Maria, the Santa Maria Energy Petroleum Production Plan (a plan for 120 exploration or production wells) north of Orcutt, and the Rice Ranch Plan (A development plan for 496 residential lots, 9 open space lots, 5 park lots, 2 school lots and one oil field lot) south of Orcutt. It is important to note that many of the potential cumulative projects that are in preliminary planning stages will require their own environmental review to assess impacts and, if developed, would likely be required to provide mitigations to off-set impacts.

In comparison, the proposed Ordinance 661 Consistency Rezone Phase II project involves regulatory changes (primarily consistency rezoning of specific parcels) and does not include any physical development. Development that would be facilitated by the proposed regulatory changes would be subject to individual Planning and Development determination of project consistency with the zoning ordinance and Comprehensive Plan. Therefore, any impacts would be substantially localized in nature and thus less subject to combining with other projects to produce significant impacts. The relatively small size, scale, and broad distribution of residential development that would be permitted would not result in adverse impacts to resources and would be comparable to other agricultural lands within the study area. Therefore, significant cumulative effects are not anticipated. As the proposed the Project would not have significant effects on archaeological or ethnic resources, it would not have cumulatively considerable effects on cultural resources.

Mitigation and Residual Impact: Impacts to cultural resources would be less than significant; therefore, no mitigation is required and there would be no significant residual impacts.

4.6 ENERGY

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Substantial increase in demand, especially during peak periods, upon existing sources of energy?			X		
b. Requirement for the development or extension of new sources of energy?			X		

Setting: Private electrical and natural gas utility companies, such as Pacific Gas and Electric (PG&E), provide service to customers in central California, including the unincorporated areas of Santa Barbara County. Historically, the consumption of energy after World War II increased at an unprecedented level while increasing the demand for cheap energy. Efficient use of energy emerged as an issue and resulted in actions to increase the energy efficiency of appliances and buildings. Programs and policies at the local, state, and national levels have emerged to bolster trends toward energy efficiency. The local efforts that support energy efficiency include the use of Smart Build Santa Barbara Program (SB²) and the adoption of the County Energy and Climate Action Plan (ECAP) in 2015.

County Environmental Threshold: The County’s Environmental Thresholds and Guidelines Manual does not identify significance thresholds for electrical and/or natural gas service impacts.

Impact Discussion: (a-b) *Less than significant effect.* The proposed project involves regulatory changes and does not include any physical development. Nevertheless, as discussed in Section 4.11 Land Use and Planning and below, some physical changes could be facilitated by the proposed new zoning designations for certain parcels. Currently, the U zoned parcels in 661 Ordinance require 10-acre parcel size to build a dwelling. In Ordinance 661, 233 parcels do not meet this parcel size requirement. In the LUDC zoning districts, all legal parcels are allowed to have a dwelling, regardless of size. In addition, Residential Second Units (RSU) are not an allowed use in Ordinance 661 but are allowed in certain LUDC zone districts. With the proposed consistency rezone changes 213 potentially new RSU could be facilitated by the Project. The RSUs would be modest in size (e.g. 1,200 square feet or less for the potential RSUs per LUDC Section 35.42.230), and none of the potential new units would be concentrated in one area. These changes potentially could increase the unit build-out by approximately 446 new residential units on parcels distributed throughout the project area. (233 single family dwellings and 213 RSUs). Distribution of these new units would be across the Santa Maria Valley, Lompoc Valley, Cuyama Valley, Los Padres National Forest, Santa Ynez Valley, and South Coast Foothill Areas.

Also discussed in the Land Use Section, certain land uses would be allowed under different permit processes under the proposed new zoning designations, and others that are not currently allowed under 661 would be allowed under the proposed new LUDC designations. However, these regulatory and process changes would not result in physical changes and are therefore not discussed in this section.

Numerous provisions minimize potential effects from new development on energy resources. Any development that would be facilitated by the proposed regulatory changes would be subject to individual Planning and Development determination of project consistency with the zoning ordinance, Comprehensive Plan, Environmental Review, and other State and Federal regulations. The ECAP includes strategies to improve energy efficiency, reduce GHG emissions, and ensure long-term access to affordable energy. The Energy Element of the Comprehensive Plan contains policies that encourage retrofitting of existing buildings and passive solar for new and existing developments. Title 24, known as the California Building Standards Code, contains the energy conservation standards applicable to most new and remodeled residential and non-residential buildings. The size and scale of residential

development that would be permitted in the project area, relatively small residential second units and single-family residential units, would not require large amounts of energy warranting a substantial increase in demand during peak hours or the development or extension of new energy services. These types of policies help minimize new demand on existing sources of energy. Therefore, the impact on energy is considered **less than significant**.

Cumulative Impacts: Several cumulative projects in the County have the potential to affect the character of the region. Principal among these projects are Chumash Casino Resort's Expansion (130 foot tower containing 215 hotel rooms) located south of State Route 246, OSR Enterprises/NRG Enterprises LP development plan (185,820 sq. ft. cooler, 10,496 sq. ft. office building and 22,000 sq. ft. shop/field supply) east of Santa Maria, the Santa Maria Energy Petroleum Production Plan (a plan for 120 exploration or production wells) north of Orcutt, and the Rice Ranch Plan (A development plan for 496 residential lots, 9 open space lots, 5 park lots, 2 school lots and one oil field lot) south of Orcutt. It is important to note that many of the potential cumulative projects that are in preliminary planning stages will require their own environmental review to assess impacts and, if developed, would likely be required to provide mitigations to off-set impacts.

In comparison, the proposed Ordinance 661 Consistency Rezone Phase II project involves regulatory changes (primarily consistency rezoning of specific parcels) and does not include any physical development. Development that would be facilitated by the proposed regulatory changes would be subject to individual Planning and Development determination of project consistency with the zoning ordinance and Comprehensive Plan. Therefore, any impacts would be substantially localized in nature and thus less subject to combining with other projects to produce significant impacts. The relatively small size, scale, and broad distribution of residential development that would be permitted would not result in adverse impacts to resources and would be comparable to other agricultural lands within the study area. As proposed the Project would not have significant effects on energy, it would not have cumulatively considerable effects on energy.

Mitigation and Residual Impact: As potential impacts are less than significant, mitigation is not necessary and residual impacts would not occur.

4.7 FIRE PROTECTION

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Introduction of development into an existing high fire hazard area?			X		
b. Project-caused high fire hazard?			X		
c. Introduction of development into an area without adequate water pressure, fire hydrants or adequate access for fire fighting?			X		
d. Introduction of development that will hamper fire prevention techniques such as controlled burns or backfiring in high fire hazard areas?			X		
e. Development of structures beyond safe Fire Dept. response time?			X		

Setting: Santa Barbara County experiences annual cycles of elevated fire danger. Due to low annual precipitation (approximately 15 inches per year), highly flammable vegetation, and high velocity “sundowner” and “Santa Ana” winds, the County has routinely experienced major wildfires which threaten residents’ safety and property, including homes. According to Santa Barbara County Fire Department, 33 major fires have occurred in the county between 1922 and 2013, burning close to one million acres. Chaparral provides the most widespread wildland fuel threat in Santa Barbara County. Santa Barbara County Fire Department has several fire stations across the County to provide service in the case of fire (Appendix A, Figure 20)

County Environmental Threshold: The following County Fire Department standards are applied in evaluating impacts associated with proposed development:

- The emergency response thresholds include Fire Department staff standards of one on-duty firefighter per 4,000 persons (generally one engine company per 12,000 people, assuming three firefighters/station). The emergency response time standard is approximately five to six minutes.
- Water supply thresholds include a requirement for 750 gpm at 20 psi for all single family dwellings.
- The ability of the County’s engine companies to extinguish fires (based on maximum flow rates through hand held line) meets state and national standards assuming a 5,000 square foot structure. Therefore, in any portion of the Fire Department’s response area, all structures over 5,000 square feet are an unprotected risk (a significant impact) and therefore should have internal fire sprinklers.
- Access road standards include a minimum width (depending on number of units served and whether parking would be allowed on either side of the road), with some narrowing allowed for driveways. Cul-de-sac diameters, turning radii and road grade must meet minimum Fire Department standards based on project type.
- Two means of egress may be needed and access must not be impeded by fire, flood, or earthquake. A potentially significant impact could occur in the event any of these standards is not adequately met.

Impact Discussion: a-e) less than significant. Predictions about the long-term effects of global climate change in California include increased incidences of wildfires and a longer fire season, due to drier

conditions and warmer temperatures. Any increase in the number or severity of wildfires has the potential to impact resources to fight fires when they occur, particularly when the state experiences several wildfires simultaneously. Such circumstances place greater risk on development in high fire hazard areas.

The EDRN parcels are located within existing rural neighborhoods and many of the rural parcels that could accommodate single family residences under the proposed regulatory changes are currently used for irrigated agriculture. Such uses have lower wildfire hazard potential than undeveloped hillside areas. In addition, the Fire Department enforces development standards for these areas, including standards relating to the provision of fire access roads and driveways, stored water fire protection systems, automatic fire sprinkler and alarm systems, and vegetation management.

The proposed project involves regulatory changes and does not include any physical development. Nevertheless, as discussed in Section 4.11 Land Use and Planning and below, some physical changes could be facilitated by the proposed new zoning designations for certain parcels. Currently, the U zoned parcels in 661 Ordinance require 10-acre parcel size to build a dwelling. In Ordinance 661, 233 parcels do not meet this parcel size requirement. In the LUDC zoning districts, all legal parcels are allowed to have a dwelling, regardless of size. In addition, Residential Second Units (RSU) are not an allowed use in Ordinance 661 but are allowed in certain LUDC zone districts. With the proposed consistency rezone changes 213 potentially new RSU could be facilitated by the Project. The RSUs would be modest in size (e.g. 1,200 square feet or less for the potential RSUs per LUDC Section 35.42.230), and none of the potential new units would be concentrated in one area. These changes potentially could increase the unit build-out by approximately 446 new residential units on parcels distributed throughout the project area. (233 single family dwellings and 213 RSUs). Distribution of these new units would be across the Santa Maria Valley, Lompoc Valley, Cuyama Valley, Los Padres National Forest, Santa Ynez Valley, and South Coast Foothill Areas.

Also discussed in the Land Use Section, certain land uses would be allowed under different permit processes under the proposed new zoning designations, and others that are not currently allowed under 661 would be allowed under the proposed new LUDC designations. However, these regulatory and process changes would not result in physical changes and are therefore not discussed in this section.

The residential development that would be facilitated by the Project would not be expected to increase the potential for fires. To the contrary, implementation of fire and vegetation management requirements for residential structures would be expected to inhibit wildland fires near new residential development. The existing fire stations across the County provide service to the majority of the study area, including each of the new EDRNs.

Most of the rural parcels where single family homes could be accommodated are currently used for agriculture. The potential RSUs would be on residential properties within established rural residential neighborhoods. Any potential RSU or single family home would not affect implementation of fire prevention techniques such as controlled burns or backfiring. As such, these areas generally would not be subject to controlled burns or backfiring. Moreover, with the introduction of residences, other fire management techniques, such as vegetation management, would be implemented as required by the County Fire Department. Compliance with applicable Fire Department standards would reduce impacts to a **less than significant** level.

Cumulative Impacts: Several cumulative projects in the County have the potential to affect the character of the region. Principal among these projects are Chumash Casino Resort's Expansion (130 foot tower containing 215 hotel rooms) located south of State Route 246, OSR Enterprises/NRG Enterprises LP development plan (185,820 sq. ft. cooler, 10,496 sq. ft. office building and 22,000 sq. ft. shop/field supply) east of Santa Maria, the Santa Maria Energy Petroleum Production Plan (a plan for 120 exploration or production wells) north of Orcutt, and the Rice Ranch Plan (A development plan for 496

residential lots, 9 open space lots, 5 park lots, 2 school lots and one oil field lot) south of Orcutt. It is important to note that many of the potential cumulative projects that are in preliminary planning stages will require their own environmental review to assess impacts and, if developed, would likely be required to provide mitigations to off-set impacts.

In comparison, the proposed Ordinance 661 Consistency Rezone Phase II project involves regulatory changes (primarily consistency rezoning of specific parcels) and does not include any physical development. Development that would be facilitated by the proposed regulatory changes would be subject to individual Planning and Development determination of project consistency with the zoning ordinance and Comprehensive Plan. Therefore, any impacts would be substantially localized in nature and thus less subject to combining with other projects to produce significant impacts. The relatively small size, scale, and broad distribution of residential development that would be permitted would not result in adverse impacts to resources and would be comparable to other agricultural lands within the study area. As proposed the Project would not significantly increase fire hazards, it would not have cumulatively considerable effects from fire hazards.

Mitigation and Residual Impact: No significant impacts relating to fire protection have been identified; therefore, no mitigation is required and there would be no significant residual impacts.

4.8 GEOLOGIC PROCESSES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Exposure to or production of unstable earth conditions such as landslides, earthquakes, liquefaction, soil creep, mudslides, ground failure (including expansive, compressible, collapsible soils), or similar hazards?			X		
b. Disruption, displacement, compaction or overcovering of the soil by cuts, fills or extensive grading?			X		
c. Exposure to or production of permanent changes in topography, such as bluff retreat or sea level rise?			X		
d. The destruction, covering or modification of any unique geologic, paleontologic or physical features?			X		
e. Any increase in wind or water erosion of soils, either on or off the site?			X		
f. Changes in deposition or erosion of beach sands or dunes, or changes in siltation, deposition or erosion which may modify the channel of a river, or stream, or the bed of the ocean, or any bay, inlet or lake?				X	
g. The placement of septic disposal systems in impermeable soils with severe constraints to disposal of liquid effluent?			X		
h. Extraction of mineral or ore?				X	
i. Excessive grading on slopes of over 20%?			X		
j. Sand or gravel removal or loss of topsoil?			X		
k. Vibrations, from short-term construction or long-term operation, which may affect adjoining areas?			X		
l. Excessive spoils, tailings, or over-burden?				X	

Setting: Santa Barbara County contains various geologic conditions and some of these conditions constitute a hazard to public health and safety. Such geologic hazards include, but are not limited to, seismic activity, landslides, liquefaction, soil creep, high groundwater, expansive soils, and compressible/collapsible soils. The County's Seismic Safety and Safety Element contains county-wide and area-specific maps of geologic hazards.

County Environmental Threshold: Pursuant to "Geologic Processes" in the County's Environmental Thresholds and Guidelines Manual, impacts related to geological resources may have the potential to be significant if a proposed project involves any of the following characteristics:

- The project site or any part of the project is located on land having substantial geologic constraints, as determined by the County's Planning & Development or Public Works Departments. Areas constrained by geology include parcels located near active or potentially active faults and property underlain by rock types associated with compressible/collapsible soils or susceptible to landslides or severe erosion. "Special Problems" areas designated by the Board of Supervisors have been established based on geologic constraints, flood hazards, and other physical limitations to development;

- The project results in potentially hazardous geologic conditions such as the construction of cut slopes exceeding a grade of 1.5 horizontal to 1 vertical;
- The project proposes construction of a cut slope over 15 feet in height as measured from the lowest finished grade; or
- The project is located on slopes exceeding 20% grade.

Impact Discussion: *a-e, g, i-k) Less than significant effect.* The proposed project involves regulatory changes and does not include any physical development. Nevertheless, as discussed in Section 4.11 Land Use and Planning and below, some physical changes could be facilitated by the proposed new zoning designations for certain parcels. Currently, the U zoned parcels in 661 Ordinance require 10-acre parcel size to build a dwelling. In Ordinance 661, 233 parcels do not meet this parcel size requirement. In the LUDC zoning districts, all legal parcels are allowed to have a dwelling, regardless of size. In addition, Residential Second Units (RSU) are not an allowed use in Ordinance 661 but are allowed in certain LUDC zone districts. With the proposed consistency rezone changes 213 potentially new RSU could be facilitated by the Project. The RSUs would be modest in size (e.g. 1,200 square feet or less for the potential RSUs per LUDC Section 35.42.230), and none of the potential new units would be concentrated in one area. These changes potentially could increase the unit build-out by approximately 446 new residential units on parcels distributed throughout the project area. (233 single family dwellings and 213 RSUs). Distribution of these new units would be across the Santa Maria Valley, Lompoc Valley, Cuyama Valley, Los Padres National Forest, Santa Ynez Valley, and South Coast Foothill Areas.

Also discussed in the Land Use Section, certain land uses would be allowed under different permit processes under the proposed new zoning designations, and others that are not currently allowed under 661 would be allowed under the proposed new LUDC designations. However, these regulatory and process changes would not result in physical changes and are therefore not discussed in this section.

The numerous County and state regulations and codes minimize the impacts to geologic resources from new development. For example, the Seismic Safety and Safety Element of the Comprehensive Plan provides data regarding geologic, soil, seismic, fire and flood hazards, and includes a comprehensive study of geologic conditions within the County. It also contains goals, policies, and implementation measures, which require new development to comply with geologic and seismic protection requirements outlined in state law. The California Building and Residential codes require special foundation engineering and geologic and soil investigations for development proposed in geologic hazards areas. These codes also contain seismic safety standards outlining design and construction requirements. Requirements of the Grading Ordinance and consistency with the Hillside and Watershed Protection policies further restrict impacts.

The impacts related to geologic processes raised in questions a-e, g, and i-k generally apply to site-specific projects, where the location, use, and existing conditions are known. However, the Project does not include site-specific proposals. Any such project would require review on a case-by-case basis subject to applicable laws and regulations and environmental review (CEQA). In part, any proposed project would have to be found consistent with building codes, grading code, and County provisions, including the County Comprehensive Plan, that include geologic hazard requirements. The proposed regulatory changes may facilitate development of individual RSUs and single family homes in areas where community wastewater treatment systems are not available. Therefore, new residences may utilize septic systems. According to the California Department of Conservation's "Dibblee" Maps, soils in the majority of the study area are alluvial sediments, sandstone, and claystone. Construction in such soils typically would not require construction techniques involving substantial vibration. In addition, new development would be limited to individual RSUs and single family homes, which would not involve substantial excavation or grading. Such soils would not be expected to pose significant constraints to the operation of

septic systems. Nevertheless, all onsite septic systems would need to comply with County regulations, which require applicants to demonstrate that sufficient space and soil absorptive capacity is available to properly dispose of all sewage effluent. These state and local standards would typically ensure that proposed projects would have less than significant effects to geologic resources. Mitigation measures could also be applied through the environmental review process in rare and unforeseen instances where existing policies and development standards may be insufficient to reduce potentially significant effects to **less than significant** effects.

Based on the factors described above, including existing laws and regulations the effects attributable to the Project are considered less than significant to geologic resources. Therefore, further environmental review and plan consistency analyses and conclusions would be speculative at this time.

f, h, l) no impacts. The Project would not include or result in deposition or erosion of beach sands or dunes, changes in siltation, deposition or erosion which may modify a body of water, extraction of mineral or ore, excessive spoils and tailings, or over-burden. Therefore, **no effects** are attributable to this consistency rezoning project.

Cumulative Impacts: Several cumulative projects in the County have the potential to affect the character of the region. Principal among these projects are Chumash Casino Resort's Expansion (130 foot tower containing 215 hotel rooms) located south of State Route 246, OSR Enterprises/NRG Enterprises LP development plan (185,820 sq. ft. cooler, 10,496 sq. ft. office building and 22,000 sq. ft. shop/field supply) east of Santa Maria, the Santa Maria Energy Petroleum Production Plan (a plan for 120 exploration or production wells) north of Orcutt, and the Rice Ranch Plan (A development plan for 496 residential lots, 9 open space lots, 5 park lots, 2 school lots and one oil field lot) south of Orcutt. It is important to note that many of the potential cumulative projects that are in preliminary planning stages will require their own environmental review to assess impacts and, if developed, would likely be required to provide mitigations to off-set impacts.

In comparison, the proposed Ordinance 661 Consistency Rezone Phase II project involves regulatory changes (primarily consistency rezoning of specific parcels) and does not include any physical development. Development that would be facilitated by the proposed regulatory changes would be subject to individual Planning and Development determination of project consistency with the zoning ordinance and Comprehensive Plan. Therefore, any impacts would be substantially localized in nature and thus less subject to combining with other projects to produce significant impacts. The relatively small size, scale, and broad distribution of residential development that would be permitted would not result in adverse impacts to resources and would be comparable to other agricultural lands within the study area. Since the project would not result in significant geologic impacts, it would not have a cumulatively considerable effect on geologic processes within the County.

Mitigation and Residual Impact: As potential impacts are less than significant, mitigation is not necessary and residual impacts would not occur.

4.9 HAZARDOUS MATERIALS/RISK OF UPSET

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. In the known history of this property, have there been any past uses, storage or discharge of hazardous materials (e.g., fuel or oil stored in underground tanks, pesticides, solvents or other chemicals)?			X		
b. The use, storage or distribution of hazardous or toxic materials?			X		
c. A risk of an explosion or the release of hazardous substances (e.g., oil, gas, biocides, bacteria, pesticides, chemicals or radiation) in the event of an accident or upset conditions?				X	
d. Possible interference with an emergency response plan or an emergency evacuation plan?				X	
e. The creation of a potential public health hazard?				X	
f. Public safety hazards (e.g., due to development near chemical or industrial activity, producing oil wells, toxic disposal sites, etc.)?			X		
g. Exposure to hazards from oil or gas pipelines or oil well facilities?			X		
h. The contamination of a public water supply?				X	

Setting: The County contains various sources of hazardous waste/materials, such as industrial facilities, landfills, mineral extraction facilities, gas stations, and produce coolers, which use anhydrous ammonia. Residential uses can also generate small amounts of hazardous waste in the form of paint, cleaning solutions, and batteries.

County Environmental Threshold: The County’s “Public Safety Thresholds” address involuntary public exposure from projects involving significant quantities of hazardous materials. The threshold addresses the likelihood and severity of potential accidents to determine whether the safety risks of a project exceed significant levels. This threshold is a color-coded system ranging from Red (high probability of significant risk to the public from hazardous materials upset) to Green (low probability). This ranking system is primarily applied to land uses that use large quantities of hazardous materials. Such land uses commonly located in the County are produce cooling facilities (which utilize potentially hazardous amounts of anhydrous ammonia) and petroleum extraction facilities (which sometimes produce hazardous amounts of hydrogen sulfide, also known as sour gas).

Impact Discussion: (a-b, f-g) *Less than significant effect.* The proposed project involves regulatory changes and does not include any physical development. Nevertheless, as discussed in Section 4.11 Land Use and Planning and below, some physical changes could be facilitated by the proposed new zoning designations for certain parcels. Currently, the U zoned parcels in 661 Ordinance require 10-acre parcel size to build a dwelling. In Ordinance 661, 233 parcels do not meet this parcel size requirement. In the LUDC zoning districts, all legal parcels are allowed to have a dwelling, regardless of size. In addition, Residential Second Units (RSU) are not an allowed use in Ordinance 661 but are allowed in certain LUDC zone districts. With the proposed consistency rezone changes 213 potentially new RSU could be facilitated by the Project. The RSUs would be modest in size (e.g. 1,200 square feet or less for the potential RSUs per LUDC Section 35.42.230), and none of the potential new units would be concentrated

in one area. These changes potentially could increase the unit build-out by approximately 446 new residential units on parcels distributed throughout the project area. (233 single family dwellings and 213 RSUs). Distribution of these new units would be across the Santa Maria Valley, Lompoc Valley, Cuyama Valley, Los Padres National Forest, Santa Ynez Valley, and South Coast Foothill Areas.

Also discussed in the Land Use Section, certain land uses would be allowed under different permit processes under the proposed new zoning designations, and others that are not currently allowed under 661 would be allowed under the proposed new LUDC designations. However, zoning ordinances changes could facilitate new housing or other physical development that has the potential to impact or be impacted by hazardous materials.

Numerous federal, state, and County regulations extensively regulate the management of hazardous materials on potential development sites. Examples of regulations intended to minimize the potential impacts from hazardous materials as a result of new development are as follows:

- National Emission Standards for Hazardous Air Pollutants (NESHAP), established by the EPA, includes specific regulations regarding asbestos, including the management and abatement of asbestos-containing materials in buildings;
- Title 22 of the California Code of Regulation establishes a unified hazardous waste and hazardous materials management program for hazardous waste generators, treatment of hazardous waste, risk management, and prevention plans, and hazardous materials management plans and inventory statements required by the Uniform Fire Code. When asbestos is identified during demolition, removal procedures are required to be developed;
- Santa Barbara County Air Pollution Control District Regulations (APCD) has implemented the California Air Resources Board's Airborne Toxic Control Measure for Emissions of Asbestos from Construction, Grading, Quarry, and Surface Mining Operations in lieu of adopting a county-specific rule. This rule is designed to limit asbestos emissions from building demolition/renovation activities; and
- The Land Use Element of the Comprehensive Plan includes policies that encourage flexible design concepts, including clustering of units and mixture of dwelling types in order to avoid development areas which are not suited to development because of known hazardous materials.

The impacts related to hazardous materials raised in questions a-b and f-g generally apply to site-specific projects, where the location, use, and existing conditions are known. However, the Project does not include site-specific proposals. Any development proposed would occur through possible future actions which County decision-makers would first need to review on a case-by-case basis subject to applicable laws and regulations and environmental review (CEQA). Any such changes would have to be found consistent with all County, state, and federal requirements. These requirements would typically ensure that proposed projects would have less than significant effects from hazardous materials. Mitigation measures could also be applied through the environmental review process in instances where existing policies and development standards may be insufficient to reduce potentially significant effects to less than significant effects.

The location of new single family residences that could be developed on rural lands within the study area cannot be predicted with any certainty. The possible presence of soil or groundwater contamination would depend upon the location of the construction site and its proximity to sources of contamination. On agricultural lands, residences could potentially be exposed to contamination associated with agricultural pesticide use and/or leaking underground storage tanks. However, compliance with standard conditions on a case-by-case basis would entail remediation of any contamination exceeding regulatory action levels prior to grading and construction.

Development facilitated by the proposed regulatory changes would be limited to individual single family residences and RSUs. Such development would not directly interfere with emergency evacuation and, as discussed under Section 4.15 Transportation/Circulation, would not significantly affect traffic levels on the study area roadway system.

The individual single family residences and RSUs that would be facilitated by proposed regulatory changes generally would not be expected to adversely affect public water supplies. New residences may utilize septic systems. However, as discussed under Section 4.8, Geologic Processes, area soils would not be expected to pose significant constraints to the operation of septic systems. In addition, all onsite septic systems would need to comply with County regulations, which require applicants to demonstrate that sufficient space and soil absorptive capacity is available to properly dispose of all sewage effluent. Environmental Health must also issue a separate, onsite sewage disposal system permit prior to the issuance of a building permit by the Building and Safety Division of the Planning and Development Department.

The project could add up to 446 additional residential units across the County. Residential development typically does not involve the use of substantial quantities of hazardous or explosive substances and would not create any significant public health hazard. Based on the factors described above, including existing laws and regulations and the general nature of the proposed consistency rezone effects attributable to the Project are considered **less than significant** from hazardous material. Therefore, further environmental review and plan consistency analyses and conclusions would be speculative at this time.

c-e, h) no impacts. The Project's consistency rezone does not include or result in a risk of explosion or release of hazardous substances (e.g., oil, gas, biocides, bacteria, pesticides, chemicals or radiation) in the event of an accident, interfere with an emergency response plan, or an emergency evacuation plan, create a public health hazard, or contaminate a public water supply. Therefore, **no effects** are attributable to the Project.

Cumulative Impacts: Several cumulative projects in the County have the potential to affect the character of the region. Principal among these projects are Chumash Casino Resort's Expansion (130 foot tower containing 215 hotel rooms) located south of State Route 246, OSR Enterprises/NRG Enterprises LP development plan (185,820 sq. ft. cooler, 10,496 sq. ft. office building and 22,000 sq. ft. shop/field supply) east of Santa Maria, the Santa Maria Energy Petroleum Production Plan (a plan for 120 exploration or production wells) north of Orcutt, and the Rice Ranch Plan (A development plan for 496 residential lots, 9 open space lots, 5 park lots, 2 school lots and one oil field lot) south of Orcutt. It is important to note that many of the potential cumulative projects that are in preliminary planning stages will require their own environmental review to assess impacts and, if developed, would likely be required to provide mitigations to off-set impacts.

In comparison, the proposed Ordinance 661 Consistency Rezone Phase II project involves regulatory changes (primarily consistency rezoning of specific parcels) and does not include any physical development. Development that would be facilitated by the proposed regulatory changes would be subject to individual Planning and Development determination of project consistency with the zoning ordinance and Comprehensive Plan. Therefore, any impacts would be substantially localized in nature and thus less subject to combining with other projects to produce significant impacts. The relatively small size, scale, and broad distribution of residential development that would be permitted would not result in adverse impacts to resources and would be comparable to other agricultural lands within the study area. As the proposed the Project would not significantly impact or be impacted by hazardous materials, or would not have cumulatively considerable effects from hazardous materials.

Mitigation and Residual Impact: As no significant impacts relating to hazards or hazardous materials have been identified, no mitigation measures are required and there would be no significant residual impacts.

4.10 HISTORIC RESOURCES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Adverse physical or aesthetic impacts on a structure or property at least 50 years old and/or of historic or cultural significance to the community, state or nation?			X		
b. Beneficial impacts to an historic resource by providing rehabilitation, protection in a conservation/open easement, etc.?			X		

Setting: Santa Barbara County contains numerous historic structures and properties, some which date back to Spain’s colonization of Alta California in the 1700s. Within the unincorporated County, some of these resources have been designated as Historic Landmarks or Places of Historic Merit. Currently, there are 50 Historic Landmarks and 21 Places of Historic Merit within the unincorporated County. The County’s Historic Landmarks Advisory Commission (HLAC) is responsible for reviewing any proposed work that may affect these designated resources and for making recommendations to the Board of Supervisors as to whether additional resources should be designated as Historic Landmarks or Places of Historic Merit.

County Environmental Threshold: Historic resources are evaluated and addressed in a manner similar to archaeological and ethnic resources. Any structure or property 50 years or older is considered potentially significant and is subject to a formal evaluation of significance using the criteria in Chapter 8 (Cultural Resources Guidelines) of the County’s Environmental Thresholds and Guidelines Manual and CEQA Guidelines Section 15064.5 (Determining the Significance of Impact to Archeological and Historical Resources). Structures and properties determined to be significant are considered to be a “historical resource” under CEQA. Projects that may cause a “substantial adverse change” in the significance of a historical resource may have a significant adverse impact on the environment. In part, substantial adverse change means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings. In these cases, Chapter 8 and Section 15064.5 require potentially feasible measures to mitigate or avoid the substantial adverse change. For example, a project that follows the *Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* or the *Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* will generally be considered as mitigated to a level of less than a significant impact on the historical resource.

Impact Discussion: (a-b) *Less than significant effect.* The proposed project involves regulatory changes and does not include any physical development or demolition. Nevertheless, as discussed in Section 4.11 Land Use and Planning and below, some physical changes could be facilitated by the proposed new zoning designations for certain parcels. Currently, the U zoned parcels in 661 Ordinance require 10-acre parcel size to build a dwelling. In Ordinance 661, 233 parcels do not meet this parcel size requirement. In the LUDC zoning districts, all legal parcels are allowed to have a dwelling, regardless of size. In addition, Residential Second Units (RSU) are not an allowed use in Ordinance 661 but are allowed in certain LUDC zone districts. With the proposed consistency rezone changes 213 potentially new RSU could be facilitated by the Project. The RSUs would be modest in size (e.g. 1,200 square feet or less for the potential RSUs per LUDC Section 35.42.230), and none of the potential new units would be concentrated in one area. These changes potentially could increase the unit build-out by approximately 446 new residential units on parcels distributed throughout the project area. (233 single family dwellings and 213

RSUs). Distribution of these new units would be across the Santa Maria Valley, Lompoc Valley, Cuyama Valley, Los Padres National Forest, Santa Ynez Valley, and South Coast Foothill Areas.

Also discussed in the Land Use Section, certain land uses would be allowed under different permit processes under the proposed new zoning designations, and others that are not currently allowed under 661 would be allowed under the proposed new LUDC designations. However, these regulatory and process changes would not result in physical changes and are therefore not discussed in this section.

The Project does not include demolition or redevelopment that would encourage or facilitate demolition, modification or damage to existing structures or properties, historic or otherwise. In the event that historic resources other than buildings, such as historic fence lines or other infrastructure or artifacts, are discovered, adopted County policies such as those found in LUDC in Section 35.60.040 Archaeological Resources (see Section 4.5, Cultural Resources) would apply to individual projects, which would be reviewed on a case-by-case basis, and provide adequate protection for such resources.

Numerous County policies and regulations protect historic resources from the potential impacts of new development. For example, the Land Use Element of the Comprehensive Plan includes policies that encourage all available measures, including purchase, tax relief, and purchase of development rights to be explored to avoid development on significant historic sites. The Historic Landmarks Advisory Commission reviews any projects that could potentially affect designated structures or properties.

The impacts on historical resources raised in questions a-b generally apply to site-specific projects, where the location, use, and existing conditions are known. However, the Project does not include site-specific proposals. Any such proposal would require review on a case-by-case basis subject to applicable laws and regulations and environmental review (CEQA) and would have to be found consistent with the County Comprehensive Plan. The Comprehensive Plan policies would typically ensure that proposed projects would have less than significant effects on historic resources. Mitigation measures could also be applied through the environmental review process in rare and unforeseen instances where existing policies and development standards may be insufficient to reduce potentially significant effects to less than significant effects. Based on the factors described above, including existing laws and regulations and the general nature of the consistency rezone Project are considered **less than significant** on historic resources.

Cumulative Impacts: Several cumulative projects in the County have the potential to affect the character of the region. Principal among these projects are Chumash Casino Resort's Expansion (130 foot tower containing 215 hotel rooms) located south of State Route 246, OSR Enterprises/NRG Enterprises LP development plan (185,820 sq. ft. cooler, 10,496 sq. ft. office building and 22,000 sq. ft. shop/field supply) east of Santa Maria, the Santa Maria Energy Petroleum Production Plan (a plan for 120 exploration or production wells) north of Orcutt, and the Rice Ranch Plan (A development plan for 496 residential lots, 9 open space lots, 5 park lots, 2 school lots and one oil field lot) south of Orcutt. It is important to note that many of the potential cumulative projects that are in preliminary planning stages will require their own environmental review to assess impacts and, if developed, would likely be required to provide mitigations to off-set impacts.

In comparison, the proposed Ordinance 661 Consistency Rezone Phase II project involves regulatory changes (primarily consistency rezoning of specific parcels) and does not include any physical development. Development that would be facilitated by the proposed regulatory changes would be subject to individual Planning and Development determination of project consistency with the zoning ordinance and Comprehensive Plan. Therefore, any impacts would be substantially localized in nature and thus less subject to combining with other projects to produce significant impacts. The relatively small size, scale, and broad distribution of residential development that would be permitted would not result in adverse impacts to resources and would be comparable to other agricultural lands within the study area. As the

Project will not have significant effects on historic resources, it would not have cumulatively considerable effects on historic resources.

Mitigation and Residual Impact: As potential impacts are less than significant, mitigation is not necessary and residual impacts would not occur.

4.11 LAND USE

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Structures and/or land use incompatible with existing land use?			X		
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X		
c. The induction of substantial growth or concentration of population?			X		
d. The extension of sewer trunk lines or access roads with capacity to serve new development beyond this proposed project?				X	
e. Loss of existing affordable dwellings through demolition, conversion or removal?				X	
f. Displacement of substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X	
g. Displacement of substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X	
h. The loss of a substantial amount of open space?			X		
i. An economic or social effect that would result in a physical change? (i.e. Closure of a freeway ramp results in isolation of an area, businesses located in the vicinity close, neighborhood degenerates, and buildings deteriorate. Or, if construction of new freeway divides an existing community, the construction would be the physical change, but the economic/social effect on the community would be the basis for determining that the physical change would be significant.)			X		
j. Conflicts with adopted airport safety zones?				X	

Setting: Santa Barbara County encompasses approximately 1,634,000 acres of land. Federal landholdings account for 748,000 acres, most of which are in the Los Padres National Forest (637,000 acres) and Vandenberg Air Force Base (91,000 acres). The State of California, including the University of California,

owns another 18,000 acres, and incorporated cities account for 42,000 acres. The County has regulatory jurisdiction over most of the remaining 826,000 acres.

County Environmental Threshold: The County's Environmental Thresholds and Guidelines Manual contains no specific thresholds for land use. Generally, a significant impact may occur if a proposed project would be potentially inconsistent with policies and standards adopted by an agency for the purposes of environmental protection or would result in substantial growth inducing effects.

Impact Discussion: *a-c, h, i) Less than significant.* In order to assess potential environmental and land use impacts of the proposed consistency rezone, new EDRNs and adjustment of the Ventucopa EDRN boundary, it is useful to characterize and attempt to quantify, where appropriate, the land use changes that could be facilitated by the proposed regulatory changes. Potential changes fall into two categories:

1. Additional Units Allowed with the Consistency Rezone.

Single Family Dwelling Units. Currently the U zoned parcels in Ordinance 661 require a 10-acre parcel size to build a dwelling. Presently, 233 parcels across the Project do not meet this parcel size requirement. The proposed Ranchoil EDRN and existing Ventucopa EDRN hold 137 of these parcels with the remainder being outside proposed EDRN boundaries. In the LUDC zoning districts, all legal parcels in agriculture or residential zone districts are allowed to have a dwelling, regardless of size. With the proposed consistency rezone there is the potential of the addition of 233 dwelling units. Distribution of these new units would be across the Lompoc Valley, Cuyama Valley, and Santa Ynez Valley.

Residential Second Units (RSUs). Residential Second Units (RSU) are not an allowed use in Ordinance 661. RSUs are allowed in the LUDC zone districts 15-R-1, 3-E-1, AG-I-5, AG-I-10, and AG-I-20 (if they meet established development standards). With the proposed consistency rezone, 213 potentially new RSU in proposed EDRNs could be facilitated by the Project. Landowners who would have the opportunity to apply for an RSU as a result of the proposed regulatory changes would consider where to site the unit and how best to ensure that it does not interfere with ongoing onsite farming operations. The RSUs would be modest in size (e.g. 1,200 square feet or less for the potential RSUs per LUDC Section 35.42.230). These two rural neighborhoods are predominantly rural residential currently; it is for this reason that they are in existing or proposed EDRNs. Due to the predominately rural residential character of these neighborhoods, the RSUs would be compatible with existing surrounding land uses within the EDRNs. In addition, none of the potential new units in or outside of the ERDNs would be concentrated in one area and distribution of these new units would be across the Lompoc Valley, Cuyama Valley, and Santa Ynez Valley.

In addition, in order to be approved, a proposed RSU must meet the development standards set forth in the LUDC, including LUDC Section 35.42.230, subsection F.3.e, which states that:

The development of a detached residential second unit in agricultural zone shall avoid or minimize significant impacts to agricultural and biological resources to the maximum extent feasible by:

(a) Avoiding prime soils or where there are no prime soils be sited so as to minimize impacts to ongoing agriculturally-related activities.

(b) Including buffers from sensitive areas.

(c) Preserving natural features, landforms and native vegetation such as trees to the maximum extent feasible.

Over 130 of the 213 parcels are less than half an acre in size thus fitting a RSU on the parcels with the current regulations would be challenging. The remainder of the parcels range from on acre to over 10 acres. These 83 larger parcels would have ample space on site to comply with these policies and site development to avoid impacts to agricultural or other resources. Finally, it is County practice when

processing Land Use Permits in agricultural areas to require a structural setback of 50 to 100 feet from property lines adjacent to active agriculture to help minimize potential conflicts. This evaluation is done on a case-by-case basis with input from the Agricultural Commissioner’s Office.

Any proposed new residential units must also be found consistent with the Comprehensive Plan, including the Agricultural Element, to be approved; this includes policies such as:

GOAL II. Agricultural lands shall be protected from adverse urban influence.

Policy II.B. Santa Barbara County shall recognize, and give high priority to, the need for protection from trespass, thievery, vandalism, roaming dogs, etc., on all agricultural lands.

These changes denoted above potentially could increase the unit build-out by approximately 446 new residential units on parcels distributed throughout the project area. (233 single family dwellings and 213 RSUs). Due to these facts and the wide distribution of the additional units no induction of substantial growth or concentration of population is anticipated, impacts would be **less than significant**.

The Project also contemplates significant rezoning of parcels currently zoned to allow dwelling units that are proposed to be further restricted from development and have a limited amount of uses. The majority of this portion of the Project is located in the Los Padres National Forest, Burton Mesa Reserve, and local and other state parks. All of these parcels are publicly owned. The 661 Ordinance zoning districts included in the proposed change are U, AG, AL, A-I, 1-E, RA, and WA. These parcels currently would be able to be subdivided. The Projects proposes to rezone these 723 parcels (420,777 acres) to Resource Management (RMZ) or Recreation (REC) zone districts. This Resource Management and Recreation zone district will further protect the natural resources on these properties with stricter development codes. The intent of the Resource Management zone district is:

“...to allow reasonable but limited development because of extreme fire hazards, minimum services, and/or environmental constraints, and to encourage the preservation of these areas for uses including grazing, scientific and educational study, and limited residential uses.”

The intent of Recreation zone district is:

“...to encourage outdoor recreational uses that will protect and enhance areas with the potential to accommodate both active and passive recreation because of their beauty and natural features. Proposed recreational uses should compliment and be appropriate to the area because of the natural features.”

Table 9 Parcels Proposed to Change to the Resource Management Zone District					
Ordinance 661 Zone District	Count of Parcels	Sum of Acres	LUDC Zone District	Count of Parcels	Sum of Acres
100-AG	11	1,850	REC	12	1,989
100-AL-O	2	698	RMZ-100	15	8,723
20-AG	359	212,519	RMZ-320	696	410,064
40-E-1-O	4	1,600	Totals	723	420,777
50-AG	241	144,539			
A-I-X-O	17	8,630			
U	82	48,216			
WA-D	3	1,234			

RA-O	4	1,488
Totals	723	420,777

With required adherence to these development standards and policies, impacts would be **less than significant**.

2. **Consistency Rezone and Allowed Uses.** As discussed in Section 1.0, Project Description, the allowed land uses and the level of permit review required for certain land uses differ in some respects between the LUDC zone districts that are proposed for rural parcels in the project area and their existing Ordinance 661 zone districts. These are summarized in the comparison table in Appendix B. As discussed in the Section 1.0, Project Description, Ordinance 661 is relatively descriptive, allowing more specific types of uses within its zoning designations, whereas the LUDC has only two zone agricultural districts (Agriculture I and Agriculture II) and more encompassing categories of uses within those districts that are either permitted or conditionally permitted uses.

The 1984 repeal of much of Ordinance 661 eliminated the discretionary uses and permit processing section of the ordinance. As a result, a variety of land uses are allowed under the LUDC but not allowed at all under Ordinance 661. These are:

- Tier II & III Wineries
- Recreational facilities such as camps and hostels
- Rifle ranges
- Guest ranch
- Greenhouses larger than 300 square feet
- Kennels
- Residential second units
- Special care homes
- Farm labor camps
- Sale of agricultural products (not allowed in the U zone)
- Four or fewer units of farm employee housing (not allowed in the AL, U, or R-A zones)
- Equestrian facilities (not allowed in the AL, U, or R-A zones)
- Animal hospitals (not allowed in the AL, U, or R-A zones)
- Commercial composting facilities

The proposed rezone would make these uses that are not allowed under Ordinance 661 available to the parcels in the Project area. Currently, if a land owner would like to perform any of the above uses they must first apply for a consistency rezone for the subject parcel to a corresponding zone in the LUDC. The Project proposed a consistency rezone of all Ordinance 661 zoned parcels within the project area, accomplishing the rezoning at one time and not in a piecemeal fashion. This Project does not affect what projects are ultimately approved or denied for in a permit process, it would simply remove a step and save time. Again, regardless of permit type or process, all projects must be found consistent with adopted County policies, current ordinances, and development standards to be approved. In addition, all permit processes requiring some level of public noticing and can be appealed. The changes would therefore reduce the cost and time associated with obtaining permits, but would not result in the uses or structures

that are incompatible with surrounding uses. The County has processed a number of projects in this way, including wineries and properties wanting to enter into agricultural preserves.

As further shown in the Appendix B comparison table, most of the other differences between Ordinance 661 and the LUDC are in specific permit processes uses. For example, under the LUDC, a Conditional Use Permit (CUP), which is a discretionary permit requiring a public hearing, would be required for aquaculture operations, among other uses, whereas currently, under Ordinance 661, the use may be permitted without a discretionary permit (in AG, AL, and U zone districts). Other potential land uses, such as a public kennels or family care homes, would also have simpler permit processes under the LUDC.

These changes in permit processes, although they may represent differences in cost and time involved in obtaining permits, would not have the potential to result in measurable impacts or incompatibilities with existing land uses. In fact, it brings the parcels in the antiquated Ordinance 661 in order with their neighbors and puts all parcels in the County on an even playing field, in regards to allowed uses.

Regardless of permit type, all projects must be found consistent with adopted County policies, ordinances, and development standards in order to be approved. Additionally, all permit types require some level of public noticing and can be appealed. Even Land Use Permits, which involve the fewest steps and most streamlined review, must be found consistent with the Comprehensive Plan, including all policies designed to reduce environmental impacts and land use conflicts to the extent feasible. The changes would therefore change the cost, time, and level of review associated with obtaining permits, but would not result in the uses or structures that are incompatible with surrounding uses. Based on the discussion above, impacts relating to land use incompatibility would be **less than significant**.

The proposed project would implement and further adopted goals and policies of the Comprehensive Plan. For the EDRN portion of the project, the EDRN definition and designation were created specifically to “to keep pockets of rural residential development from expanding onto adjacent agricultural lands.” By identifying and designating these new EDRNs, which are pockets of small-lot residential parcels in the rural areas, the County is appropriately applying the EDRN designation consistent with the Land Use Element of the Comprehensive Plan. For the consistency rezone, the County is enhancing consistency between the Land Use Element and the implementing zoning regulations by replacing antiquated zoning designations with modern ones; Ordinance 661 predates the Comprehensive Plan by almost two decades, whereas the modern zoning code was adopted to specifically implement the Comprehensive Plan. Finally, as discussed above, individual development projects applied for under the proposed new zoning designations and pursuant to the LUDC must be found consistent with the Comprehensive Plan. No conflicts with adopted plans and policies are anticipated and impacts would be **less than significant**.

As discussed above, new growth that could lead to increased population could result from the potential 446 potential new residential units. None of this growth would be concentrated; rather, it is expected to be distribution throughout the Santa Maria Valley, Lompoc Valley, Cuyama Valley, and Santa Ynez Valley.

The Santa Barbara County Association of Governments (SBCAG) provides population estimates and forecasts for the unincorporated County. Based on the Census 2010 average of 2.86 persons per household in the unincorporated County, buildout of 446 residential units would result in a population increase of 1,275 persons. When added to the 2010 population of the County’s unincorporated areas of 134,433 (Table 7, Trend-based Allocation Methodology Subject to Land Use Capacity Population, Household and Emplacement Forecast), this would bring the overall population to 135,708. This would represent an increase of less than 0.95 percent, and is well within the projected unincorporated area

population of 145,581 by 2020. Therefore, the proposed project would not facilitate population growth exceeding regional forecasts. Impacts would be **less than significant**.

d-g, and j) no impact. The proposed project involves regulatory changes (primarily consistency rezoning of specific parcels) and does not include any physical development, although some physical changes, as discussed in the introduction to this section, could be facilitated by the proposed new zoning designations for certain parcels. The proposed project does not include extension of sewer trunk lines, access roads, or other infrastructure. Such infrastructure would not be installed to serve the potential 446 new dwellings, due to their widely distributed nature throughout the mostly rural project area, and because such rural residences use septic systems.

The proposed project does not include demolition, redevelopment, or land use designation changes from residential to non-residential uses. To the contrary, the potential for 213 additional RSUs available for rent may facilitate more “affordable” housing options. Neither removal of existing housing nor displacement of people are proposed or would be facilitated by the project.

The nearest airport is the Santa Maria Airport. The closest proposed EDRN, Prell Road, is approximately 3 miles east of the airport. According to the Airport Land Use Plan (SBCAG 1993), all areas where development could be facilitated by the project (i.e. within existing or proposed EDRNs) are outside of the Safety Area Outer Limit. In addition, any development of dwellings that could be facilitated would be scattered throughout the Project area and not concentrated in any place, and would be required to comply with height limits in the LUDC, which range from 16 to 35 feet, and would therefore not present any flight hazards. Therefore, **no impact** is anticipated.

h and i) Less than significant. The proposed project involves regulatory changes (primarily consistency rezoning of specific parcels) and does not include any physical development, although some physical changes, as discussed in the introduction to this section, could be facilitated by the proposed new zoning designations for certain parcels. The consistency rezone and designation of collections of small, primarily residential parcels as EDRNs would not result in economic or social effects that could lead to physical changes beyond those discussed throughout this document.

The proposed project involves consistency rezone regulatory changes and does not include any physical development. Protection of open space is actually increased with the Project due to 723 parcels being rezoned to RMZ from agricultural zone districts.

Cumulative Impacts: Adoption of the Project would change existing land-use regulations (e.g., zone districts, land uses, and density limits). However, any subsequent projects would be relatively small-scale, limited, and dispersed, and, as a result, would not substantially impact overall land use. Several cumulative projects in the County have the potential to affect the character of the region. Principal among these projects are Chumash Casino Resort’s Expansion (130 foot tower containing 215 hotel rooms) located south of State Route 246, OSR Enterprises/NRG Enterprises LP development plan (185,820 sq. ft. cooler, 10,496 sq. ft. office building and 22,000 sq. ft. shop/field supply) east of Santa Maria, the Santa Maria Energy Petroleum Production Plan (a plan for 120 exploration or production wells) north of Orcutt, and the Rice Ranch Plan (A development plan for 496 residential lots, 9 open space lots, 5 park lots, 2 school lots and one oil field lot) south of Orcutt. It is important to note that many of the potential cumulative projects that are in preliminary planning stages will require their own environmental review to assess impacts and, if developed, would likely be required to provide mitigations to off-set impacts.

In comparison, the proposed Ordinance 661 Consistency Rezone Phase II project involves regulatory changes (primarily consistency rezoning of specific parcels) and does not include any physical development. Development that would be facilitated by the proposed regulatory changes would be subject to individual Planning and Development determination of project consistency with the zoning ordinance and

Comprehensive Plan. Therefore, any impacts would be substantially localized in nature and thus less subject to combining with other projects to produce significant impacts. The relatively small size, scale, and broad distribution of residential development that would be permitted would not result in adverse impacts to resources and would be comparable to other agricultural lands within the study area. As the proposed Project would not have significant effects on existing land uses, it would not have cumulatively considerable effects on existing land uses.

Mitigation and Residual Impact: Impacts to Land Use would be less than significant. No mitigation is therefore required and there would be no residual impacts.

4.12 NOISE

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Long-term exposure of people to noise levels exceeding County thresholds (e.g. locating noise sensitive uses next to an airport)?			X		
b. Short-term exposure of people to noise levels exceeding County thresholds?			X		
c. Project-generated substantial increase in the ambient noise levels for adjoining areas (either day or night)?			X		

Setting: The County includes several significant noise generators, including airports, major highways, and industrial facilities. Due to their linear nature, major highways with substantial traffic volumes, such as Highway 101, State Routes 246, and 154 have the most widespread noise generation.

County Environmental Threshold: Noise is generally defined as unwanted or objectionable sound that is measured on a logarithmic scale and expressed in decibels (dB(A)). The duration of noise and the time it occurs are important values in determining impacts on noise-sensitive land uses. The Community Noise Equivalent Level (CNEL) and Day-Night Average Level (Ldn) are noise indices that account for differences in intrusiveness between day- and night-time uses. The County’s “Noise Thresholds” specify the following: (1) 65 dB(A) CNEL maximum for exterior exposure, and (2) 45 dB(A) CNEL maximum for interior exposure of noise-sensitive uses. The thresholds identify noise-sensitive land uses to include: residential dwellings, transient lodging, hospitals and other long-term care facilities, public or private educational facilities, libraries, churches, and places of public assembly.

Impact Discussion: *a-c) Less than significant effect.* The proposed project involves regulatory changes and does not include any physical development. Nevertheless, as discussed in Section 4.11 Land Use and Planning and below, some physical changes could be facilitated by the proposed new zoning designations for certain parcels. Currently, the U zoned parcels in 661 Ordinance require 10-acre parcel size to build a dwelling. In Ordinance 661, 233 parcels do not meet this parcel size requirement. In the LUDC zoning districts, all legal parcels are allowed to have a dwelling, regardless of size. In addition, Residential Second Units (RSU) are not an allowed use in Ordinance 661 but are allowed in certain LUDC zone districts. With the proposed consistency rezone changes 213 potentially new RSU could be facilitated by the Project. The RSUs would be modest in size (e.g. 1,200 square feet or less for the potential RSUs per LUDC Section 35.42.230), and none of the potential new units would be concentrated in one area. These changes potentially could increase the unit build-out by approximately 446 new residential units on parcels distributed throughout the project area. (233 single family dwellings and 213 RSUs). Distribution of these new units would be across the Santa Maria Valley, Lompoc Valley, Cuyama Valley, Los Padres National Forest, Santa Ynez Valley, and South Coast Foothill Areas.

Also discussed in the Land Use Section, certain land uses would be allowed under different permit processes under the proposed new zoning designations, and others that are not currently allowed under 661 would be allowed under the proposed new LUDC designations. However, these regulatory and process changes would not result in physical changes and are therefore not discussed in this section.

However, due to the dispersed nature of the potential development; the relatively low level of traffic on the rural roads serving possible development sites; and the fact that most noise sensitive uses in the area are setback some distance from the roads due to the larger parcel sizes, the noise increases would be imperceptible.

Any potential short-term noise impacts from construction activities would be mitigated by the County's standard conditions of approval for development projects, which limit the developer to specific construction hours and require stationary construction equipment that generates noise, which exceeds 65 dBA at the project boundaries, to be shielded with appropriate acoustic shielding. The Project could facilitate development, yet any such development would not generate a substantial increase in the ambient noise levels for adjoining areas (either day or night).

Any long-term potential noise impacts from significant near-by noise generators could be mitigated by numerous County policies and standards, some of which include:

- The County Airport Land Use Compatibility Plan (ALUCP) was developed to promote compatibility between airports and land uses that surround them. It contains noise, safety, airspace, and overflight compatibility guidelines for the Santa Barbara Airport as well as other airports in the region including Lompoc Airport, New Cuyama Airport, Santa Maria Public Airport, Santa Ynez Valley Airport, and Vandenberg Air Force Base Airport.
- The Noise Element of the Comprehensive Plan sets a 65dB standard for a day-night average sound level to be regarded as the maximum exterior noise exposure that is compatible with noise-sensitive uses unless noise mitigation features are included in the project designs and includes a policy to avoid residential uses within the 65 dB CNEL contour of any airport.
- County's standard conditions of approval for development projects require an onsite noise study to be performed by an acoustical engineer. All construction techniques and recommendations in this report shall be incorporated into the project design to reduce exterior noise to at or below 65 dBA and interior noise to at or below 45 dBA.

Due to the standards above both long term and short term noise impacts would be **less than significant**.

Cumulative Impacts: Several cumulative projects in the County have the potential to affect the character of the region. Principal among these projects are Chumash Casino Resort's Expansion (130 foot tower containing 215 hotel rooms) located south of State Route 246, OSR Enterprises/NRG Enterprises LP development plan (185,820 sq. ft. cooler, 10,496 sq. ft. office building and 22,000 sq. ft. shop/field supply) east of Santa Maria, the Santa Maria Energy Petroleum Production Plan (a plan for 120 exploration or production wells) north of Orcutt, and the Rice Ranch Plan (A development plan for 496 residential lots, 9 open space lots, 5 park lots, 2 school lots and one oil field lot) south of Orcutt. It is important to note that many of the potential cumulative projects that are in preliminary planning stages will require their own environmental review to assess impacts and, if developed, would likely be required to provide mitigations to off-set impacts.

In comparison, the proposed Ordinance 661 Consistency Rezone Phase II project involves regulatory changes (primarily consistency rezoning of specific parcels) and does not include any physical development. Development that would be facilitated by the proposed regulatory changes would be subject to individual Planning and Development determination of project consistency with the zoning ordinance and Comprehensive Plan. Therefore, any impacts would be substantially localized in nature and thus less subject to combining with other projects to produce significant impacts. The relatively small size, scale, and broad distribution of residential development that would be permitted would not result in adverse impacts to resources and would be comparable to other agricultural lands within the study area. Therefore, significant cumulative effects are not anticipated.

Mitigation and Residual Impact: As potential impacts are less than significant, mitigation is not necessary and residual impacts would not occur.

4.13 PUBLIC FACILITIES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. A need for new or altered police protection and/or health care services?			X		
b. Student generation exceeding school capacity?			X		
c. Significant amounts of solid waste or breach any national, state, or local standards or thresholds relating to solid waste disposal and generation (including recycling facilities and existing landfill capacity)?			X		
d. A need for new or altered sewer system facilities (sewer lines, lift-stations, etc.)?			X		
e. The construction of new storm water drainage or water quality control facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X		

Setting: Major public services include emergency services, law enforcement, fire protection, schools, library, solid waste management, water, wastewater, and specialized facilities such as landfills and jails. Recreation and transportation related impacts are addressed in sections 4.14 – Recreation and 4.15 – Transportation/Circulation, respectively, and are therefore excluded from this section. The County currently owns and operates 16 fire stations (7 in the South County, 3 in the Santa Ynez Valley, and 6 in the North County) and 7 sheriff substations (2 in the South County, 2 in the Santa Ynez Valley, and 3 in the North County).

County Environmental Threshold: According to the CEQA Guidelines, Appendix G, a project may have significant environmental impacts associated with public services if it creates a need for new construction or physical alteration of governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives. The County’s Environmental Thresholds and Guidelines Manual includes thresholds for schools and solid waste as follows:

- *Schools:* Impacts to County schools are generally considered significant when a project would generate sufficient students to require an additional classroom.
- *Solid Waste:* A project is considered to result in significant impacts to landfill capacity if it would generate 196 tons per year of solid waste. This volume represents 5% of the expected average annual increase in waste generation, and, therefore, is considered a significant portion of the remaining landfill capacity. In addition, construction and demolition waste from new construction, remodels, and rebuilds is considered significant if it exceeds 350 tons. A project that generates 40 tons per year of solid waste is considered to have an adverse cumulative effect on solid waste generation, and mitigation via a solid waste management plan is recommended.

Impact Discussion: (a-e) *Less than significant effect.* The Project involves regulatory changes and does not include any physical development. Nevertheless, as discussed in Section 4.11 Land Use and Planning and below, some physical changes could be facilitated by the proposed new zoning designations for certain parcels. Currently, the U zoned parcels in 661 Ordinance require 10-acre parcel size to build a dwelling. In Ordinance 661, 233 parcels do not meet this parcel size requirement. In the LUDC zoning districts, all legal parcels are allowed to have a dwelling, regardless of size. In addition, Residential Second Units (RSU) are not an allowed use in Ordinance 661 but are allowed in certain LUDC zone districts. With the

proposed consistency rezone changes 213 potentially new RSU could be facilitated by the Project. The RSUs would be modest in size (e.g. 1,200 square feet or less for the potential RSUs per LUDC Section 35.42.230), and none of the potential new units would be concentrated in one area. These changes could potentially increase the unit build-out by approximately 446 new residential units on parcels distributed throughout the project area. (233 single family dwellings and 213 RSUs). Distribution of these new units would be across the Santa Maria Valley, Lompoc Valley, Cuyama Valley, Los Padres National Forest, Santa Ynez Valley, and South Coast Foothill Areas.

Also discussed in the Land Use Section, certain land uses would be allowed under different permit processes under the proposed new zoning designations, and others that are not currently allowed under 661 would be allowed under the proposed new LUDC designations. Residential development could potentially create the need for additional police protection, school capacity, or water and sewer systems.

Numerous County policies and regulations preserve public facilities from the potential effects of new development. Examples of such policies and regulations include the following:

- The Land Use Element of the Comprehensive Plan requires a finding that there are adequate public facilities to serve new development;
- The County Fire Department sets a standard of a firefighter-to-population ratio of one firefighter on duty 24 hours a day for every 2,000 in population, although a ratio (including rural areas) of one firefighter per 4,000 population is the maximum population that can be adequately served. In addition, a fire facility impact fee is imposed on new development in order to mitigate impacts and finance fire facilities necessary to serve new development;
- The County Sheriff's Office has established a service goal of one officer per 1,200 people; and
- The school districts impose Statutory Fees on residential, commercial and industrial development for the purpose of financing school facilities construction.

The impacts on public facilities raised in questions *a-e* generally apply to site-specific projects, where the location, use, and existing conditions are known. However, any changes would occur through possible future actions which County decision-makers and be reviewed on a case-by-case basis subject to applicable laws, regulations, and environmental review (CEQA). Any such changes would have to be found consistent with all County policies and regulations. These provisions would typically ensure that proposed projects would have less than significant effects on public facilities. Mitigation measures could also be applied through the environmental review process in rare and unforeseen instances where existing policies and development standards may be insufficient to reduce potentially significant impacts to less than significant effects.

The proposed goals, policies, and programs are general in nature and, as a result, specific details on potential plan and zoning ordinance amendments and potential sites for subsequent development are currently unknown. Therefore, further environmental review and plan consistency analyses and conclusions would be speculative at this time. Based on the factors described above, including existing laws and regulations and the general nature of the proposed goals, policies, and programs, the effects attributable to the Project are considered **less than significant** on public facilities.

Cumulative Impacts: Several cumulative projects in the County have the potential to affect the character of the region. Principal among these projects are Chumash Casino Resort's Expansion (130 foot tower containing 215 hotel rooms) located south of State Route 246, OSR Enterprises/NRG Enterprises LP development plan (185,820 sq. ft. cooler, 10,496 sq. ft. office building and 22,000 sq. ft. shop/field supply) east of Santa Maria, the Santa Maria Energy Petroleum Production Plan (a plan for 120 exploration or production wells) north of Orcutt, and the Rice Ranch Plan (A development plan for 496 residential lots, 9 open space lots, 5 park lots, 2 school lots and one oil field lot) south of Orcutt. It is important to note that

many of the potential cumulative projects that are in preliminary planning stages will require their own environmental review to assess impacts and, if developed, would likely be required to provide mitigations to off-set impacts.

In comparison, the proposed Ordinance 661 Consistency Rezone Phase II project involves regulatory changes (primarily consistency rezoning of specific parcels) and does not include any physical development. Development that would be facilitated by the proposed regulatory changes would be subject to individual Planning and Development determination of project consistency with the zoning ordinance and Comprehensive Plan. Therefore, any impacts would be substantially localized in nature and thus less subject to combining with other projects to produce significant impacts. The relatively small size, scale, and broad distribution of residential development that would be permitted would not result in adverse impacts to resources and would be comparable to other agricultural lands within the study area. As proposed the Project would not have significant effects on public facilities, it would not have cumulatively considerable effects on public facilities.

Mitigation and Residual Impact: As potential impacts are less than significant, mitigation is not necessary and residual impacts would not occur.

4.14 RECREATION

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Conflict with established recreational uses of the area?			X		
b. Conflict with biking, equestrian and hiking trails?			X		
c. Substantial impact on the quality or quantity of existing recreational opportunities (e.g., overuse of an area with constraints on numbers of people, vehicles, animals, etc. which might safely use the area)?			X		

Setting: The Santa Barbara County Community Services Department, Parks Division, offers a wide range of recreational opportunities with day use parks, beaches, pools, trails, campgrounds, and its largest facility the Cachuma Lake Recreation Area. More specifically, the park system has 21 day use parks (11 in the South County, 2 in the Santa Ynez Valley, and 8 in the North County), 2 camping parks, 45 open spaces, and 12 beach areas for a total of 8,595 acres. In accordance with the County’s Environmental Thresholds and Guidelines Manual discussed below, current recreation facilities and open space exceed the minimum number of acres necessary to meet the needs of county population. Additionally, the County contains a 637,000 acre portion of the Los Padres National Forest. This forest land contains trails, campgrounds, and other recreational opportunities beyond those allowed in typical parks.

County Environmental Threshold: The County’s Environmental Thresholds and Guidelines Manual contains no thresholds for park and recreation impacts. According to the CEQA Guidelines, Appendix G, a project would have significant environmental impacts associated with recreational opportunities if it would increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated, or if a project would require the construction or expansion of existing recreational facilities.

Impact Discussion: *a-c) Less than significant effect.* The proposed project involves regulatory changes and does not include any physical development. Nevertheless, as discussed in Section 4.11 Land Use and Planning and below, some physical changes could be facilitated by the proposed new zoning designations for certain parcels. Currently, the U zoned parcels in 661 Ordinance require 10-acre parcel size to build a dwelling. In Ordinance 661, 233 parcels do not meet this parcel size requirement. In the LUDC zoning districts, all legal parcels are allowed to have a dwelling, regardless of size. In addition, Residential Second Units (RSU) are not an allowed use in Ordinance 661 but are allowed in certain LUDC zone districts. With the proposed consistency rezone changes 213 potentially new RSU could be facilitated by the Project. The RSUs would be modest in size (e.g. 1,200 square feet or less for the potential RSUs per LUDC Section 35.42.230), and none of the potential new units would be concentrated in one area. These changes potentially could increase the unit build-out by approximately 446 new residential units on parcels distributed throughout the project area. (233 single family dwellings and 213 RSUs). Distribution of these new units would be across the Santa Maria Valley, Lompoc Valley, Cuyama Valley, Los Padres National Forest, Santa Ynez Valley, and South Coast Foothill Areas.

Also discussed in the Land Use Section, certain land uses would be allowed under different permit processes under the proposed new zoning designations, and others that are not currently allowed under 661 would be allowed under the proposed new LUDC designations. However, these regulatory and process changes would not result in physical changes and are therefore not discussed in this section.

Residential development could create potential impacts on the quality or quantity of established recreational opportunities. However, numerous state and County regulations minimize the potential impacts to

recreational opportunities from new development. For example, the Quimby Act gives the County the authority to require the dedication of land or payment of in-lieu fees for park and recreational purposes as a condition of approval of a tract map or parcel map. The Land Use Element of the Comprehensive Plan establishes a baseline of park and recreation services, provides an inventory of existing park and recreation facilities, makes specific recommendations for the acquisition of additional sites and development of existing sites to meet indoor and outdoor recreation needs, and identifies possible school park joint use opportunities.

The impacts on recreational opportunities raised in questions *a-c* generally apply to site-specific projects, where the location, use, and existing conditions are known. However, the Project does not include site-specific proposals. Any such changes would occur through possible future actions which County decision-makers would review on a case-by-case basis subject to applicable laws and regulations and environmental review (CEQA). In part, any such changes would have to be found consistent with the County Comprehensive Plan and applicable standards and impact fees. These policies, standards, and fees would typically ensure that proposed projects would have less than significant effects to recreational opportunities. Mitigation measures could also be applied through the environmental review process in rare and unforeseen instances where existing policies, standards, and fees may be insufficient to reduce potentially significant effects to less than significant effects.

The Project also contemplates significant rezoning of parcels currently zoned to allow dwelling units that are proposed to be further restricted from development and have a limited amount of uses. The majority of this portion of the Project is located in the Los Padres National Forest, Burton Mesa Reserve, and local and other state parks. The Projects proposes to rezone these 723 parcels to RMZ or REC zone districts. These zone district will further protect natural resources with stricter development codes.

The proposed Project is general in nature and specific details on potential sites for subsequent development are currently unknown. Based on the factors described above, including existing policies and impact fees and the general nature of the proposed Project, the effects attributable are considered **less than significant** on recreational opportunities.

Cumulative Impacts: Several cumulative projects in the County have the potential to affect the character of the region. Principal among these projects are Chumash Casino Resort's Expansion (130 foot tower containing 215 hotel rooms) located south of State Route 246, OSR Enterprises/NRG Enterprises LP development plan (185,820 sq. ft. cooler, 10,496 sq. ft. office building and 22,000 sq. ft. shop/field supply) east of Santa Maria, the Santa Maria Energy Petroleum Production Plan (a plan for 120 exploration or production wells) north of Orcutt, and the Rice Ranch Plan (A development plan for 496 residential lots, 9 open space lots, 5 park lots, 2 school lots and one oil field lot) south of Orcutt. It is important to note that many of the potential cumulative projects that are in preliminary planning stages will require their own environmental review to assess impacts and, if developed, would likely be required to provide mitigations to off-set impacts.

In comparison, the proposed Ordinance 661 Consistency Rezone Phase II project involves regulatory changes (primarily consistency rezoning of specific parcels) and does not include any physical development. Development that would be facilitated by the proposed regulatory changes would be subject to individual Planning and Development determination of project consistency with the zoning ordinance and Comprehensive Plan. Therefore, any impacts would be substantially localized in nature and thus less subject to combining with other projects to produce significant impacts. The relatively small size, scale, and broad distribution of residential development that would be permitted would not result in adverse impacts to resources and would be comparable to other agricultural lands within the study area. As proposed the project would not have significant effects on recreational opportunities, it would not have cumulatively considerable effects on recreational opportunities.

Mitigation and Residual Impact: As potential impacts are less than significant, mitigation is not necessary and residual impacts would not occur.

4.15 TRANSPORTATION/CIRCULATION

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Generation of substantial additional vehicular movement (daily, peak-hour, etc.) in relation to existing traffic load and capacity of the street system?			X		
b. A need for private or public road maintenance, or need for new road(s)?			X		
c. Effects on existing parking facilities, or demand for new parking?			X		
d. Substantial impact upon existing transit systems (e.g. bus service) or alteration of present patterns of circulation or movement of people and/or goods?			X		
e. Alteration to waterborne, rail or air traffic?				X	
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians (including short-term construction and long-term operational)?			X		
g. Inadequate sight distance?			X		
ingress/egress?			X		
general road capacity?			X		
emergency access?			X		
h. Impacts to Congestion Management Plan system?			X		

Setting:

The unincorporated portions of Santa Barbara County are served by a network of state highways and County primary and secondary streets. This road network contains approximately 1,688 lane miles of major roads and local streets, 112 bridges, 48 signalized intersections, and 20,000 street signs. The major state routes and highways include Highway 1, Highway 101, Highway 154, Highway 166, and Highway 246. County infrastructure is maintained by the County Public Works Department and state infrastructure is maintained by the California Department of Transportation (Caltrans).

County Environmental Threshold:

According to the County's Environmental Thresholds and Guidelines Manual, a significant traffic impact would occur when:

- a. The addition of project traffic to an intersection increases the volume to capacity (V/C) ratio by the value provided below, or sends at least 15, 10 or 5 trips to an intersection operating at LOS D, E or F.

LEVEL OF SERVICE (including project)	INCREASE IN VOLUME/CAPACITY GREATER THAN
A	0.20
B	0.15
C	0.10

Table 10 Levels of Service	
LEVEL OF SERVICE (including project)	INCREASE IN VOLUME/CAPACITY GREATER THAN
	Or the addition of:
D	15 trips
E	10 trips
F	5 trips

- b. Project access to a major road or arterial road would require a driveway that would create an unsafe situation, or would require a new traffic signal or major revisions to an existing traffic signal.
- c. Project adds traffic to a roadway that has design features (e.g., narrow width, road side ditches, sharp curves, poor sight distance, inadequate pavement structure) or receives use which would be incompatible with substantial increases in traffic (e.g. rural roads with use by farm equipment, livestock, horseback riding, or residential roads with heavy pedestrian or recreational use, etc.) that will become potential safety problems with the addition of project or cumulative traffic. Exceeding the roadway capacity designated in the Circulation Element may indicate the potential for the occurrence of the above impacts.
- d. Project traffic would utilize a substantial portion of an intersection(s) capacity where the intersection is currently operating at acceptable levels of service (A-C) but with cumulative traffic would degrade to or approach LOS D (V/C 0.81) or lower. Substantial is defined as a minimum change of 0.03 for intersections which would operate from 0.80 to 0.85 and a change of 0.02 for intersections which would operate from 0.86 to 0.90, and 0.01 for intersections operating at anything lower.

Impact Discussion: (a-d, f-h) *Less than significant effect.* The proposed project involves regulatory changes and does not include any physical development. Nevertheless, as discussed in Section 4.11 Land Use and Planning and below, some physical changes could be facilitated by the proposed new zoning designations for certain parcels. Currently, the U zoned parcels in 661 Ordinance require 10-acre parcel size to build a dwelling. In Ordinance 661, 233 parcels do not meet this parcel size requirement. In the LUDC zoning districts, all legal parcels are allowed to have a dwelling, regardless of size. In addition, Residential Second Units (RSU) are not an allowed use in Ordinance 661 but are allowed in certain LUDC zone districts. With the proposed consistency rezone changes 213 potentially new RSU could be facilitated by the Project. The RSUs would be modest in size (e.g. 1,200 square feet or less for the potential RSUs per LUDC Section 35.42.230), and none of the potential new units would be concentrated in one area. These changes potentially could increase the unit build-out by approximately 446 new residential units on parcels distributed throughout the project area. (233 single family dwellings and 213 RSUs). Distribution of these new units would be across the Santa Maria Valley, Lompoc Valley, Cuyama Valley, Los Padres National Forest, Santa Ynez Valley, and South Coast Foothill Areas.

Also discussed in the Land Use Section, certain land uses would be allowed under different permit processes under the proposed new zoning designations, and others that are not currently allowed under 661 would be allowed under the proposed new LUDC designations. Residential development could potentially increase vehicle trips and, in turn, traffic and congestion on highways, streets, and intersections.

Several factors minimize the chance that new housing stemming from the Project would have significant effects on transportation/circulation. Numerous County regulations minimize the potential effects of new development on transportation/circulation facilities. For example, the Circulation Element of the

Comprehensive Plan includes policies that encourage the use of alternative modes of transportation. The Land Use Element of the Comprehensive Plan includes transportation/circulation policies for each of the community plan areas. The Land Use Element and zoning ordinances also require all future site-specific development proposals to provide sufficient onsite parking to meet anticipated demands. Furthermore, the new units will be dispersed across the project area.

The impacts on transportation/circulation raised in questions *a-d* and *f-h* generally apply to specific projects where the location, proposed use, and existing conditions are known. Based on this information, a traffic and circulation study is typically prepared to document/model pre- and post project conditions, analyze potential impacts, and, if necessary, propose mitigation measures to address significant traffic and circulation impacts. However, the Project does not include specific development. Any proposal would be reviewed on a case-by-case basis subject to applicable laws, regulations, and environmental review (CEQA). In part, any such changes would have to be found consistent with the County Comprehensive Plan. The Comprehensive Plan policies and zoning ordinance development standards would typically ensure that proposed projects would have less than significant effects on transportation/circulation. Mitigation measures could also be applied through the environmental review process in rare and unforeseen instances where existing policies and development standards may be insufficient to reduce potentially significant effects to less than significant effects. The Project is general in nature and, as a result, specific details on potential sites for subsequent development are currently unknown. Therefore, further environmental review and plan consistency analyses and conclusions would be speculative at this time. Based on the factors described above, including existing laws and regulations and the general nature of the Project the effects are considered **less than significant** on transportation/circulation.

(e) No Impacts. The Project would not rely on or impact waterborne, rail, or air traffic. Therefore, **no effects** are attributable to adoption of the Project.

Cumulative Impacts: Several cumulative projects in the County have the potential to affect the character of the region. Principal among these projects are Chumash Casino Resort's Expansion (130 foot tower containing 215 hotel rooms) located south of State Route 246, OSR Enterprises/NRG Enterprises LP development plan (185,820 sq. ft. cooler, 10,496 sq. ft. office building and 22,000 sq. ft. shop/field supply) east of Santa Maria, the Santa Maria Energy Petroleum Production Plan (a plan for 120 exploration or production wells) north of Orcutt, and the Rice Ranch Plan (A development plan for 496 residential lots, 9 open space lots, 5 park lots, 2 school lots and one oil field lot) south of Orcutt. It is important to note that many of the potential cumulative projects that are in preliminary planning stages will require their own environmental review to assess impacts and, if developed, would likely be required to provide mitigations to off-set impacts.

In comparison, the proposed Ordinance 661 Consistency Rezone Phase II project involves regulatory changes (primarily consistency rezoning of specific parcels) and does not include any physical development. Development that would be facilitated by the proposed regulatory changes would be subject to individual Planning and Development determination of project consistency with the zoning ordinance and Comprehensive Plan. Therefore, any impacts would be substantially localized in nature and thus less subject to combining with other projects to produce significant impacts. The relatively small size, scale, and broad distribution of residential development that would be permitted would not result in adverse impacts to resources and would be comparable to other agricultural lands within the study area. As proposed the Project would not have significant effects on transportation or circulation, it would not have cumulatively considerable effects on transportation or circulation.

Mitigation and Residual Impact: As potential impacts are less than significant, mitigation is not necessary and residual impacts would not occur.

4.16 WATER RESOURCES/FLOODING

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Changes in currents, or the course or direction of water movements, in either marine or fresh waters?			X		
b. Changes in percolation rates, drainage patterns or the rate and amount of surface water runoff?			X		
c. Change in the amount of surface water in any water body?			X		
d. Discharge, directly or through a storm drain system, into surface waters (including but not limited to wetlands, riparian areas, ponds, springs, creeks, streams, rivers, lakes, estuaries, tidal areas, bays, ocean, etc) or alteration of surface water quality, including but not limited to temperature, dissolved oxygen, turbidity, or thermal water pollution?			X		
e. Alterations to the course or flow of flood water or need for private or public flood control projects?			X		
f. Exposure of people or property to water related hazards such as flooding (placement of project in 100 year flood plain), accelerated runoff or tsunamis, sea level rise, or seawater intrusion?			X		
g. Alteration of the direction or rate of flow of groundwater?			X		
h. Change in the quantity of groundwater, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or recharge interference?			X		
i. Overdraft or over-commitment of any groundwater basin? Or, a significant increase in the existing overdraft or over-commitment of any groundwater basin?			X		
j. The substantial degradation of groundwater quality including saltwater intrusion?			X		
k. Substantial reduction in the amount of water otherwise available for public water supplies?			X		

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
I. Introduction of storm water pollutants (e.g., oil, grease, pesticides, nutrients, sediments, pathogens, etc.) into groundwater or surface water?			X		

Setting: Santa Barbara County includes four major rivers: Santa Ynez River, Cuyama River, Sisquoc River, and Santa Maria River. The Jameson, Gibraltar, and Cachuma reservoirs on the Santa Ynez River help meet the needs of communities on the South Coast. The Twitchell reservoir on the Cuyama River helps reduce threats from floods and replenishes groundwater important to agriculture in the Santa Maria Valley.

Groundwater makes up nearly 75% of the total water used in the County. The county (including incorporated cities) contains fifteen groundwater basins, which are replenished by rainfall. The average annual rainfall for the county is approximately 15 inches. The Percentage of Normal Rainfall Graph shows a percent of normal rainfall for water year September 1, 2013 – August 31, 2014 to be 41% (Santa Barbara County Flood Control District 2014). Thus, all of the groundwater basins are in various levels of overdraft, except for the Santa Ynez River Riparian basin.

County Water Resources Thresholds: A project is determined to have a significant effect on water resources if it would exceed established threshold values, which have been set for each overdrafted groundwater basin. These values were determined based on an estimation of a basin’s remaining life of available water storage. If the project’s net new consumptive water use (total consumptive demand adjusted for recharge less discontinued historic use) exceeds the threshold adopted for the basin, the project’s impacts on water resources are considered significant.

A project is also deemed to have a significant effect on water resources if a net increase in pumpage from a well would substantially affect production or quality from a nearby well.

Water Quality Thresholds: A significant water quality impact is presumed to occur if the project:

- Is located within an urbanized area of the county and the project construction or redevelopment individually or as a part of a larger common plan of development or sale would disturb one (1) or more acres of land;
- Increases the amount of impervious surfaces on a site by 25% or more;
- Results in channelization or relocation of a natural drainage channel;
- Results in removal or reduction of riparian vegetation or other vegetation (excluding non-native vegetation removed for restoration projects) from the buffer zone of any streams, creeks or wetlands;
- Is an industrial facility that falls under one or more of categories of industrial activity regulated under the NPDES Phase I industrial storm water regulations (facilities with effluent limitation; manufacturing; mineral, metal, oil and gas, hazardous waste, treatment or disposal facilities; landfills; recycling facilities; steam electric plants; transportation facilities; treatment works; and light industrial activity);

- Discharges pollutants that exceed the water quality standards set forth in the applicable NPDES permit, the Regional Water Quality Control Board's (RWQCB) Basin Plan or otherwise impairs the beneficial uses² of a receiving water body;
- Results in a discharge of pollutants into an "impaired" water body that has been designated as such by the State Water Resources Control Board or the RWQCB under Section 303 (d) of the Federal Water Pollution Prevention and Control Act (i.e., the Clean Water Act); or
- Results in a discharge of pollutants of concern to a receiving water body, as identified by the RWQCB.

Impact Discussion: *a-l) less than significant.* The proposed project involves regulatory changes and does not include any physical development. Nevertheless, as discussed in Section 4.11 Land Use and Planning and below, some physical changes could be facilitated by the proposed new zoning designations for certain parcels. Currently, the U zoned parcels in 661 Ordinance require 10-acre parcel size to build a dwelling. In Ordinance 661, 233 parcels do not meet this parcel size requirement. In the LUDC zoning districts, all legal parcels are allowed to have a dwelling, regardless of size. In addition, Residential Second Units (RSU) are not an allowed use in Ordinance 661 but are allowed in certain LUDC zone districts. With the proposed consistency rezone changes 213 potentially new RSU could be facilitated by the Project. The RSUs would be modest in size (e.g. 1,200 square feet or less for the potential RSUs per LUDC Section 35.42.230), and none of the potential new units would be concentrated in one area. These changes potentially could increase the unit build-out by approximately 446 new residential units on parcels distributed throughout the project area. (233 single family dwellings and 213 RSUs). Distribution of these new units would be across the Santa Maria Valley, Lompoc Valley, Cuyama Valley, Los Padres National Forest, Santa Ynez Valley, and South Coast Foothill Areas.

The Project would not directly result in impacts on surface water quality, including storm water runoff, direction or course of surface or ground water or the direction, volume, or frequency of runoff. Yet if development occurs numerous federal, state, and County provisions protect water resources and mitigate flood hazards from the potential effects of new development. A FEMA Flood Hazard map for the project area is attached (Appendix A, Figure 22). Examples of provisions applicable to new development include the following:

- In July 2013, the Central Coast Regional Water Quality Control Board adopted Post-Construction Stormwater Management Requirements for Development Projects. The post-construction requirements establish performance requirements and stormwater control measures (e.g., best management practices) for new and redevelopment projects. The County and other local governments in the Central Coast Region must apply these requirements and measures to ensure that development reduces pollutant discharges and prevents stormwater discharges from causing or contributing to a violation of water quality standards under the Statewide National Pollutant Discharge Elimination System (NPDES) Municipal General Permit.
- The County Flood Control District administers the Flood Plain Management Program. Through this program, it reviews proposed development for conformance with the County Floodplain Management (County Code, Chapter 15A), setback from major watercourses, adequacy of drainage plans, regional drainage planning, and protection of existing development.

² Beneficial uses for Santa Barbara County are identified by the Regional Water Quality Control Board in the Water Quality Control Plan for the Central Coastal Basin, or Basin Plan, and include (among others) recreation, agricultural supply, groundwater recharge, fresh water habitat, estuarine habitat, support for rare, threatened or endangered species, preservation of biological habitats of special significance.

- The Project Clean Water, administered by the County of Santa Barbara, Water Resources Division requires that sediment and other construction related pollutants are prevented from entering the storm drain system. The County regulates discharges of storm water pollutants into groundwater or surface water from construction activities through permits, including Grading Permits and Land Use Permits issued by P&D.
- The Seismic Safety and Safety Element of the County Comprehensive Plan identifies major flood hazards and flood goals, policies, and implementation/mitigation measures to limit the negative effects of flooding.
- The Land Use Element and the Coastal Land Use Plan of the County Comprehensive Plan include flood hazard area policies to help avoid exposing new development to flood hazards and to reduce the need for future flood control protective works.
- The County Land Use and Development Code includes Flood Hazard Development Standards that prohibit generally all development in the floodway, including residential construction. Development within the floodway fringe may be permitted upon compliance with the Floodplain Management Code.
- The County Land Use and Development Code and Coastal Zoning Ordinance include the Flood Hazard Overlay Zone which alerts the public to “areas of special flood hazard” that are subject to the Floodplain Management Code.
- Floodplain Management Code includes standards of construction for new structures within “areas of special flood hazards,” such as for anchoring, elevation, and floodproofing.

The impacts in regards to water resources and flooding raised in questions *b-l* generally apply to site-specific projects, where the location, use, and existing conditions are known. However, the Project does not include site-specific proposals.

Based on the factors described above, including existing federal, state, and County standards the effects attributable to the Project are considered **less than significant** on water resources and flooding.

Cumulative Impacts: Several cumulative projects in the County have the potential to affect the character of the region. Principal among these projects are Chumash Casino Resort’s Expansion (130 foot tower containing 215 hotel rooms) located south of State Route 246, OSR Enterprises/NRG Enterprises LP development plan (185,820 sq. ft. cooler, 10,496 sq. ft. office building and 22,000 sq. ft. shop/field supply) east of Santa Maria, the Santa Maria Energy Petroleum Production Plan (a plan for 120 exploration or production wells) north of Orcutt, and the Rice Ranch Plan (A development plan for 496 residential lots, 9 open space lots, 5 park lots, 2 school lots and one oil field lot) south of Orcutt. It is important to note that many of the potential cumulative projects that are in preliminary planning stages will require their own environmental review to assess impacts and, if developed, would likely be required to provide mitigations to off-set impacts.

In comparison, the proposed Ordinance 661 Consistency Rezone Phase II project involves regulatory changes (primarily consistency rezoning of specific parcels) and does not include any physical development. Development that would be facilitated by the proposed regulatory changes would be subject to individual Planning and Development determination of project consistency with the zoning ordinance and Comprehensive Plan. Therefore, any impacts would be substantially localized in nature and thus less subject to combining with other projects to produce significant impacts. The relatively small size, scale, and broad distribution of residential development that would be permitted would not result in adverse impacts to resources and would be comparable to other agricultural lands within the study area. As

proposed the Project would not have significant effects on water resources or flooding, it would not have cumulatively considerable effects on water resources or flooding.

Mitigation and Residual Impact: No mitigation is required. Residual impacts would be less than significant.

5.0 INFORMATION SOURCES

5.1 COMPREHENSIVE PLAN:

X	Seismic Safety/Safety Element	X	Conservation Element
X	Open Space Element	X	Noise Element
	Coastal Plan and Maps	X	Circulation Element

5.2 OTHER SOURCES:

X	County Geographic Information System (GIS) data	X	Ag Preserve maps
X	Calculations	X	Flood Control maps
	Project plans	X	Other technical references (reports, survey, etc.)
	Traffic studies	X	Planning files, maps, reports
X	Records	X	Zoning maps
	Grading plans	X	Soils maps/reports
	Elevation, architectural renderings	X	Plant maps
X	Published geological map/reports		Archaeological maps and reports
X	Topographical maps		

California Department of Conservation, Division of Mines and Geology, Geologic Maps (Dibblee Maps), 1993-1994.

Santa Barbara County Air Pollution Control District, 2013 Clean Air Plan, March 2015

Santa Barbara County Association of Governments, Regional Growth Forecast 2010-2040, December 2012

Association of Environmental Professionals, 2014 California Environmental Quality Act (CEQA) Statute and Guidelines (CEQA Guidelines), 2014.

California Environmental Protection Agency, California Ambient Air Quality Standards, website accessed December 2015: <http://www.arb.ca.gov/research/aaqs/caaqs/caaqs.htm>

Santa Barbara County, Agricultural Commissioner's Office, Agricultural Production Report 2013, 2014.

Santa Barbara County, Planning and Development Department, *Environmental Thresholds and Guidelines Manual*, July 2015.

Santa Barbara County Flood Control District, County-Wide "Percent of Normal Rainfall" Graph, 2014.

United States Environmental Protection Agency, National Ambient Air Quality Standards, website accessed December 2015: <https://www.epa.gov/ttn/naaqs/criteria.html>

Department of Toxic Substances Control, Cortese list of Hazardous Waste and Substances Sites, accessed December 2015: http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm

Department of Toxic Substances Control, The Department of Toxic Substances Control's Site Mitigation and Brownfields Database, accessed December 2015: <http://www.epa.gov/enviro/html/bms/index2.html>

6.0 PROJECT SPECIFIC (*short- and long-term*) AND CUMULATIVE IMPACT SUMMARY

As discussed throughout this document, the existing Comprehensive Plan policies, zoning ordinance development standards, and applicable state and federal laws would typically ensure that proposed projects would have less than significant effects on the environment. Mitigation measures could also be applied through the environmental review process in rare and unforeseen instances where existing County, state, and federal laws, regulations, and programs are insufficient to reduce potentially significant effects to less than significant effects.

Based on the factors discussed above, including existing laws and regulations the Project’s short-term, long-term, and cumulative effects related to Aesthetics/Visual Resources, Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Fire Hazards, Geologic Processes, Hazardous Materials/Risk of Upset, Historic Resources, Land Use, Noise, Public Facilities, Recreation, Transportation/Circulation, or Water Resources/Flooding attributable to the Housing Element are considered **less than significant**.

7.0 MANDATORY FINDINGS OF SIGNIFICANCE

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
1. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, contribute significantly to greenhouse gas emissions or significantly increase energy consumption, or eliminate important examples of the major periods of California history or prehistory?			X		
2. Does the project have the potential to achieve short-term to the disadvantage of long-term environmental goals?				X	
3. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects and the effects of probable future projects.)			X		

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X	
5. Is there disagreement supported by facts, reasonable assumptions predicated upon facts and/or expert opinion supported by facts over the significance of an effect which would warrant investigation in an EIR ?				X	

Impact Discussion for Mandatory Findings of Significance: As previously discussed the proposed project involves regulatory changes (primarily consistency rezoning of specific parcels) and does not include any physical development. Nevertheless, as discussed at length in Section 4.11 Land Use and Planning of the Negative Declaration, some physical changes could be facilitated by the proposed new zoning designations for certain parcels. These consist primarily of the potential for approximately 446 new residential units (233 single family dwellings and 213 Residential Second Units (RSUs)) distributed throughout the County. As discussed throughout the Negative Declaration, and particularly in Section 4.4 Biological Resources, 4.5 Cultural Resources, and 4.10 Historic Resources, these potential physical changes do not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

The project involves regulatory changes that include updating parcels within the study area from antiquated to modern zoning designations, and appropriately applying EDRN designations and rezoning parcels consistent with their size, location and current use. As discussed throughout the Negative Declaration, the potential physical changes that would result from the regulatory changes would not substantially degrade the environment or conflict with environmental goals, while the updated zoning designations and rezones would improve the long-term regulatory scenario. There are no incremental effects anticipated that the project will have cumulatively. Environmental impacts, including those that would directly affect human beings, would be less than significant. Long Range Planning staff are not aware of any disagreement supported by facts, reasonable assumptions predicated upon facts or expert opinion supported by facts over the significance of any of the effects discussed in the Negative Declaration.

8.0 PROJECT ALTERNATIVES

Pursuant to the 2014 CEQA Statute and Guidelines, project alternatives are only required for projects which would result in significant and immitigable impacts to the environment. Any potentially significant impacts resulting from the Project could be mitigated to less than significant impacts. As proposed, the Project does not raise the potential for significant adverse impacts which require mitigation, or cannot be mitigated below a level of significance. Therefore, no project alternatives were considered.

9.0 INITIAL REVIEW OF PROJECT CONSISTENCY WITH APPLICABLE SUBDIVISION, ZONING AND COMPREHENSIVE PLAN REQUIREMENTS

This section provides a preliminary review of the project's consistency with adopted policies and ordinances. Because the proposed project involves regulatory changes (rezones and general plan amendments), and does not include any physical development, the selected policies discussed are accordingly those that are broad in nature and/or specific to the agricultural and residential land uses that would be affected.

9.1 COMPREHENSIVE PLAN DESIGNATIONS

Agricultural I (A-I) Land Use Designation Definition: This designation applies to acreages of prime and non-prime farm lands and agricultural uses which are located within Urban, Inner Rural, and Rural Neighborhood areas.

Residential Ranchette (RR, RES) Land Use Designation Definition: The designation Rural Ranchette is intended for use within Urban, Existing Developed Rural Neighborhoods, Inner Rural and Coastal Zone areas. These are areas adjacent to the more intensive urban uses. While the use of such parcels is residential, the intent of the designation is to preserve the character of an area and minimize the services required by smaller lot development. The Residential Ranchette designation permits all forms of cultivated agriculture, grazing, and related activities which would be allowed under an Agriculture I designation (e.g., intensive commercial animal husbandry would not be permitted).

Mountainous Areas (MA) Land Use Designation Definition: The purpose of this designation is to delineate land having an average slope in excess of 40 percent and isolated table land surrounded by slopes exceeding 40 percent. Such lands may include the steeper foothills of the County, as well as mountain lands within the Los Padres National Forest boundary. This land shall be kept free of intensive development to reserve it for such uses as watershed, scenic enjoyment, wildlife habitat, grazing, orchards, and vineyards.

Other Open Lands Land Use Designation Definition: These areas are lands subject to environmental constraints on development, have no agricultural potential or have outstanding resource value. These include some lands shown on the ERME Factors maps of the Environmental Resources Management Element. One residence per 100 acres is permitted in this category. Within the coastal zone, the Other Open Lands designation has been reserved for specific areas that have extensive or outstanding natural resource values. Some examples include the Carpinteria Slough, Devereaux Dunes, Guadalupe Dunes, and Point Sal.

Institution/Government Facility Land Use Designation Definition: The development of public facilities necessary to provide public services is appropriate within the defined Rural and Inner-Rural Areas.

Potentially Consistent: The parcels proposed to be included in EDRNs would be designated A-I-5, A-I-10, A-I-20, A-I-40, RR-4.6, RR-5, Res-0.33, Res-1.0 or Res-3.3. As specifically stated in the A-I and RES definition, this designation is intended for parcels in Rural Neighborhoods, allowing residential and agricultural uses.

Potentially Consistent: Parcels outside of existing and proposed EDRNs, would be designated A-I-40, A-II-40, A-II-100, MA-40, MA-100, MA-320, MA-40/Educational Facility, Institution/Government

Facility, Other Open Lands, and Recreation/Open Space. These designations are consistent with the land uses on these rural parcels, the vast majority of which are currently in agricultural use or open lands.

Land Use Element EDRN Definition: *A neighborhood area that has developed historically with lots smaller than those found in the surrounding Rural or Inner Rural lands. The purpose of the neighborhood boundary is to keep pockets of rural residential development from expanding onto adjacent agricultural lands. Within the Rural Neighborhood boundary, infilling of parcels at densities on the land use plan maps is permitted (LUE pp 175-6).*

Potentially Consistent: The County has identified five neighborhoods in the Santa Maria Valley, Lompoc Valley, Santa Ynez Valley, and Cuyama Valley that appear to meet the definition of an EDRN, but are not currently designated as EDRNs. These neighborhoods consist of groups of parcels that are substantially smaller than the surrounding large agricultural properties. The primary use on most proposed EDRN parcels is rural residential, although some also support small farms or limited grazing uses. By identifying and designating the proposed new EDRNs, the County is appropriately applying the EDRN designation consistent with this definition from the Land Use Element of the Comprehensive Plan.

9.2 AGRICULTURAL RESOURCES

Land Use Element - Agricultural Goal: *In rural areas, cultivated agriculture shall be preserved and, where conditions allow, expansion and intensification should be supported. Lands with both prime and nonprime soils shall be reserved for agricultural uses.*

Agricultural Element Goal I: *Santa Barbara County shall assure and enhance the continuation of agriculture as a major viable production industry in Santa Barbara County. Agriculture shall be encouraged. Where conditions allow (taking into account environmental impacts) expansion and intensification shall be supported.*

Potentially Consistent: The proposed consistency rezone project would enhance the ability of agricultural land owners to continue, improve and expand agricultural operations. The modern LUDC zone districts that would replace the existing antiquated Ordinance 661 zones allow a broader and more appropriate range of agricultural and agricultural support uses. Examples of uses allowed under the LUDC designations only include wineries, certain recreational facilities, and commercial composting facilities. In addition, the AG-II designation applied uniformly to parcels currently under several Ordinance 661 designations would provide better regulatory consistency and equity throughout the project area, and simplify many permit processes.

As discussed throughout the Negative Declaration, the Project involves regulatory changes and does not include any physical development. Nevertheless, as discussed at length in Section 4.11 Land Use and Planning, some physical changes could be facilitated by the proposed new zoning designations for certain parcels. These consist primarily of the potential for approximately 446 new residential units (233 single family dwellings and 213 Residential Second Units (RSUs)) distributed throughout the project area.

As also discussed in the Land Use Section, certain land uses would be allowed under different permit processes under the proposed new zoning designations; however, these regulatory changes would not result in physical changes and therefore do not require analysis in this section. In addition, certain specific land uses (discussed and listed in Section 4.11 Land Use and Planning, and in Appendix B) are allowed under the LUDC but not allowed at all under Ordinance 661. These include wineries, RSUs, recreational facilities such as camps and hostels, rifle ranges, greenhouses larger than 300 square feet, and farm labor camps, among others. However, as Ordinance 661 is considered an outdated code, requests for these uses are currently processed by the County through a consistency rezone to the corresponding modern zoning designation. As discussed further below, regardless of permit type or process, all projects must be found consistent with

adopted County policies and current ordinances and development standards to be approved, and all permit processes require some level of public noticing and can be appealed. The changes would therefore reduce the cost and time associated with obtaining permits, but would not themselves result in physical changes. In fact, the change would make it easier, in terms of process, for agricultural landowners to develop certain uses that are accessory to their agricultural operations and could enhance agricultural viability. Therefore, the primary physical change that would be facilitated by the project and that is the focus of the environmental analysis is the 446 potential new dwellings discussed above.

The primary use on most proposed EDRN parcels is residential, although some also support small agricultural operations. In general, the parcel size of most proposed EDRN parcels is 10 acres or less, which is in many cases considered too small for a viable, stand-alone commercial farming operation, especially when a portion of the lot is dedicated to residential use. Landowners who would have the opportunity to apply for an RSU as a result of the proposed regulatory changes would consider where to site the unit and how best to ensure that it does not interfere with ongoing onsite farming operations. RSUs are accessory to an existing residential unit, and due to size limits, would occupy a relatively small footprint (typically well under 10,000 square feet, including landscaping, access etc.). Therefore, they would not remove a significant area of farmland or change an agricultural primary use to residential. Continuation of existing agricultural operations would not be substantially affected. Among other reasons for this discussed above most EDRN parcels, although smaller than most surrounding rural parcels, are large enough to allow flexibility in siting of RSUs to take into account agricultural protection considerations, including distance from active farming operations. Finally, it is County practice when processing Land Use Permits in agricultural areas to require a structural setback of 50 to 100 feet from property lines adjacent to active agriculture to help minimize potential conflicts. This evaluation is done on a case-by-case basis with input from the Agricultural Commissioner's Office.

As discussed further below, the proposed EDRN component of the project would protect surrounding farmland from expansion of pockets of residential development, hence enhancing its continuation.

Land Use Element – Development Policy 3: *No urban development shall be permitted beyond boundaries of land designated for urban uses except in neighborhoods in rural areas.*

Agricultural Element Goal II: *Agricultural lands shall be protected from adverse urban influence.*

Potentially Consistent: As discussed above, the EDRN definition and designation were created specifically to “to keep pockets of rural residential development from expanding onto adjacent agricultural lands.” By identifying and designating these new EDRNs in the Santa Maria Valley, Lompoc Valley, Santa Ynez Valley, and Cuyama Valley, the County intends to contain the primarily residential areas as designated, protecting surrounding agricultural lands.

Agricultural Element Policy II.D: *Conversion of highly productive agricultural lands whether urban or rural, shall be discouraged. The County shall support programs which encourage the retention of highly productive agricultural lands.*

Agricultural Element Goal III: *Where it is necessary for agricultural lands to be converted to other uses, this use shall not interfere with remaining agricultural operations.*

Agricultural Element Policy III.A: *Expansion of urban development into active agricultural areas outside of urban limits is to be discouraged, as long as infill development is available.*

Potentially Consistent: The proposed project involves regulatory changes (primarily consistency rezoning of specific parcels) and does not include any physical development that would directly affect agricultural land or resources. Nevertheless, as discussed in Section 4.11 Land Use and Planning of the Negative Declaration, some physical changes could be facilitated by the proposed new zoning designations for certain parcels. As

discussed in detail in Section 4.2 Agriculture, the project would not facilitate conversion of a substantial amount of agricultural land not create conflicts that would discourage the continuation of agriculture.

9.3 HOUSING

Housing Element Goal I: Goal 1: Enhance the Diversity, Quantity, and Quality of the Housing Supply.

Housing Element Program 1.4: Encourage the development of unit types that are affordable by design, such as residential second units, farm employee dwellings, infill, and mixed-use development.

Potentially Consistent: The project would facilitate development of a modest number of housing units throughout the project area, as a result of adopting new zoning designations with different allowances for primary single family residences on some rural parcels and RSUs on EDRN parcels. These new housing opportunities, although modest in number, would enhance the ability for farm owners and, in some cases, workers to live near the lands they manage.

9.4 ZONING ORDINANCE

LUDC Section 35.21.020.A, Purpose and Intent of the AG-I Agriculture I Zone District: *The AG-I zone is applied to areas appropriate for agricultural use within Urban, Inner Rural, Rural (Coastal Zone only), and Existing Developed Rural Neighborhood areas, as defined on the Comprehensive Plan maps. The intent is to provide standards that will support agriculture as a viable land use and encourage maximum agricultural productivity.*

LUDC Section 35.23.020.C, Purpose and Intent of the R-1/E-1 (Single Family Residential) zone: *The R-1 and E-1 zones are applied to areas appropriately located for one-family living at a reasonable range of population densities, consistent with sound standards of public health, safety, and welfare. This zone is intended to protect the residential characteristics of an area and to promote a suitable environment for family life.*

Potentially Consistent: Parcels in the EDRNs would be designated AG-I or R-1/E-1. As stated in the purpose and intent, these designations are appropriate for EDRNs. The neighborhoods proposed to become new EDRNs consist of groups of parcels that are substantially smaller than the surrounding large agricultural properties. The primary use on most proposed new EDRN parcels is residential, although some also support small farms or limited grazing uses. By identifying and designating the proposed new EDRNs, the County is appropriately applying the R-1/E-1 and AG-I designation consistent with these LUDC definitions.

LUDC Section 35.21.020.A, Purpose and Intent of the AG-I Agriculture I Zone District: *The AG-I zone is applied to areas appropriate for agricultural use within Urban, Inner Rural, Rural (Coastal Zone only), and Existing Developed Rural Neighborhood areas, as defined on the Comprehensive Plan maps. The intent is to provide standards that will support agriculture as a viable land use and encourage maximum agricultural productivity.*

LUDC Section 35.21.020.B, Purpose and Intent of the AG-II Agriculture II Zone District: *The AG-II zone is applied to areas appropriate for agricultural land uses on prime and non-prime agricultural lands located within the Rural Area as shown on the Comprehensive Plan maps. The intent is to preserve these lands for long-term agricultural use.*

LUDC Section 35.22.030.C, Purpose and Intent of the RMZ (Resource Management) zone: *The intent is to allow reasonable but limited development because of extreme fire hazards, minimum*

services, and/or environmental constraints, and to encourage the preservation of these areas for uses including grazing, scientific and educational study, and limited residential uses.

LUDC Section 35.26.020.E, Purpose and Intent of the REC (Recreation) zone. The REC zone is applied to provide public or private open space areas appropriate for various forms of outdoor recreation. The intent is to encourage outdoor recreational uses that will protect and enhance areas with the potential to accommodate both active and passive recreation because of their beauty and natural features. Proposed recreational uses should compliment and be appropriate to the area because of the natural features.

Potentially Consistent: Parcels outside of existing and proposed EDRNs would be designated AG-I, AG-II, RMZ, or REC. These designations are consistent with the land uses on these rural parcels, the vast majority of which are currently in agricultural use or open space.

10.0 DETERMINATION BY ENVIRONMENTAL HEARING OFFICER

- I agree with staff conclusions. Preparation of the appropriate document may proceed.
- I DO NOT agree with staff conclusions. The following actions will be taken:
- I require consultation and further information prior to making my determination.

SIGNATURE: *W. J. [Signature]* INITIAL STUDY DATE: _____

SIGNATURE: *W. J. [Signature]* NEGATIVE DECLARATION DATE: 4/18/16

SIGNATURE: *David Jackie* REVISION DATE: 4/21/16

SIGNATURE: *David Jackie* FINAL NEGATIVE DECLARATION DATE: 4/22/16

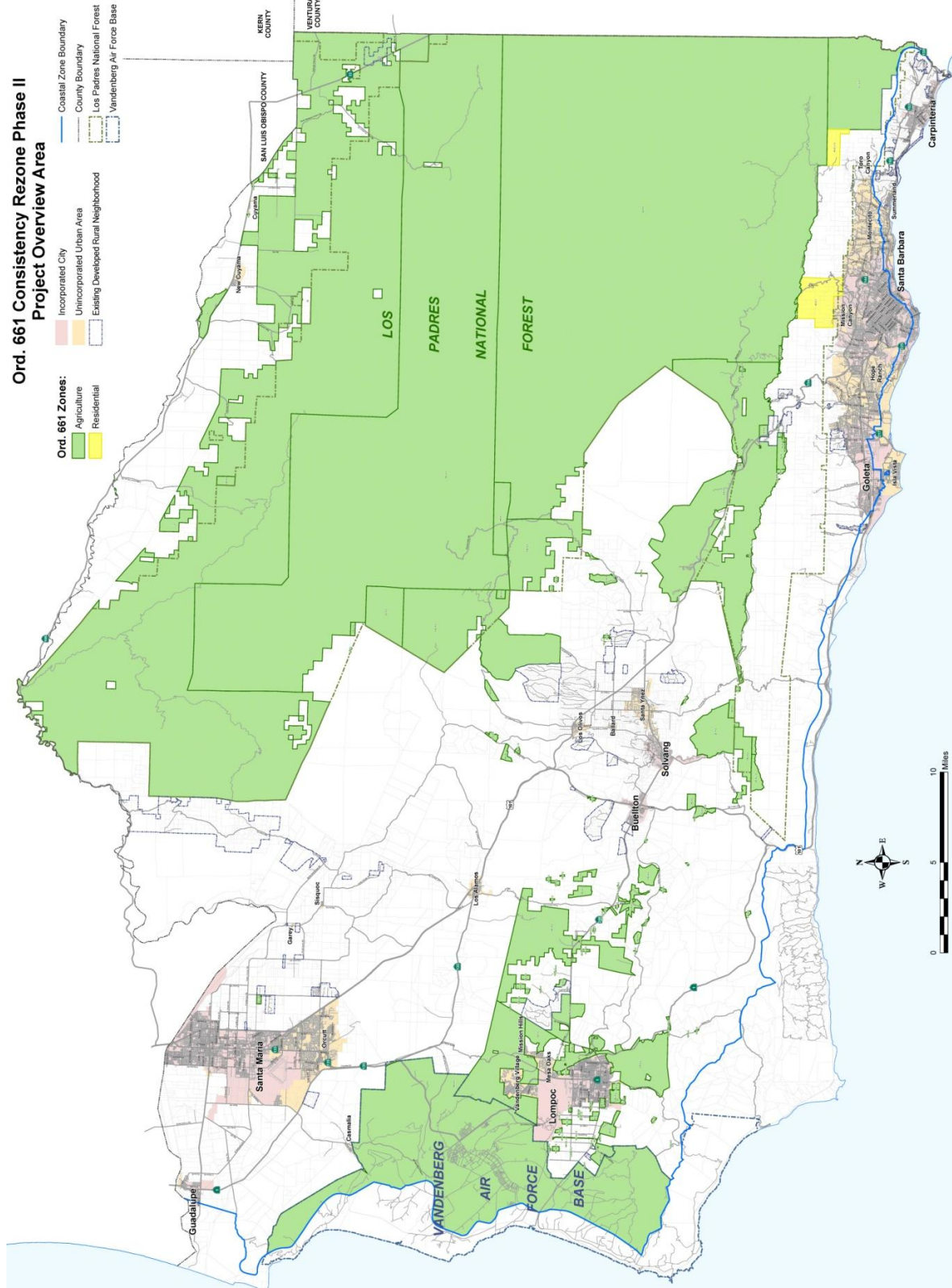
APPENDIX A – PROJECT MAPS

To view a pdf of any of the following maps please visit:

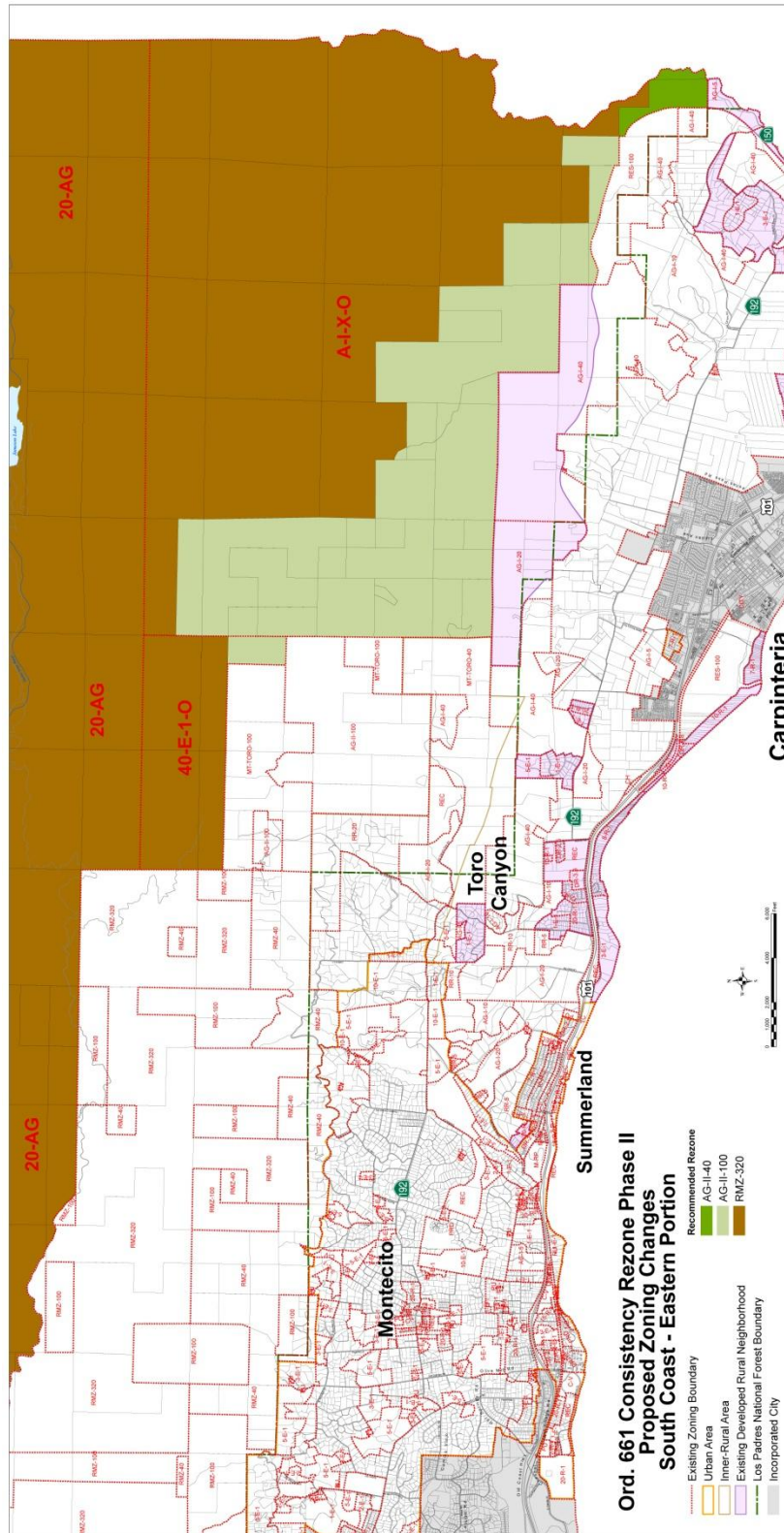
http://longrange.sbcountyplanning.org/programs/661%20Phase%20II/ord661_phase2.php

Final Negative Declaration 16NGD-00000-00003

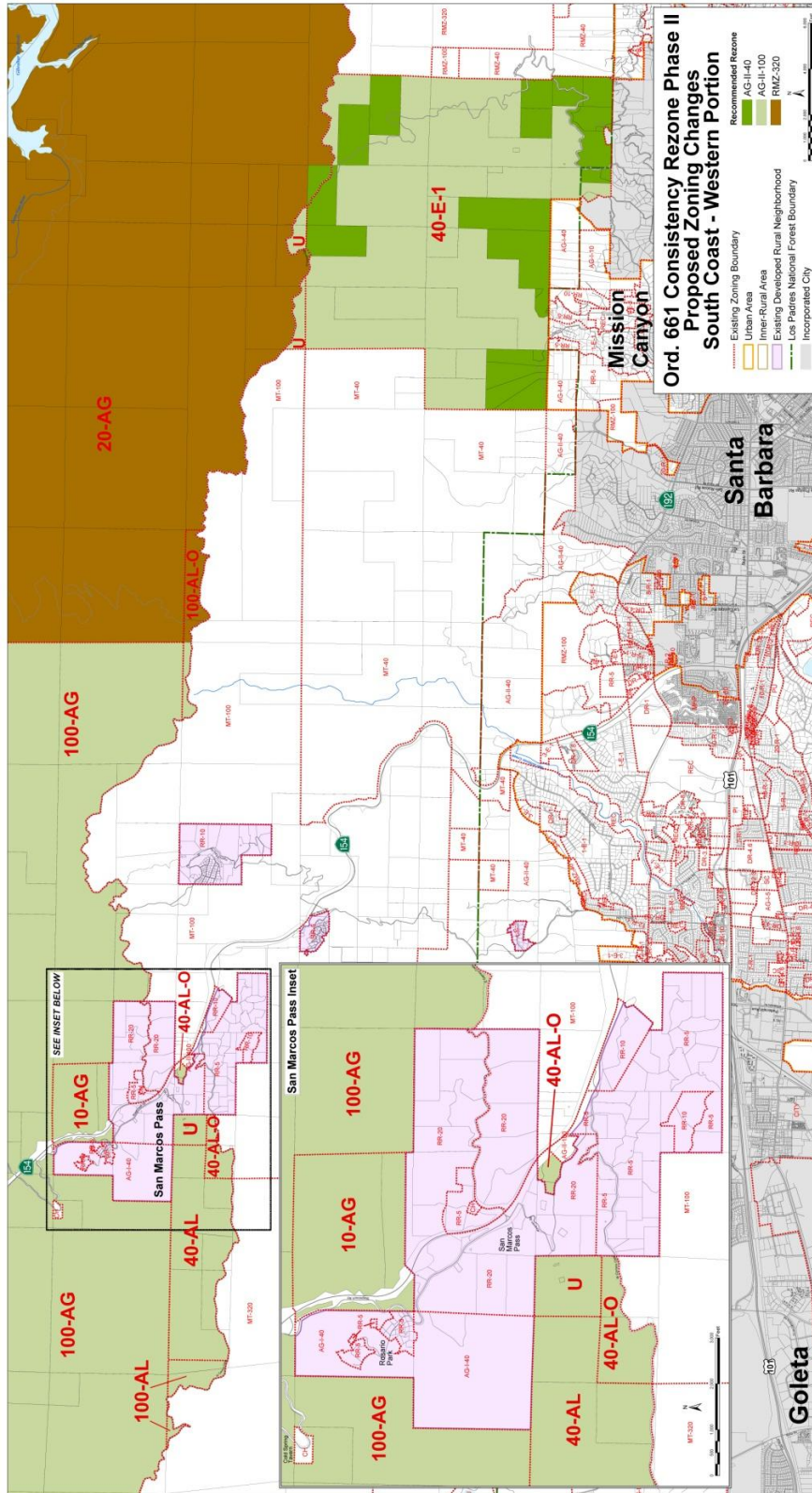
Appendix A - Figure 1 Project Area Overview



Appendix A - Figure 2 Proposed Zoning - South Coast – Eastern Portion

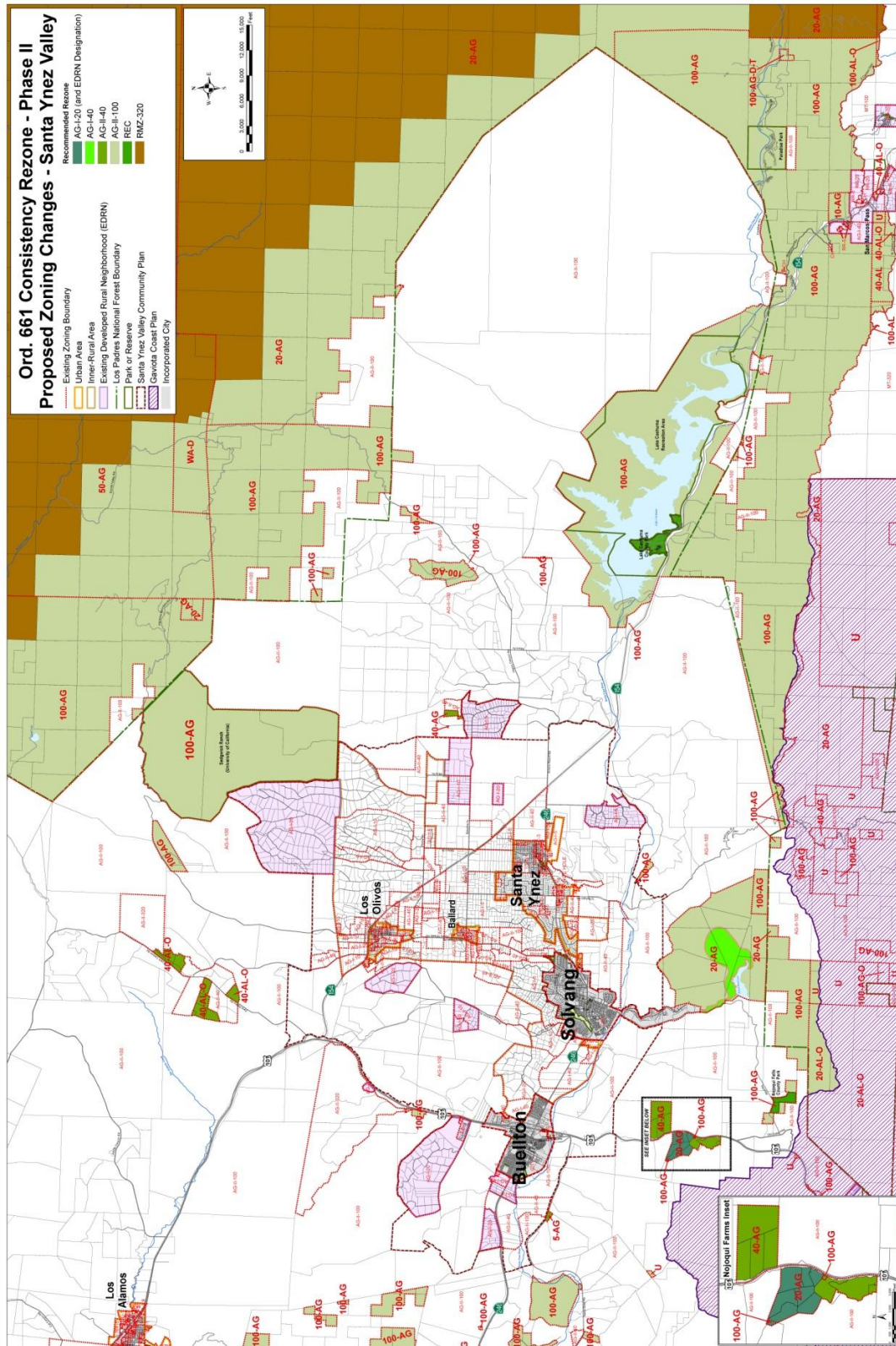


Appendix A - Figure 3 Proposed Zoning - South Coast – Western Portion

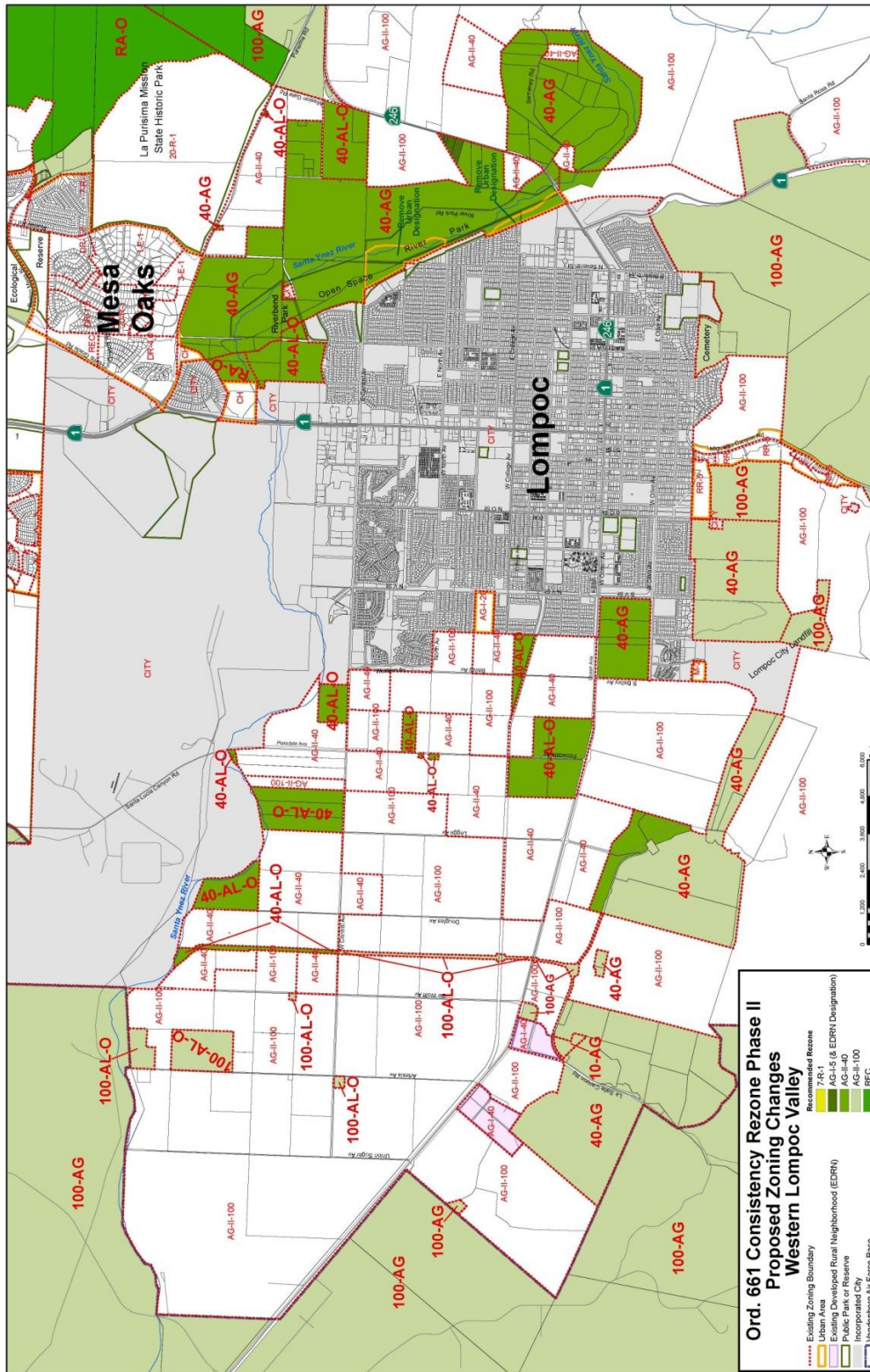


Final Negative Declaration 16NGD-00000-00003

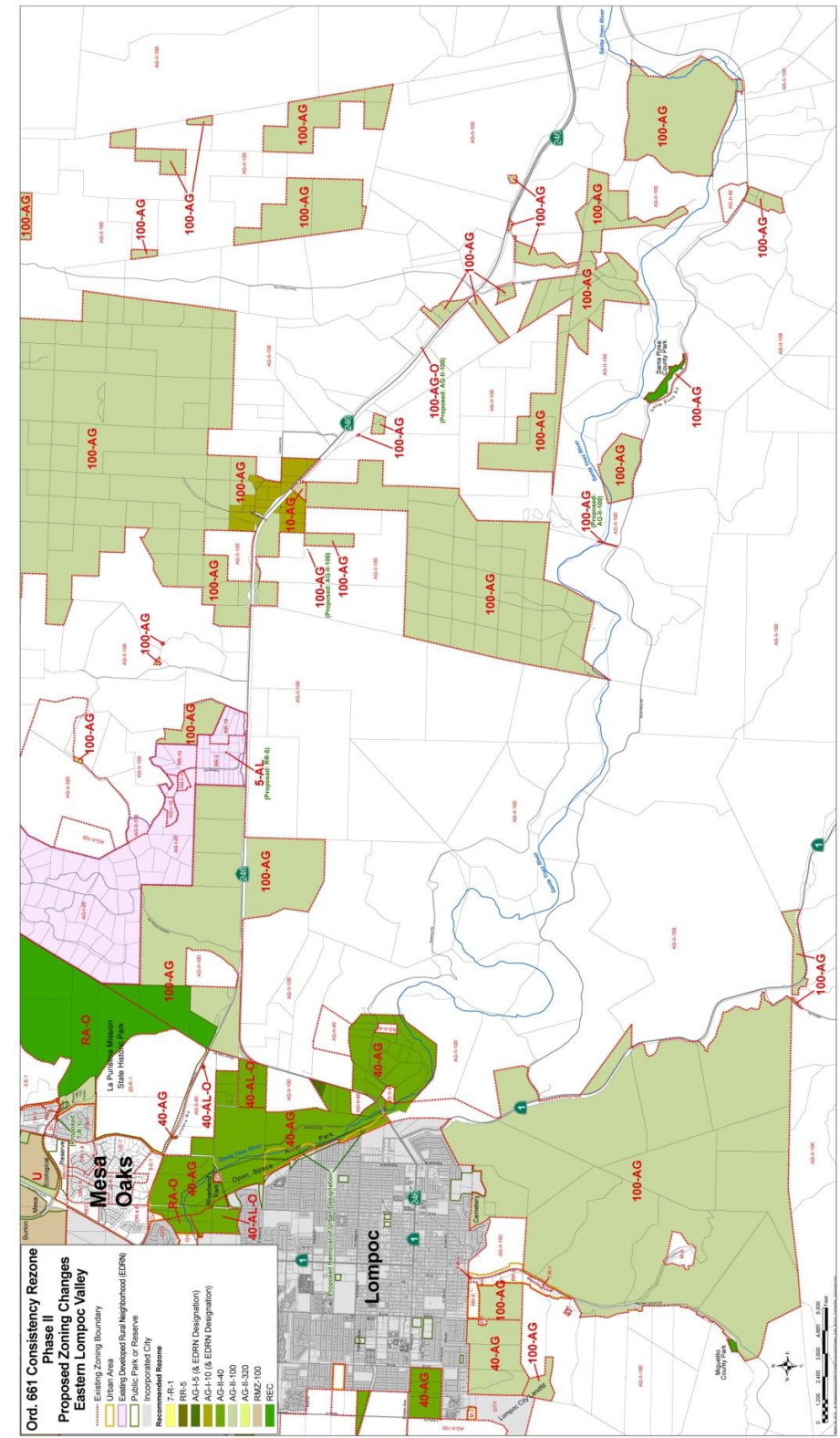
Appendix A - Figure 4 Proposed Zoning - Santa Ynez Valley



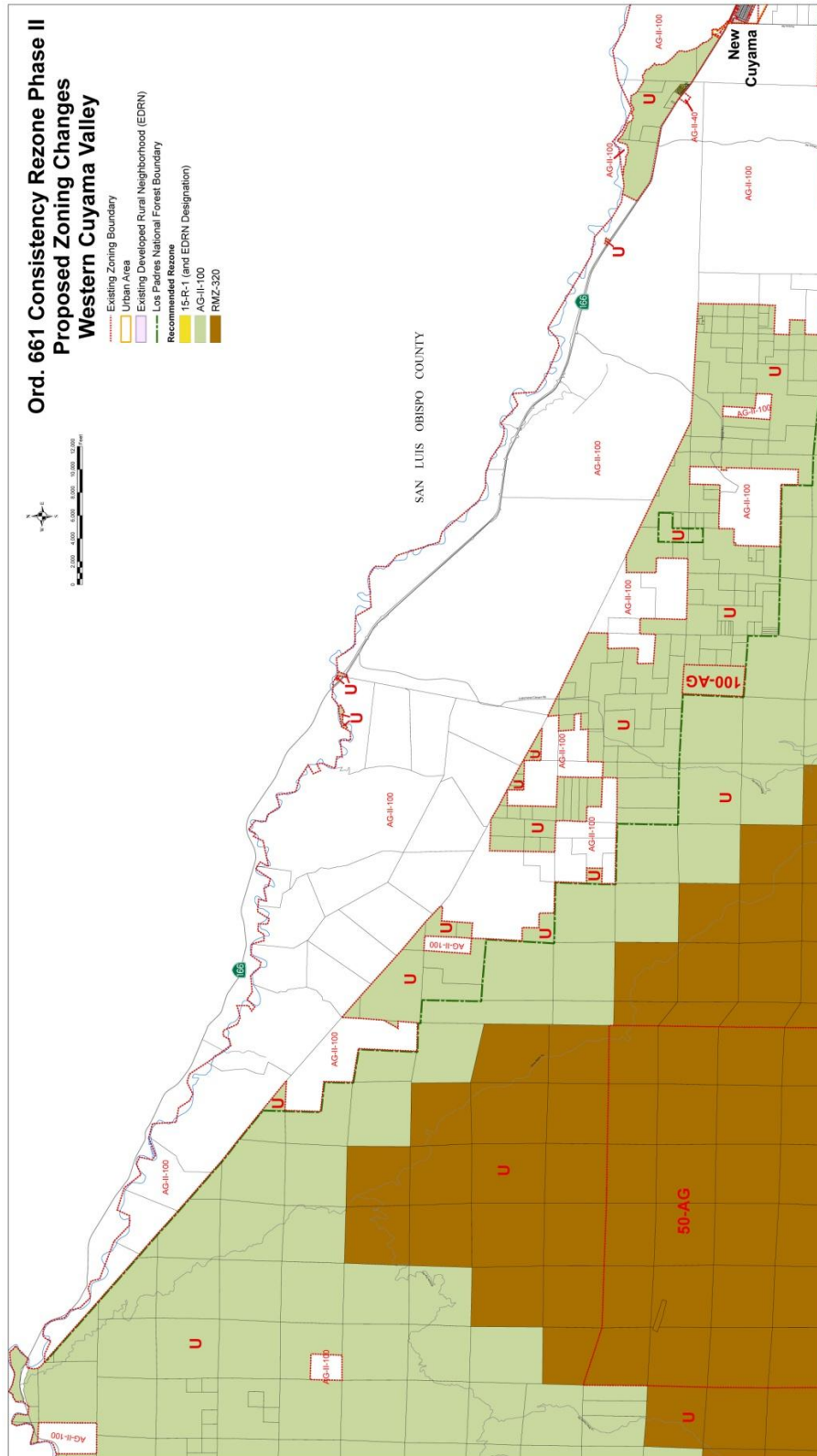
Appendix A - Figure 5 Proposed Zoning - Western Lompoc Valley



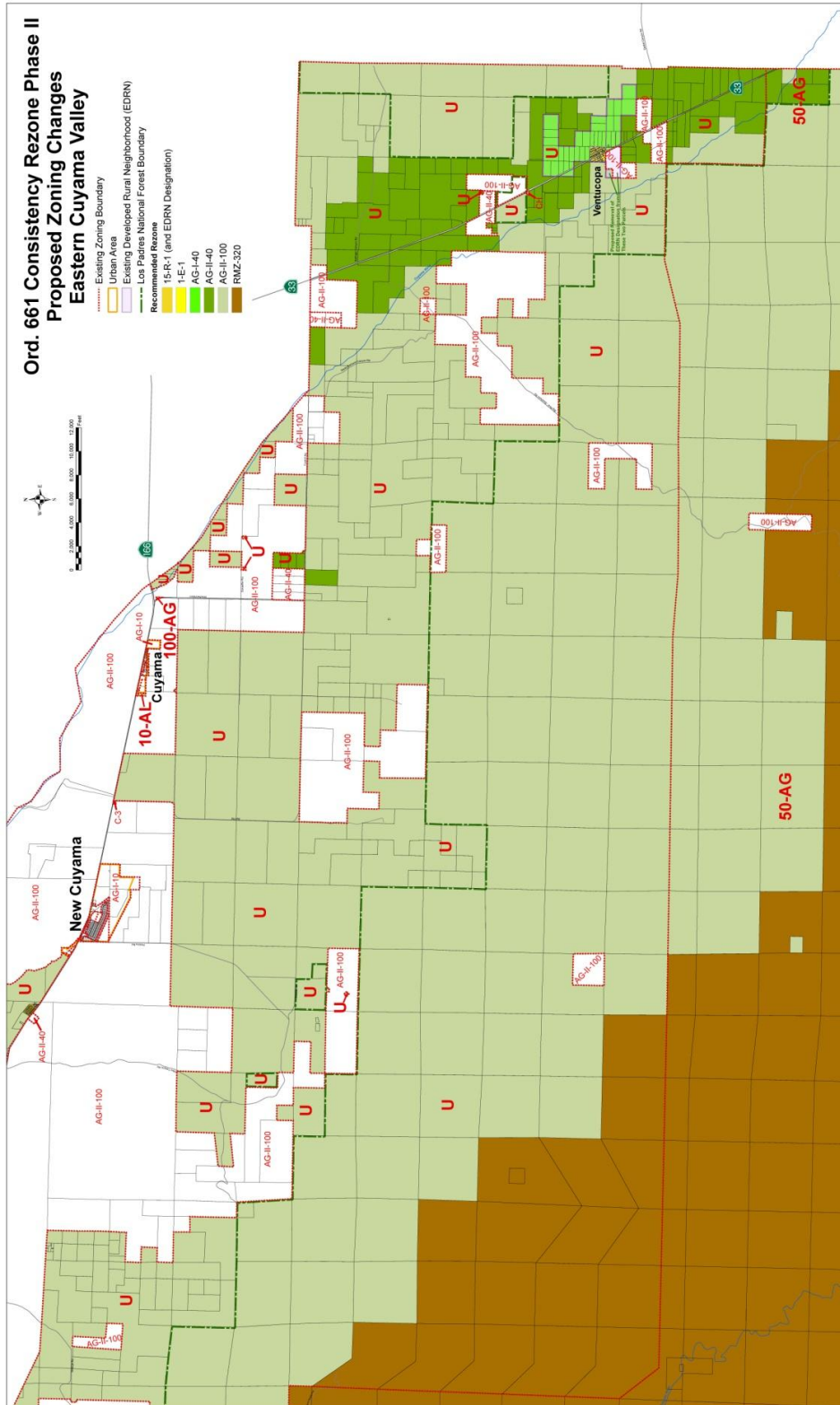
Appendix A - Figure 6 Proposed Zoning - Eastern Lompoc Valley



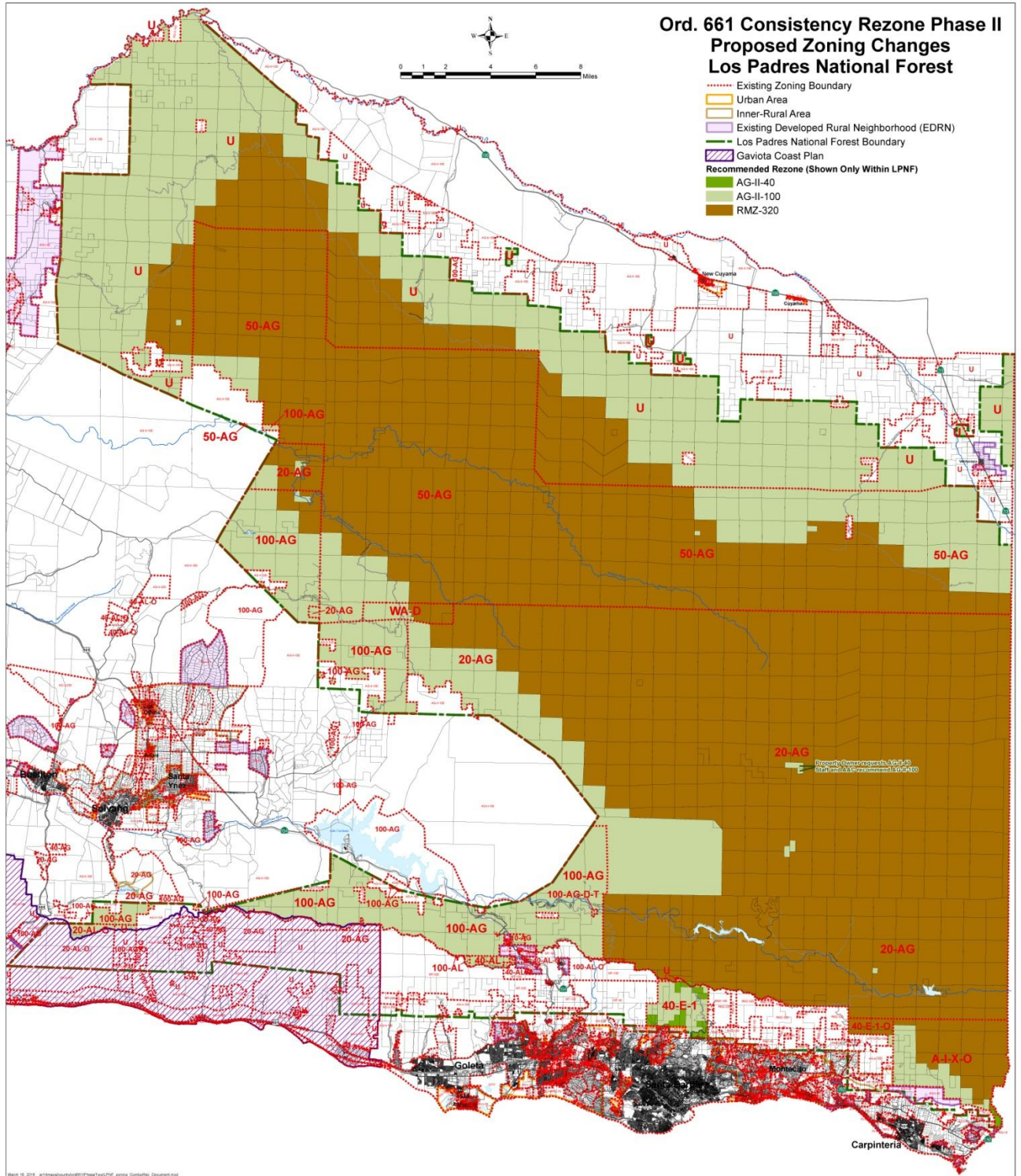
Appendix A - Figure 7 Proposed Zoning - Western Cuyama Valley



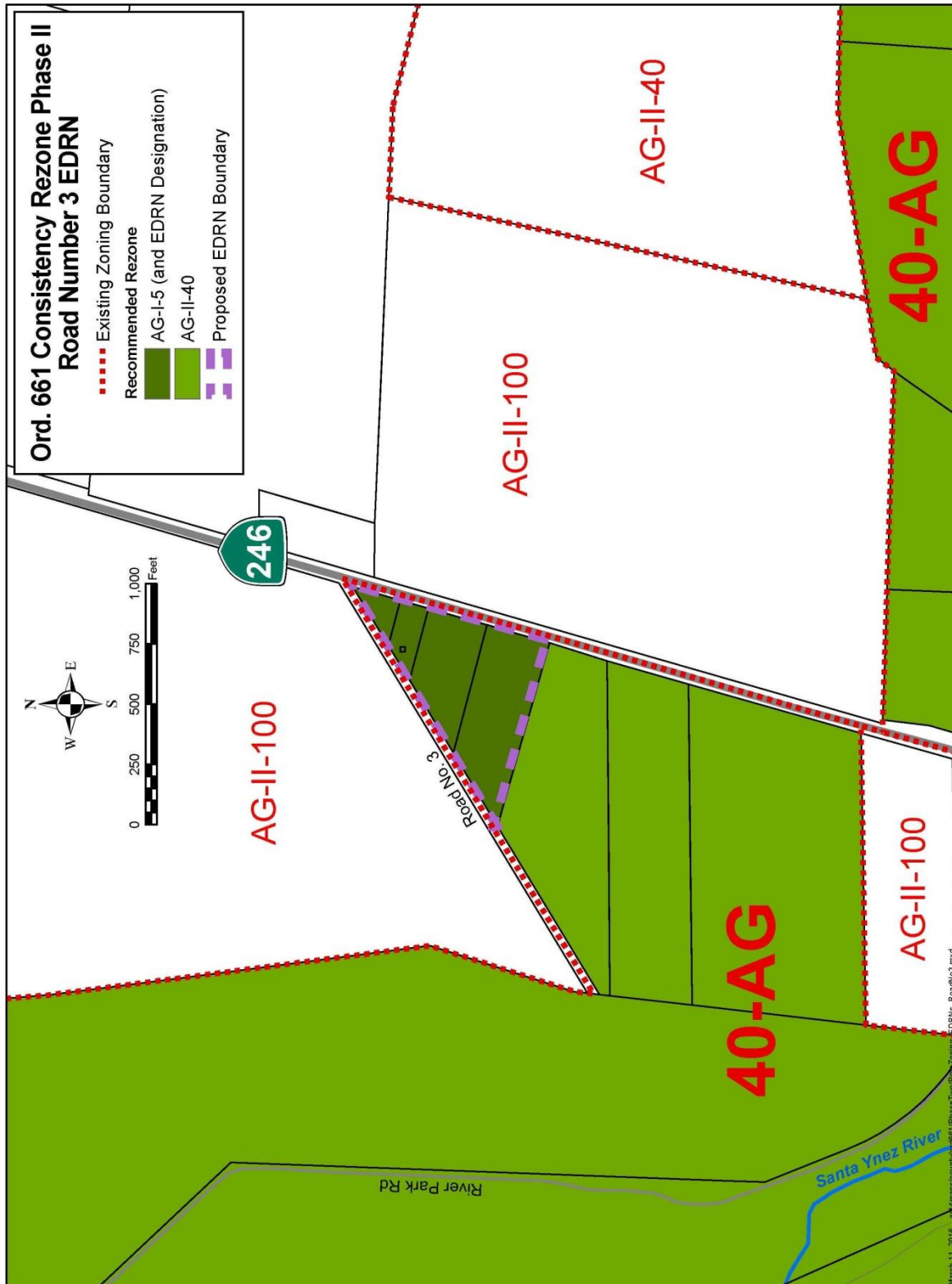
Appendix A - Figure 8 Proposed Zoning - Eastern Cuyama Valley



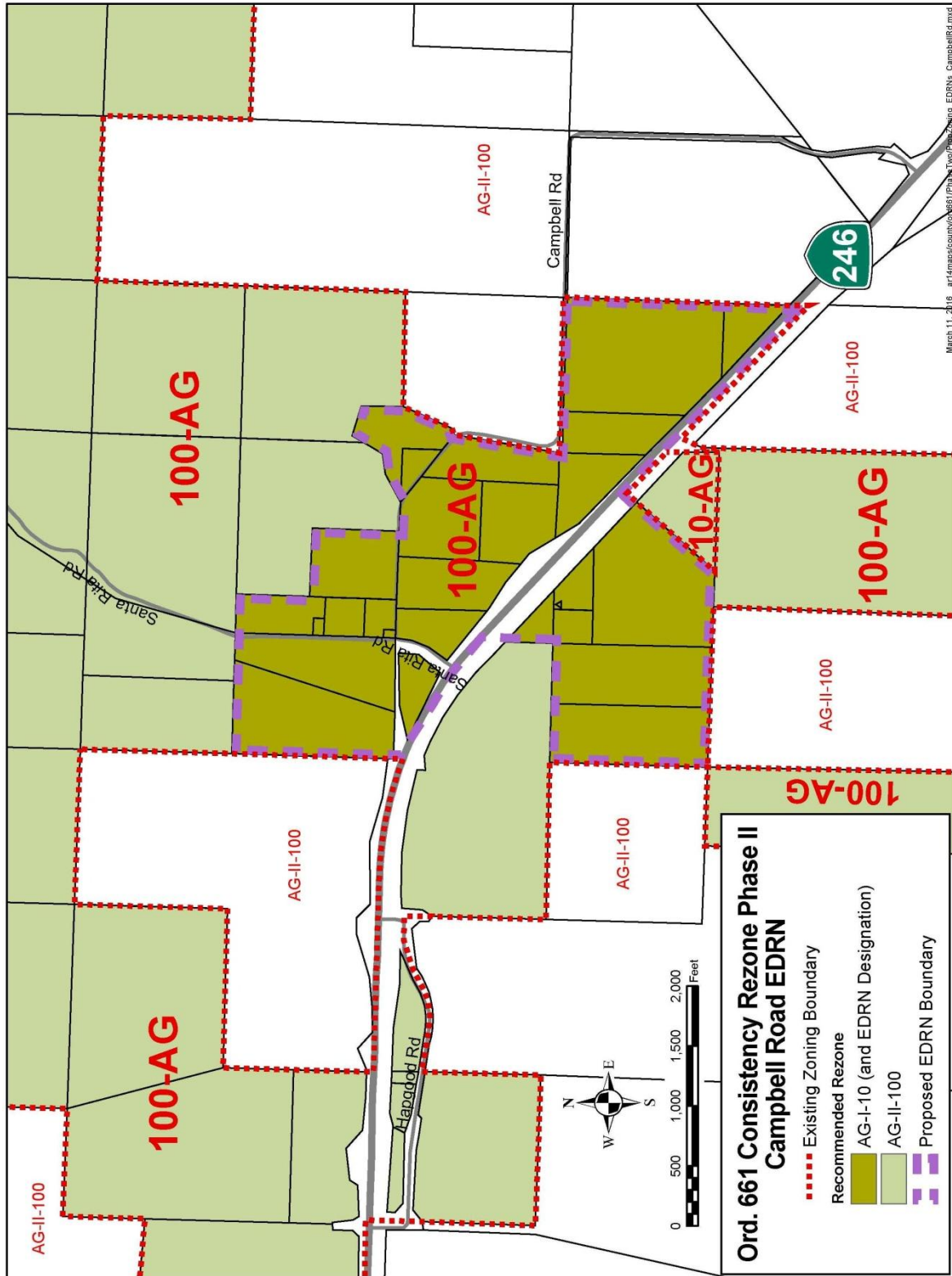
Appendix A - Figure 9 Proposed Zoning – Los Padres National Forest



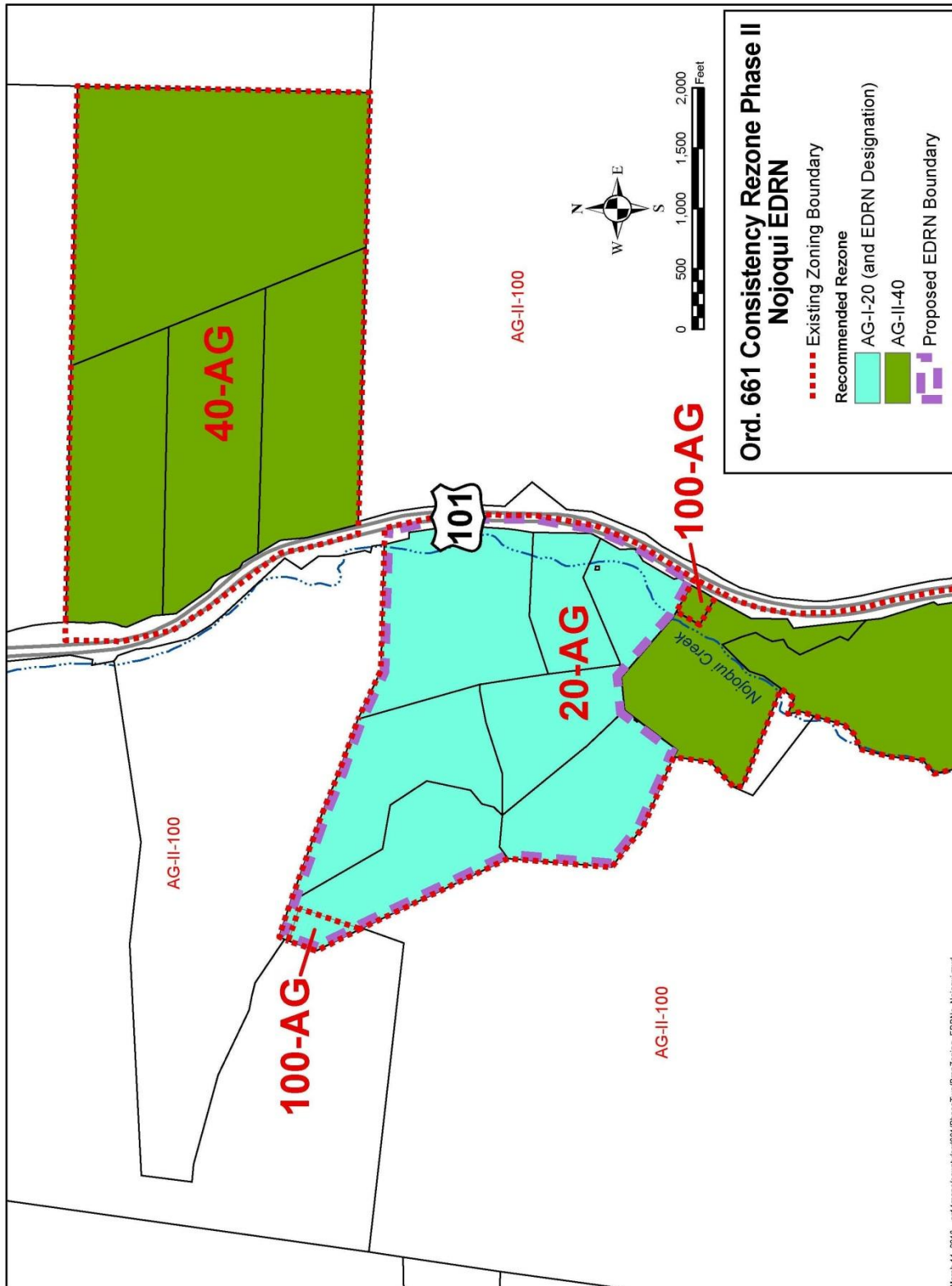
Appendix A - Figure 10 Proposed EDRN – Road Number 3



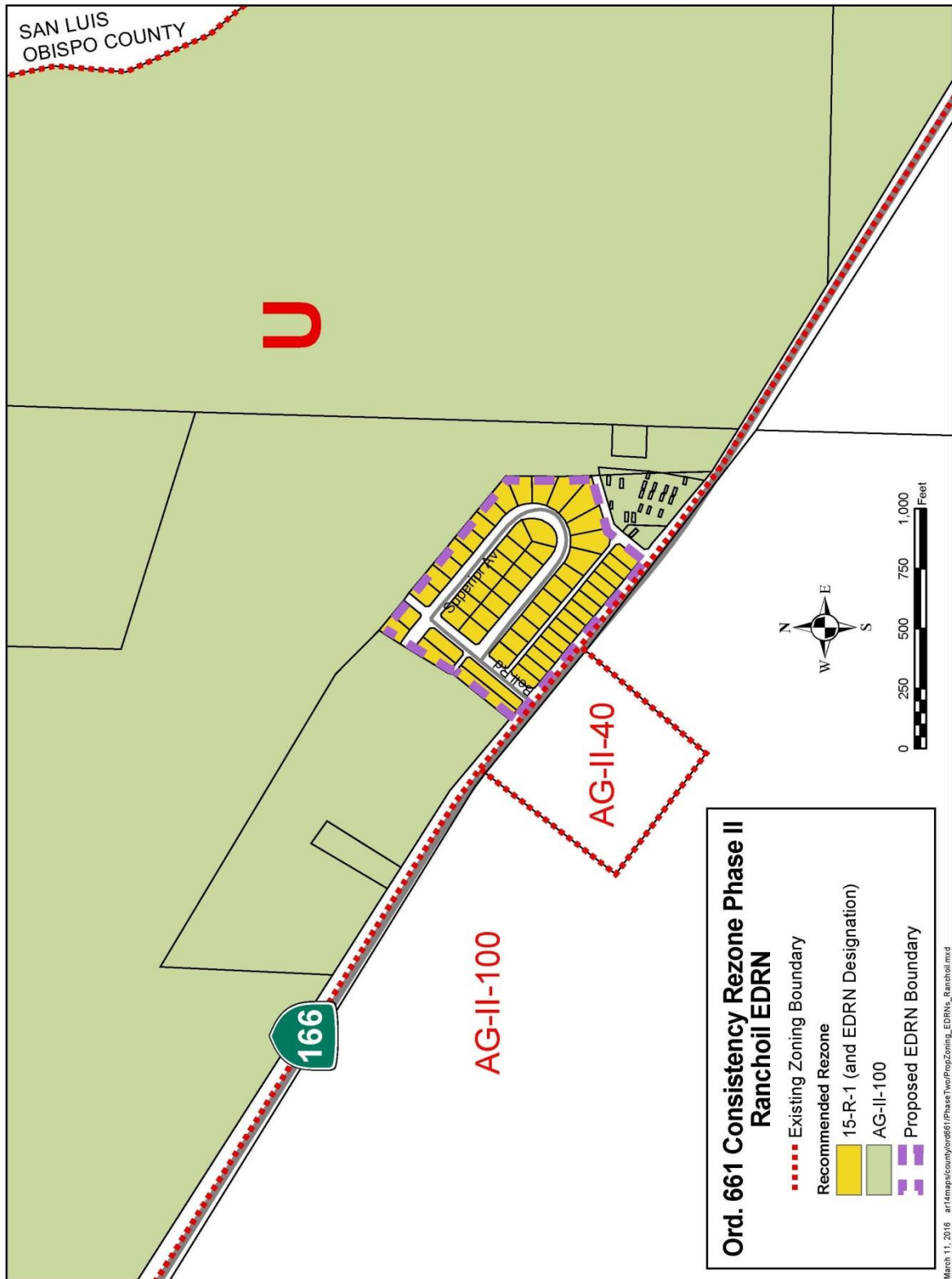
Appendix A - Figure 11 Proposed EDRN - Campbell Rd Area



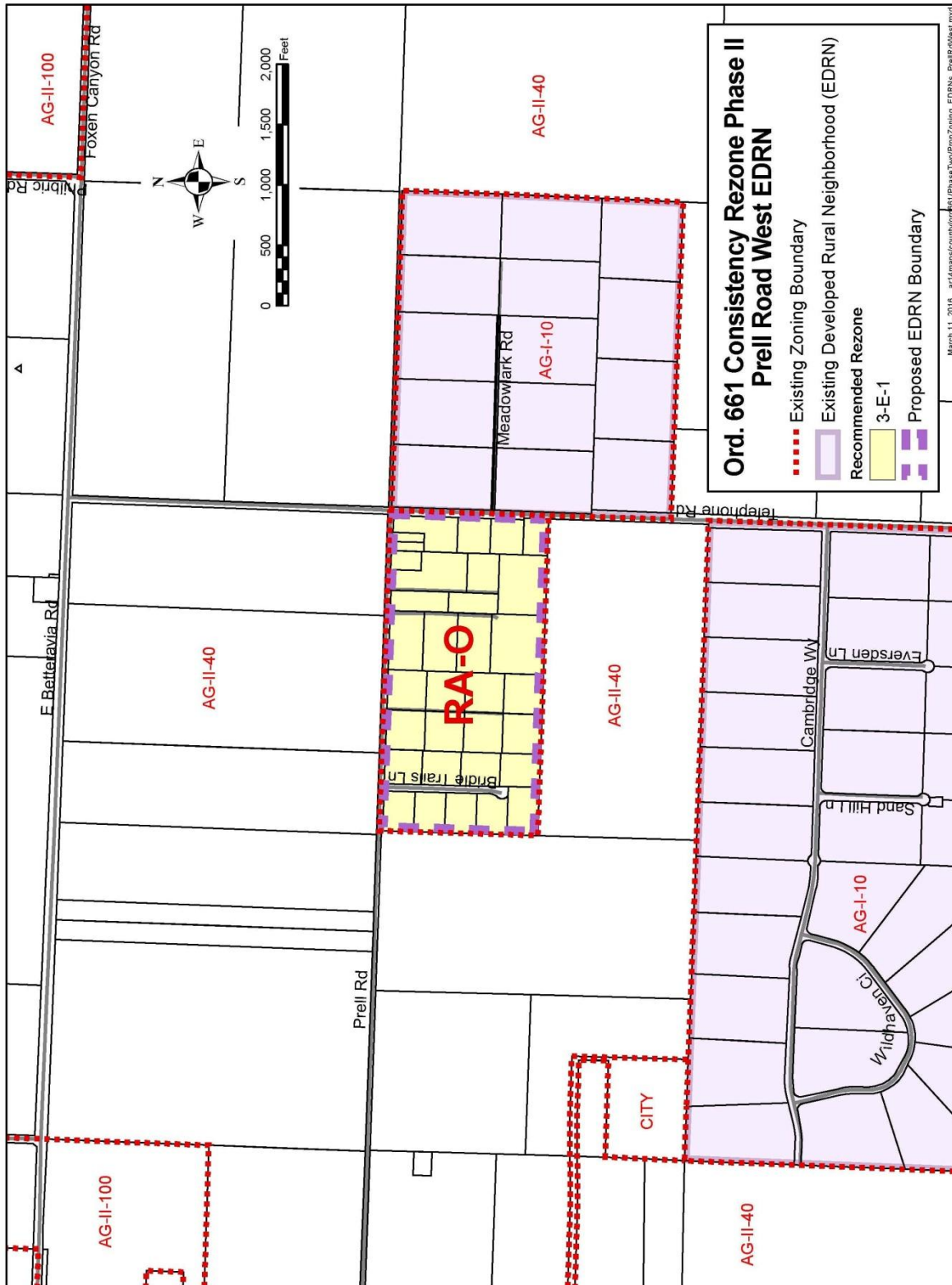
Appendix A - Figure 12 Proposed EDRN - Nojoqui



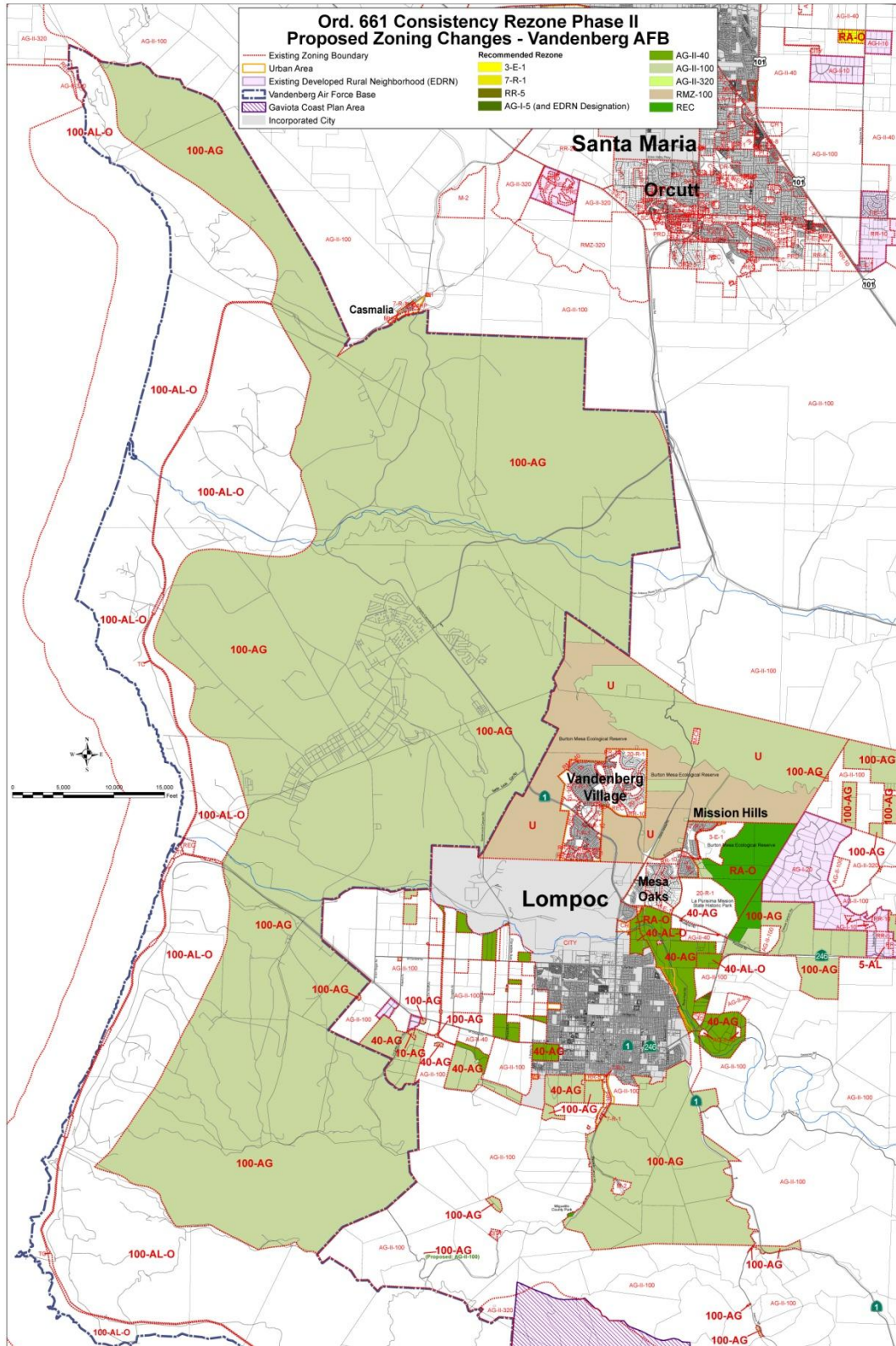
Appendix A - Figure 13 **Proposed EDRN - Ranchoil**



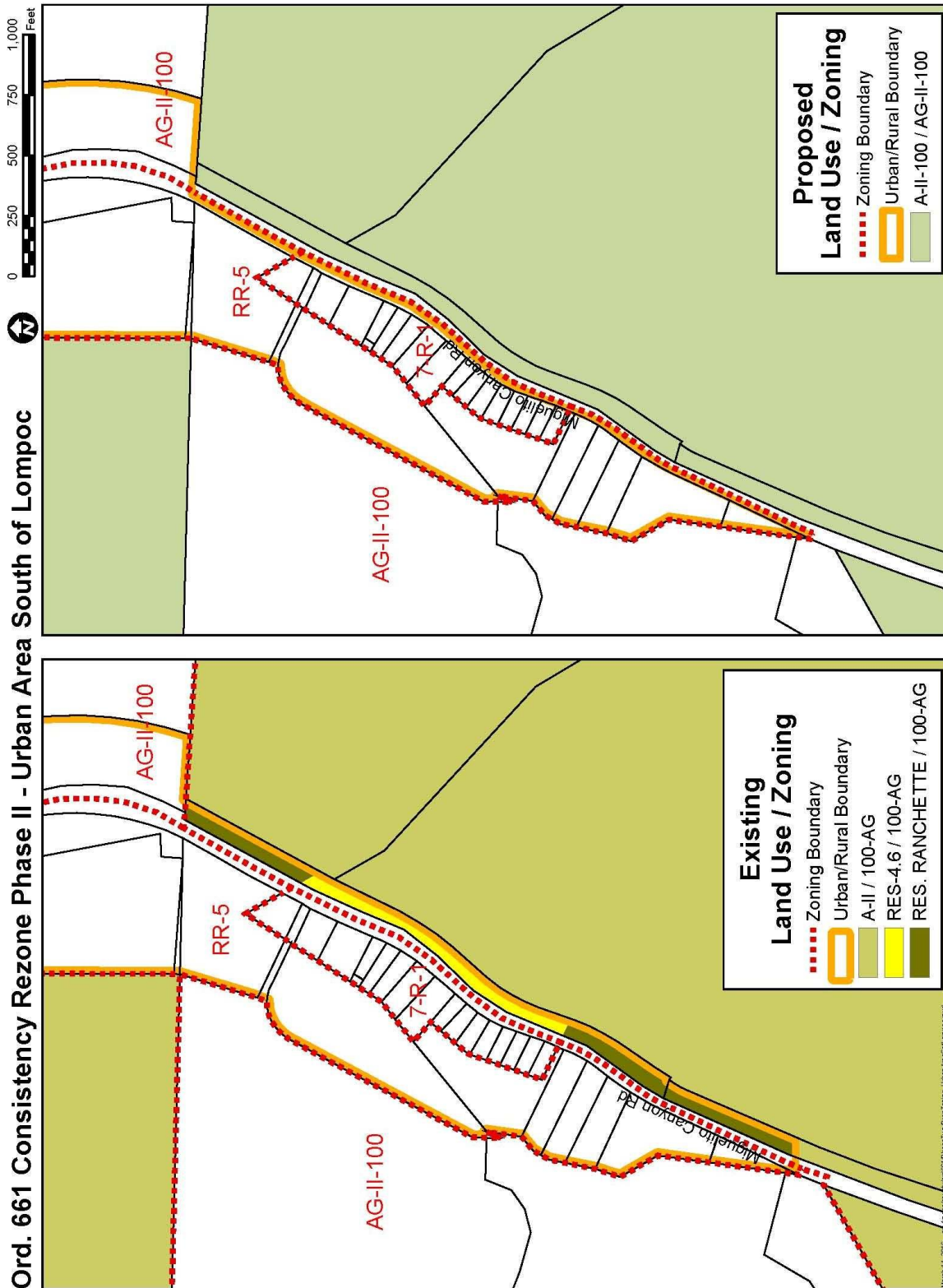
Appendix A - Figure 14 Proposed EDRN - Prell Road West



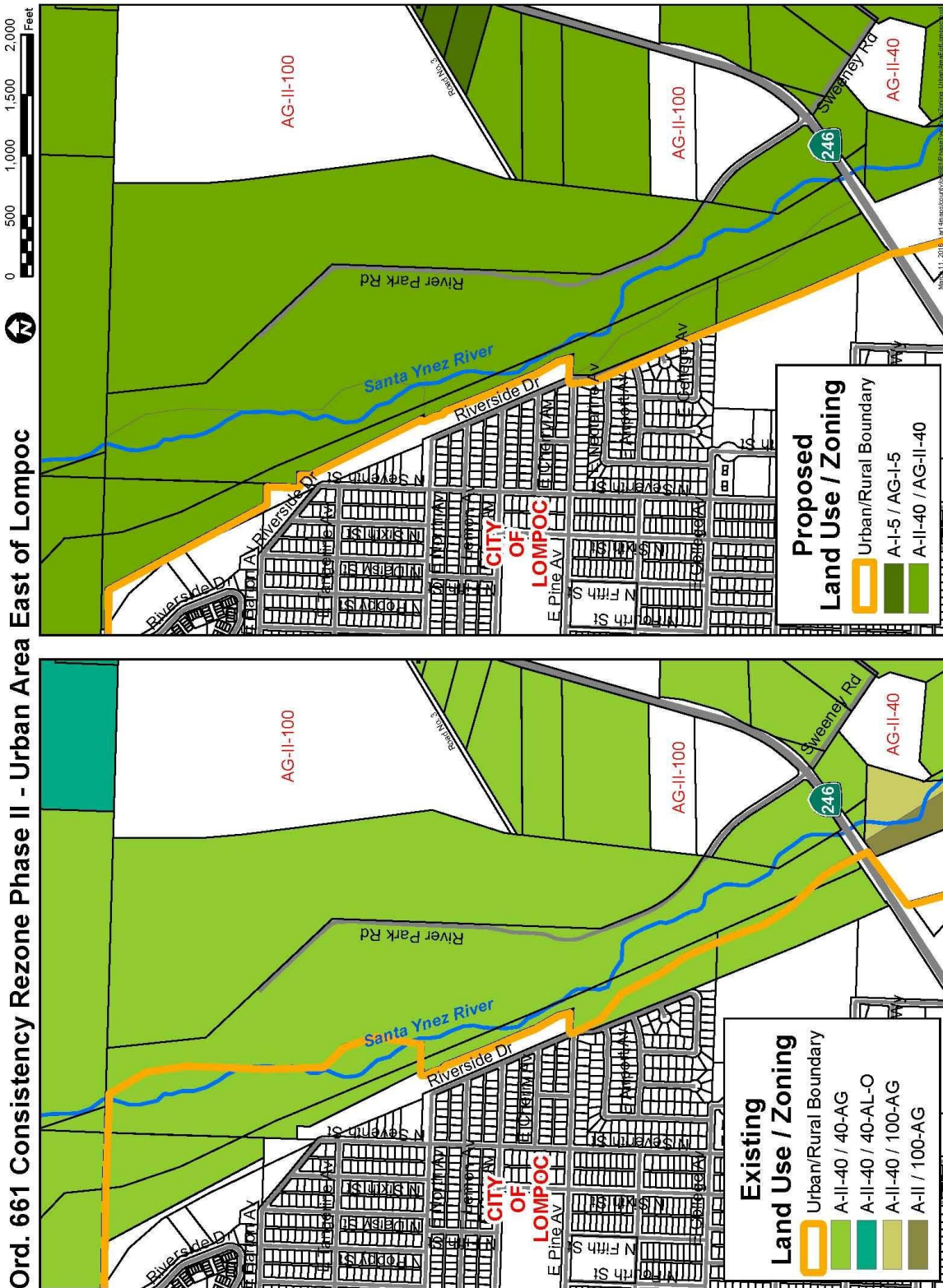
Appendix A - Figure 15 Proposed Zoning – Vandenberg Air Force Base



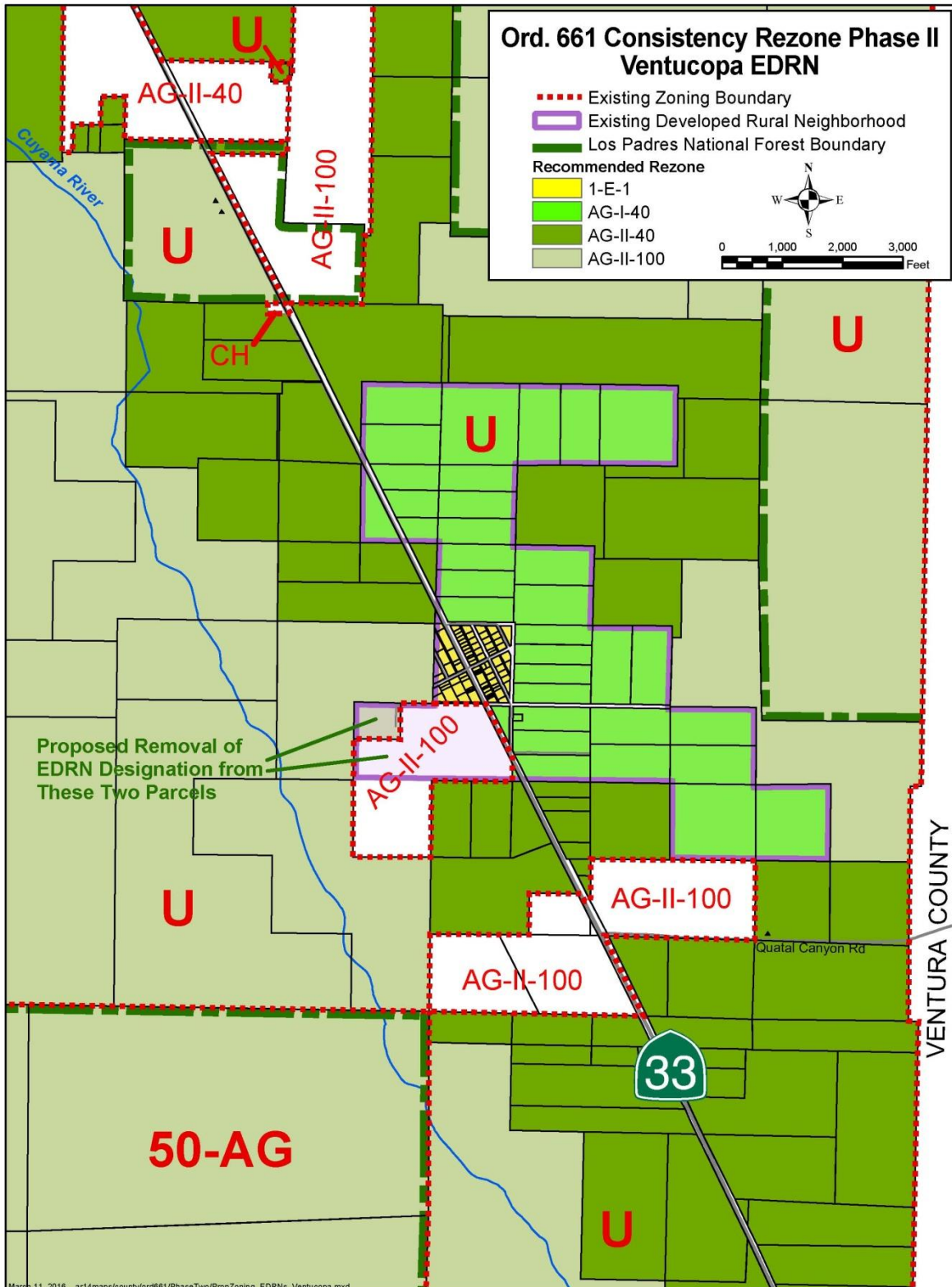
Appendix A - Figure 16 Urban/Rural Boundary Line Adjustment - South of the City of Lompoc



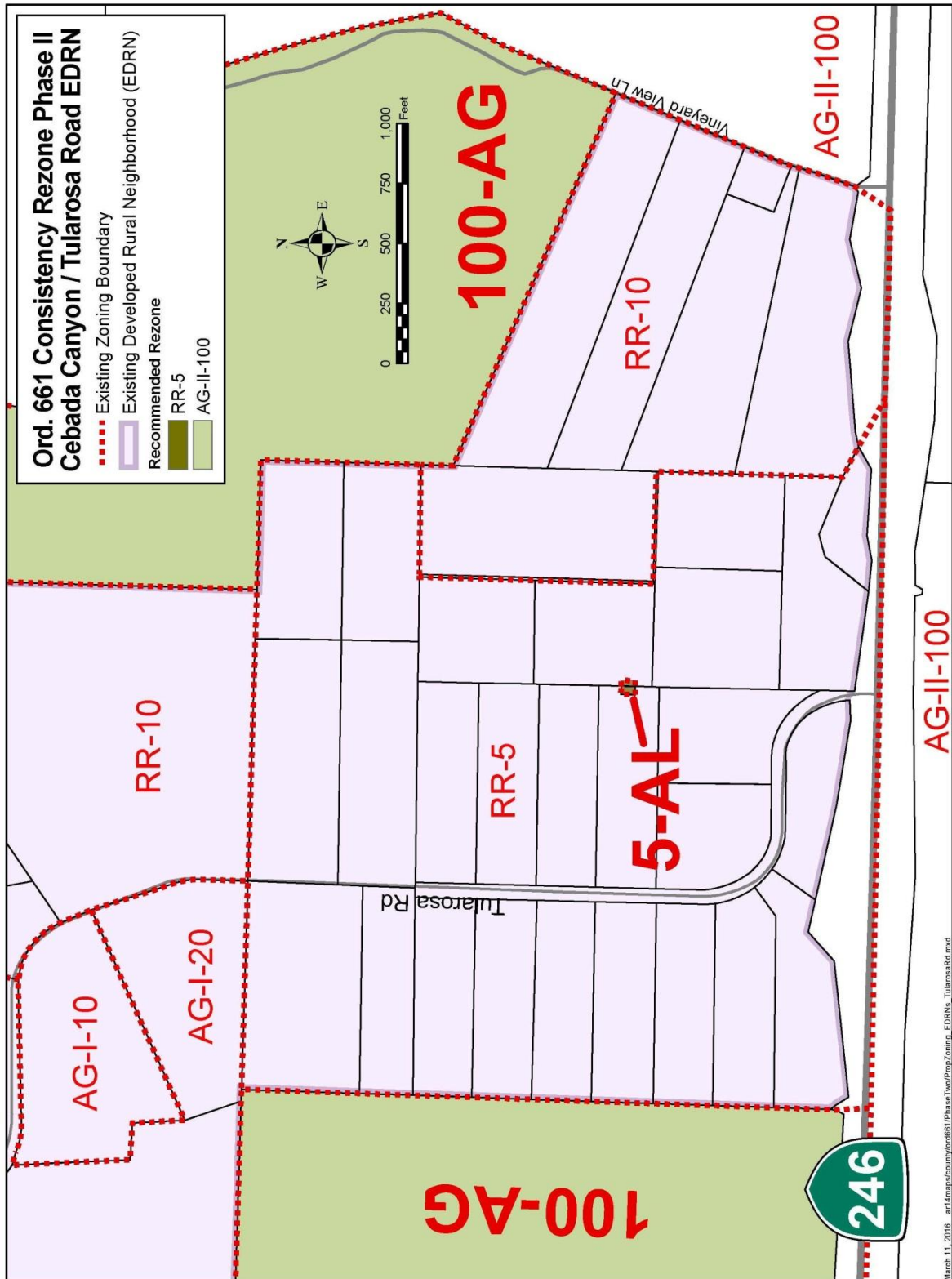
Appendix A - Figure 17 Urban \Rural Boundary Line Adjustment - East of the City of Lompoc



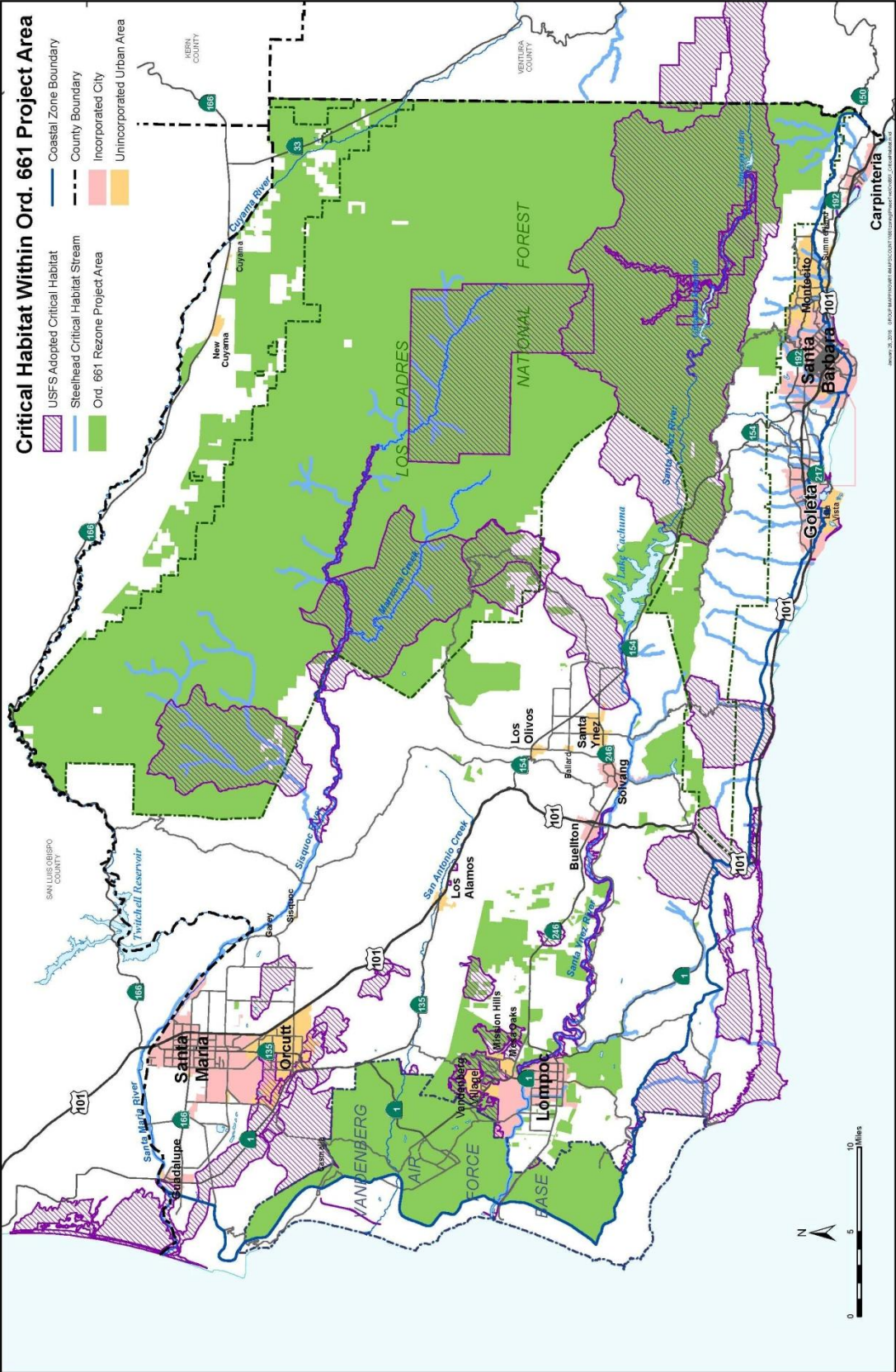
Appendix A - Figure 18 Existing Ventucopa EDRN



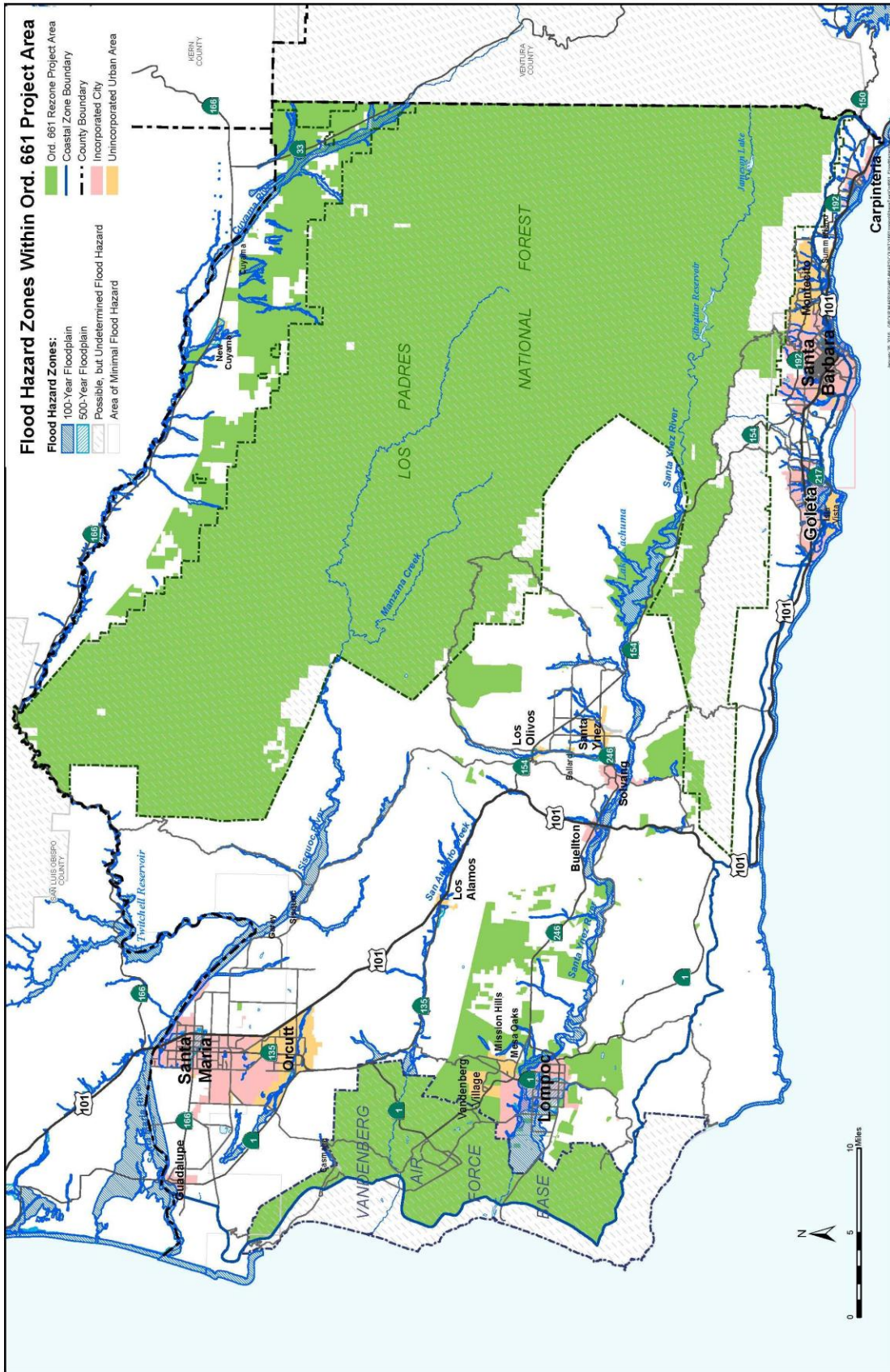
Appendix A - Figure 19 Existing Cebada Canyon/Tularosa EDRN



Appendix A - Figure 21 Critical Habitat Within the Project Area



Appendix A - Figure 22 FEMA Flood Zone Map



Appendix B - Land Use Comparison Table

**Ordinance 661 Consistency Rezone Phase II Project
 LAND USE COMPARISON TABLE**

The table below identifies the land uses *currently* available to a property owner for land zoned AG, AL, U, R-A, or A-I-X under Ordinance 661 compared to land uses available in the Land Use Development Code (LUDC). The table illustrates that a significant number of discretionary land uses (e.g. conditional use permit or development plan) are no longer available under Ordinance 661 since the permit procedures and conditionally permitted uses were repealed from the ordinance in 1984.

LEGEND

Use allowed under either ordinance at the same permit level

Use allowed with a lesser permit in this zone district

PERMIT TYPES

E = Exempt, P = Permitted Use, S = Specific Use Regulations, MCUP = Minor Conditional Use Permit, CUP = Major Conditional Use Permit, “-“ Not Allowed

Land Use	Ordinance 661										LUDC				
	AG	AL	U	R-A	A-I-X	AG-II	AG-I	RMZ	RR	R-1/E-1					
	Uses Allowed without a Land Use Permit														
The growing of plants (exclusive of structures)	E	E	E	P	E	E	E	CUP ¹	E	E	E	E	E	E	E
Raising and keeping of animals (exclusive of structures)	E	E	E	-	P	S	S	S	S	S	S	S	S	S	S
Sale of agricultural products	P	P	P	-	P	P	P	-	P	P	P	P	P	P	MCUP
Private kennel	-	-	-	-	-	E	E	E	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP
Public kennel	-	-	-	-	-	E	MCUP	-	CUP	CUP	CUP	CUP	CUP	CUP	CUP
	Uses Permitted with a Land Use Permit														
Aquaculture (exclusive of structures)	P	P	P	-	-	CUP	-	CUP	CUP	CUP	CUP	CUP	CUP	CUP	-
Single-family dwelling or mobile home on a foundation system	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Guest house	P	P	P	-	-	P	P	P	P	P	P	P	P	P	P
Residential second units	-	-	-	-	-	-	P ²	-	P	P	P	P	P	P	P
Artist studio	P	-	P	-	-	P	P	P	P	P	MCUP	P	P	P	P
Farm labor camp, boarding, lodging house for employees	-	-	-	-	-	CUP	CUP	-	-	-	-	-	-	-	-
Farm employee housing (up to 4 units) working on premises	P	-	-	-	P	P	P	-	P	P	-	-	-	-	-
Tier 1 Winery	P	P	P	-	-	S	S	-	S	S	-	-	-	-	-

¹ MCUP based on slope or historic use.
² Permitted only in AG-I-5, AG-I-10, & AG-I-20

Land Use	Ordinance 661										LUDC			
	AG	AL	U	R-A	A-I-X	AG-II	AG-I	RMZ	RR	R-1/E-1				
Equestrian facilities	P	-	-	-	-	P	CUP	CUP	CUP	CUP				
Greenhouses	-	-	-	-	P	P	P	-	CUP > 300 sf	P < 300 sf				
Animal hospital	P	-	-	-	P	P	MCUP	-	-	-				
Home occupation	P	P	P	-	-	P	P	P	P	P				
Onshore oil exploration and production	P	-	P	-	-	P	P	P	CUP	-				
Special care home, small	-	-	-	-	-	P	P	P	P	P				
Uses, buildings and structures accessory and customarily incidental to the uses	P	P	P	-	P	P	P	-	P	P				
Uses Permitted with a Major Conditional Use Permit³														
Facility for the sorting, cleaning, packing, freezing, storage of horticultural & agricultural produce in their natural form on or off-premises	Not allowed under Ordinance 661					CUP	CUP	-	-	-				
Family care home, large	Not allowed under Ordinance 661					MCUP	MCUP	P	P	P				
Guest ranch	Not allowed under Ordinance 661					CUP	-	CUP	-	-				
Recreational facilities (camps, hostels)	Not allowed under Ordinance 661					CUP	-	CUP	-	-				
Rifle range	Not allowed under Ordinance 661					CUP	-	CUP	-	-				
Shooting farm, duck	Not allowed under Ordinance 661					CUP	-	CUP	-	-				
Trout Farm	Not allowed under Ordinance 661					CUP	-	CUP	-	-				
Onshore oil & gas treatment & processing	Not allowed under Ordinance 661					CUP	-	CUP	-	-				
Excavation or quarrying of building or construction material	Not allowed under Ordinance 661					CUP	CUP	CUP	CUP	-				
Uses Permitted with a Minor Conditional Use Permit														
Special care home, large	Not allowed under Ordinance 661					MCUP	MCUP	MCUP	MCUP	MCUP				
Commercial composting facility	Not allowed under Ordinance 661					MCUP	MCUP	MCUP	-	-				

³ Conditional use may previously have been permitted in Ordinance 661 prior to 1984.

Reference: Definition of Agriculture (LUDC): The production of food and fiber, the growing of plants, the raising and keeping of animals, aquaculture, the preparation for sale and marketing of products in their natural form when grown on the premises, and the sale of products which are accessory and customarily incidental to the marketing of products in their natural form grown on the premises, ... but not including a slaughter house, fertilizer works, commercial packing or processing plant or plant for the reduction of animal matter or any other similarly objectionable use.

Appendix C - Proposed Parcel Changes by EDRN

APPENDIX C- PROPOSED PARCEL CHANGES BY EDRN

CAMPBELL ROAD EDRN

APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
099-110-023	A-II	A-I-10	100-AG	AG-I-10
099-110-024	A-II	A-I-10	100-AG	AG-I-10
099-110-043	A-II	A-I-10	100-AG	AG-I-10
099-110-048	A-II	A-I-10	100-AG	AG-I-10
099-110-049	A-II	A-I-10	100-AG	AG-I-10
099-110-051	A-II	A-I-10	100-AG	AG-I-10
099-110-052	A-II	A-I-10	100-AG	AG-I-10
099-110-053	A-II	A-I-10	100-AG	AG-I-10
099-160-012	A-II	A-I-10	100-AG	AG-I-10
099-160-013	A-II	A-I-10	100-AG	AG-I-10
099-160-018	A-II	A-I-10	100-AG	AG-I-10
099-160-042	A-II	A-I-10	100-AG	AG-I-10
099-160-046	A-II	A-I-10	100-AG	AG-I-10
099-160-049	A-II	A-I-10	100-AG	AG-I-10
099-160-050	A-II	A-I-10	100-AG	AG-I-10
099-160-051	A-II	A-I-10	100-AG	AG-I-10
099-160-052	A-II	A-I-10	100-AG	AG-I-10
099-160-065	A-II	A-I-10	100-AG	AG-I-10
099-160-069	A-II	A-I-10	100-AG	AG-I-10
099-160-071	A-II	A-I-10	100-AG	AG-I-10
099-160-075	A-II	A-I-10	100-AG	AG-I-10
099-160-082	A-II	A-I-10	100-AG	AG-I-10
099-160-085	A-II	A-I-10	100-AG	AG-I-10
099-160-087	A-II	A-I-10	100-AG	AG-I-10
099-160-090	A-II	A-I-10	100-AG	AG-I-10
099-160-092	A-II	A-I-10	100-AG	AG-I-10

NOJOQUI EDRN

APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
083-330-024	A-II	A-I-20	20-AG	AG-I-20
083-330-029	A-II	A-I-20	100-AG	AG-I-20
083-330-029	A-II	A-I-20	20-AG	AG-I-20
083-330-030	A-II	A-I-20	20-AG	AG-I-20
083-430-022	A-II	A-I-20	20-AG	AG-I-20
083-430-024	A-II	A-I-20	20-AG	AG-I-20
083-430-025	A-II	A-I-20	20-AG	AG-I-20
083-430-027	A-II	A-I-20	20-AG	AG-I-20
083-430-028	A-II	A-I-20	20-AG	AG-I-20

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083-430-030	A-II	A-I-20	20-AG	AG-I-20
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ROAD NUMBER 3 EDRN

APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
099-141-008	A-II-40	A-I-5	40-AG	AG-I-5
099-141-009	A-II-40	A-I-5	40-AG	AG-I-5
099-141-010	A-II-40	A-I-5	40-AG	AG-I-5
099-141-011	A-II-40	A-I-5	40-AG	AG-I-5
099-141-012	A-II-40	A-I-5	40-AG	AG-I-5

TULAROSA EDRN

APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
099-440-018	RR-5	RR-5	5-AL	RR-5
099-650-035	RR-5	RR-5	5-AL	RR-5

PRELL ROAD EDRN

APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
128-098-006	A	RES-0.33	RA-O	3-E-1
128-098-007	A	RES-0.33	RA-O	3-E-1
128-098-008	A	RES-0.33	RA-O	3-E-1
128-098-009	A	RES-0.33	RA-O	3-E-1
128-098-010	A	RES-0.33	RA-O	3-E-1
128-098-011	A	RES-0.33	RA-O	3-E-1
128-098-012	A	RES-0.33	RA-O	3-E-1
128-098-013	A	RES-0.33	RA-O	3-E-1
128-098-014	A	RES-0.33	RA-O	3-E-1
128-098-015	A	RES-0.33	RA-O	3-E-1
128-098-016	A	RES-0.33	RA-O	3-E-1
128-098-017	A	RES-0.33	RA-O	3-E-1
128-098-018	A	RES-0.33	RA-O	3-E-1
128-098-019	A	RES-0.33	RA-O	3-E-1
128-098-020	A	RES-0.33	RA-O	3-E-1
128-098-021	A	RES-0.33	RA-O	3-E-1
128-098-022	A	RES-0.33	RA-O	3-E-1
128-098-024	A	RES-0.33	RA-O	3-E-1
128-098-025	A	RES-0.33	RA-O	3-E-1
128-098-026	A	RES-0.33	RA-O	3-E-1
128-098-027	A	RES-0.33	RA-O	3-E-1
128-098-028	A	RES-0.33	RA-O	3-E-1
128-098-029	A	RES-0.33	RA-O	3-E-1
128-098-030	A	RES-0.33	RA-O	3-E-1
128-098-031	A	RES-0.33	RA-O	3-E-1

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PRELL ROAD EDRN				
APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
128-098-032	A	RES-0.33	RA-O	3-E-1
128-098-033	A	RES-0.33	RA-O	3-E-1
128-098-034	A	RES-0.33	RA-O	3-E-1
128-098-035	A	RES-0.33	RA-O	3-E-1
128-098-037	A	RES-0.33	RA-O	3-E-1
128-098-038	A	RES-0.33	RA-O	3-E-1
128-098-039	A	RES-0.33	RA-O	3-E-1
128-098-040	A	RES-0.33	RA-O	3-E-1

RANCHOIL EDRN				
APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
147-041-001	A-II	RES-3.3	U	15-R-1
147-041-002	A-II	RES-3.3	U	15-R-1
147-042-001	A-II	RES-3.3	U	15-R-1
147-042-002	A-II	RES-3.3	U	15-R-1
147-042-003	A-II	RES-3.3	U	15-R-1
147-042-004	A-II	RES-3.3	U	15-R-1
147-043-001	A-II	RES-3.3	U	15-R-1
147-043-002	A-II	RES-3.3	U	15-R-1
147-043-003	A-II	RES-3.3	U	15-R-1
147-043-004	A-II	RES-3.3	U	15-R-1
147-043-005	A-II	RES-3.3	U	15-R-1
147-043-006	A-II	RES-3.3	U	15-R-1
147-043-007	A-II	RES-3.3	U	15-R-1
147-043-008	A-II	RES-3.3	U	15-R-1
147-043-009	A-II	RES-3.3	U	15-R-1
147-043-010	A-II	RES-3.3	U	15-R-1
147-043-011	A-II	RES-3.3	U	15-R-1
147-043-012	A-II	RES-3.3	U	15-R-1
147-043-013	A-II	RES-3.3	U	15-R-1
147-043-014	A-II	RES-3.3	U	15-R-1
147-043-015	A-II	RES-3.3	U	15-R-1
147-044-001	A-II	RES-3.3	U	15-R-1
147-044-002	A-II	RES-3.3	U	15-R-1
147-044-003	A-II	RES-3.3	U	15-R-1
147-044-004	A-II	RES-3.3	U	15-R-1
147-044-005	A-II	RES-3.3	U	15-R-1
147-044-006	A-II	RES-3.3	U	15-R-1
147-044-007	A-II	RES-3.3	U	15-R-1

RANCHOIL EDRN				
APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
147-044-008	A-II	RES-3.3	U	15-R-1
147-044-009	A-II	RES-3.3	U	15-R-1
147-044-010	A-II	RES-3.3	U	15-R-1
147-044-011	A-II	RES-3.3	U	15-R-1
147-044-012	A-II	RES-3.3	U	15-R-1
147-044-013	A-II	RES-3.3	U	15-R-1
147-044-014	A-II	RES-3.3	U	15-R-1
147-044-015	A-II	RES-3.3	U	15-R-1
147-044-016	A-II	RES-3.3	U	15-R-1
147-044-017	A-II	RES-3.3	U	15-R-1
147-044-018	A-II	RES-3.3	U	15-R-1
147-044-019	A-II	RES-3.3	U	15-R-1
147-044-020	A-II	RES-3.3	U	15-R-1
147-044-021	A-II	RES-3.3	U	15-R-1
147-044-022	A-II	RES-3.3	U	15-R-1
147-044-023	A-II	RES-3.3	U	15-R-1
147-044-024	A-II	RES-3.3	U	15-R-1
147-044-025	A-II	RES-3.3	U	15-R-1
147-044-026	A-II	RES-3.3	U	15-R-1
147-044-027	A-II	RES-3.3	U	15-R-1
147-044-028	A-II	RES-3.3	U	15-R-1
147-044-029	A-II	RES-3.3	U	15-R-1
147-044-030	A-II	RES-3.3	U	15-R-1
147-044-031	A-II	RES-3.3	U	15-R-1
147-044-032	A-II	RES-3.3	U	15-R-1
147-044-033	A-II	RES-3.3	U	15-R-1
147-044-034	A-II	RES-3.3	U	15-R-1
147-044-035	A-II	RES-3.3	U	15-R-1
147-044-036	A-II	RES-3.3	U	15-R-1

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Appendix D - Proposed Parcel Changes Outside of Existing and Proposed EDRNs

APPENDIX D - PROPOSED PARCEL CHANGES OUTSIDE OF EXISTING AND PROPOSED EDRNS

APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
021-010-016	MA-40/EDUCATIONAL FACILITY	MA-40/EDUCATIONAL FACILITY	40-E-1	AG-II-40
021-010-017	MA-40/EDUCATIONAL FACILITY	MA-40/EDUCATIONAL FACILITY	40-E-1	AG-II-40
021-010-024	OTHER OPEN LANDS	OTHER OPEN LANDS	40-E-1	AG-II-100
021-010-025	OTHER OPEN LANDS	OTHER OPEN LANDS	40-E-1	AG-II-100
021-020-001	OTHER OPEN LANDS	OTHER OPEN LANDS	40-E-1	AG-II-100
021-020-002	OTHER OPEN LANDS	OTHER OPEN LANDS	40-E-1	AG-II-100
021-020-004	MA-40	MA-40	40-E-1	AG-II-40
021-020-005	MA-40	MA-40	40-E-1	AG-II-40
021-020-006	MA-40	MA-40	40-E-1	AG-II-40
021-020-007	MA-40	MA-40	40-E-1	AG-II-40
021-020-008	MA-40	MA-40	40-E-1	AG-II-40
021-020-009	MA-40	MA-40	40-E-1	AG-II-40
021-020-010	MA-40	MA-40	40-E-1	AG-II-40
021-020-012	MA-40	MA-40	40-E-1	AG-II-40
023-330-036	MA-40	MA-40	40-E-1	AG-II-40
023-330-068	MA-40	MA-40	40-E-1	AG-II-40
079-020-001	A-II-100	A-II-100	100-AG	AG-II-100
079-020-003	A-II-100	A-II-100	100-AG	AG-II-100
079-020-005	A-II-100	A-II-100	100-AG	AG-II-100
079-020-009	A-II-100	A-II-100	100-AG	AG-II-100
079-020-010	A-II-100	A-II-100	100-AG	AG-II-100
079-020-011	A-II-100	A-II-100	20-AG	AG-II-100
079-020-011	A-II-100	A-II-100	100-AG	AG-II-100
079-020-012	A-II-100	A-II-100	100-AG	AG-II-100
079-030-002	A-II-100	A-II-100	100-AG	AG-II-100
079-030-006	A-II-100	A-II-100	100-AG	AG-II-100
079-030-007	A-II	A-II-100	100-AG	AG-II-100
079-030-010	A-II-100	A-II-100	100-AG	AG-II-100
079-030-012	A-II-100	A-II-100	100-AG	AG-II-100
079-030-013	A-II	A-II-100	100-AG	AG-II-100
079-030-014	A-II	A-II-100	100-AG	AG-II-100
079-030-015	A-II	A-II-100	100-AG	AG-II-100
079-030-016	A-II	A-II-100	100-AG	AG-II-100
079-030-017	A-II	A-II-100	100-AG	AG-II-100
079-030-018	A-II-100	A-II-100	100-AG	AG-II-100
079-030-021	A-II-100	A-II-100	100-AG	AG-II-100
079-030-022	OTHER OPEN LANDS	OTHER OPEN LANDS	100-AG	AG-II-100

APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
079-030-023	A-II-100	A-II-100	100-AG	AG-II-100
079-030-024	OTHER OPEN LANDS	OTHER OPEN LANDS	100-AG	AG-II-100
079-040-003	A-II-100	A-II-100	100-AG	AG-II-100
079-050-001	A-II-100	A-II-100	100-AG	AG-II-100
079-050-002	A-II-100	A-II-100	100-AG	AG-II-100
079-050-002	A-II	A-II-100	100-AG	AG-II-100
079-050-003	A-II	A-II-100	100-AG	AG-II-100
079-050-004	A-II	A-II-100	100-AG	AG-II-100
079-050-007	A-II	A-II-100	100-AL	AG-II-100
079-050-007	A-II	A-II-100	100-AL	AG-II-100
079-050-007	A-II	A-II-100	100-AL	AG-II-100
081-020-005	A-II-100	A-II-100	100-AG	AG-II-100
081-020-015	A-II-100	RECREATION/OPEN SPACE	100-AG	REC
081-020-016	A-II-100	A-II-100	100-AG	AG-II-100
081-020-017	A-II-100	RECREATION/OPEN SPACE	100-AG	REC
081-020-019	A-II-100	A-II-100	100-AG	AG-II-100
081-020-028	A-II-100	A-II-100	100-AG	AG-II-100
081-030-005	A-II-100	A-II-100	100-AG	AG-II-100
081-030-007	A-II-100	A-II-100	100-AG	AG-II-100
081-030-012	A-I	A-I-40	20-AG	AG-I-40
081-030-012	A-II	A-II-100	20-AG	AG-II-100
081-030-012	A-II	A-II-100	20-AG	AG-II-100
081-030-013	A-I	A-I-40	20-AG	AG-I-40
081-030-013	A-II	A-II-100	20-AG	AG-II-100
081-040-002	A-II-100	A-II-100	100-AG	AG-II-100
081-040-005	A-II	A-II-100	20-AG	AG-II-100
081-040-030	A-II-100	A-II-100	100-AG	AG-II-100
081-040-040	A-II-100	A-II-100	100-AG	AG-II-100
081-040-050	A-I	A-I-40	20-AG	AG-I-40
081-040-050	A-II	A-II-100	20-AG	AG-II-100
081-040-051	A-I	A-I-40	20-AG	AG-I-40
081-040-051	A-II	A-II-100	20-AG	AG-II-100
081-050-001	A-II-100	A-II-100	20-AG	AG-II-100
081-050-001	A-II-100	A-II-100	100-AG	AG-II-100
081-050-002	A-II-100	A-II-100	20-AG	AG-II-100
081-050-002	A-II-100	A-II-100	100-AG	AG-II-100
081-050-005	A-II-100	A-II-100	20-AG	AG-II-100
081-050-005	A-II-100	A-II-100	100-AG	AG-II-100
081-050-008	A-II-100	A-II-100	20-AG	AG-II-100

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
081-050-008	A-II-100	A-II-100	100-AG	AG-II-100
081-050-009	A-II-100	A-II-100	20-AG	AG-II-100
081-050-009	A-II-100	A-II-100	100-AG	AG-II-100
081-050-010	A-II-100	A-II-100	100-AG	AG-II-100
081-060-001	A-II-100	A-II-100	100-AG	AG-II-100
081-060-003	A-II-100	A-II-100	100-AG	AG-II-100
081-060-004	A-II-100	A-II-100	100-AG	AG-II-100
081-060-005	A-II-100	A-II-100	100-AG	AG-II-100
081-060-006	A-II-100	A-II-100	100-AG	AG-II-100
081-060-007	A-II-100	A-II-100	20-AG	AG-II-100
081-060-007	A-II-100	A-II-100	100-AG	AG-II-100
081-070-005	A-II-100	A-II-100	20-AL-O	AG-II-100
081-090-001	A-II-100	A-II-100	20-AL-O	AG-II-100
081-090-002	A-II-100	A-II-100	20-AL-O	AG-II-100
081-090-011	A-II-100	A-II-100	U	AG-II-100
081-090-012	A-II-100	A-II-100	U	AG-II-100
083-010-051*	RES-4.6	A-II-100	100-AG	AG-II-100
083-010-051*	RESIDENTIAL RANCHETTE	A-II-100	100-AG	AG-II-100
083-010-052	A-II	A-II-100	100-AG	AG-II-100
083-010-052*	RESIDENTIAL RANCHETTE	A-II-100	100-AG	AG-II-100
083-010-053	A-II	A-II-100	100-AG	AG-II-100
083-010-054	A-II	A-II-100	100-AG	AG-II-100
083-010-055	A-II	A-II-100	100-AG	AG-II-100
083-010-056	A-II	A-II-100	100-AG	AG-II-100
083-010-057	A-II	A-II-100	100-AG	AG-II-100
083-030-001	A-II	A-II-100	100-AG	AG-II-100
083-030-005	A-II	A-II-100	100-AG	AG-II-100
083-030-006	A-II	A-II-100	100-AG	AG-II-100
083-030-011	A-II	A-II-100	100-AG	AG-II-100
083-030-012	A-II	A-II-100	100-AG	AG-II-100
083-030-013	A-II	A-II-100	100-AG	AG-II-100
083-030-027	A-II	A-II-100	100-AG	AG-II-100
083-030-031	A-II	A-II-100	100-AG	AG-II-100
083-030-034	A-II	A-II-100	100-AG	AG-II-100
083-030-035	A-II	A-II-100	100-AG	AG-II-100
083-060-013	A-II	A-II-100	100-AG	AG-II-100
083-060-019	A-II	A-II-100	100-AG	AG-II-100
083-060-020	A-II	A-II-40	100-AG	AG-II-40
083-060-020	A-II-40	A-II-40	100-AG	AG-II-40

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
083-070-021	A-II	A-II-100	100-AG	AG-II-100
083-070-022	A-II	A-II-100	100-AG	AG-II-100
083-080-002	A-II	A-II-100	100-AG	AG-II-100
083-100-006	A-II	A-II-100	100-AG	AG-II-100
083-110-001	A-II	A-II-100	100-AG	AG-II-100
083-110-004	A-II	A-II-100	100-AG	AG-II-100
083-110-005	RECREATION/OPEN SPACE	RECREATION/OPEN SPACE	100-AG	REC
083-110-006	A-II	A-II-100	100-AG	AG-II-100
083-110-007	A-II	A-II-100	100-AG	AG-II-100
083-110-008	A-II	A-II-100	100-AG	AG-II-100
083-110-010	A-II	A-II-100	100-AG	AG-II-100
083-110-012	A-II	A-II-100	100-AG	AG-II-100
083-120-005	A-II	A-II-100	100-AG	AG-II-100
083-120-008	A-II	A-II-100	100-AG	AG-II-100
083-120-009	A-II	A-II-100	100-AG	AG-II-100
083-120-010	A-II	A-II-100	100-AG	AG-II-100
083-120-011	A-II	A-II-100	100-AG	AG-II-100
083-140-008	A-II	A-II-100	100-AG	AG-II-100
083-150-003	A-II	RECREATION/OPEN SPACE	100-AG	REC
083-150-008	A-II-100	A-II-100	100-AG	AG-II-100
083-150-012	A-II-100	A-II-100	100-AG	AG-II-100
083-160-015	A-II	A-II-100	100-AG	AG-II-100
083-160-016	A-II	A-II-100	100-AG	AG-II-100
083-160-017	A-II	A-II-100	100-AG	AG-II-100
083-160-018	A-II	A-II-100	100-AG	AG-II-100
083-160-ROW	A-II	A-II-100	100-AG	AG-II-100
083-170-004	A-II	A-II-100	100-AG	AG-II-100
083-170-010	A-II	A-II-100	100-AG	AG-II-100
083-180-003	A-II-100	A-II-40	5-AG	AG-II-40
083-180-023	A-II-100	A-II-40	5-AG	AG-II-40
083-280-011	A-II	A-II-100	100-AG	AG-II-100
083-280-023	A-II	A-II-100	100-AG	AG-II-100
083-280-028	A-II	A-II-100	100-AG	AG-II-100
083-280-031	A-II	A-II-100	100-AG	AG-II-100
083-330-004	A-II	A-II-100	U	AG-II-100
083-390-011	A-II	A-II-100	100-AG	AG-II-100
083-390-ROW	A-II	A-II-100	100-AG	AG-II-100
083-430-006	A-II	A-II-40	100-AG	AG-II-40
083-430-014	A-II	A-II-40	20-AG	AG-II-40

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
083-430-015	A-II	A-II-40	20-AG	AG-II-40
083-430-031	A-II	A-II-40	20-AG	AG-II-40
083-490-041	A-II	A-II-100	100-AG	AG-II-100
087-011-034*	A-II-40	A-II-40	40-AG	AG-II-40
087-011-062*	A-II-40	A-II-40	40-AG	AG-II-40
093-010-001	VAFB	A-II-100	100-AG	AG-II-100
093-010-003	A-II	A-II-40	40-AL-O	AG-II-40
093-010-004	A-II	A-II-40	40-AL-O	AG-II-40
093-010-004	A-II	A-II-40	40-AL-O	AG-II-40
093-010-009	A-II	A-II-100	100-AL-O	AG-II-100
093-030-017	A-II	A-II-40	40-AL-O	AG-II-40
093-030-020	A-II	A-II-40	40-AL-O	AG-II-40
093-030-022	A-II	A-II-100	100-AL-O	AG-II-100
093-030-023	A-II	A-II-100	100-AL-O	AG-II-100
093-040-001	A-II	A-II-40	40-AL-O	AG-II-40
093-040-004	A-II	A-II-40	40-AL-O	AG-II-40
093-040-005	A-II	A-II-40	40-AL-O	AG-II-40
093-040-006	A-II	A-II-40	40-AL-O	AG-II-40
093-040-028	A-II	A-II-40	40-AL-O	AG-II-40
093-040-030	A-II	A-II-40	40-AL-O	AG-II-40
093-040-033	A-II	A-II-40	40-AL-O	AG-II-40
093-051-001	A-II-40	A-II-40	40-AG	AG-II-40
093-051-004	A-II-40	A-II-40	40-AG	AG-II-40
093-051-005	A-II-40	A-II-40	40-AG	AG-II-40
093-051-007	A-II-40	A-II-40	40-AG	AG-II-40
093-051-009	A-II-40	A-II-40	40-AL-O	AG-II-40
093-051-010	A-II-40	A-II-40	40-AL-O	AG-II-40
093-051-019	A-II-40	A-II-40	40-AG	AG-II-40
093-060-007	A-II	A-II-100	100-AL-O	AG-II-100
093-060-014	A-II	A-II-100	100-AL-O	AG-II-100
093-060-025	A-II	A-II-100	100-AL-O	AG-II-100
093-060-027	A-II	A-II-40	40-AL-O	AG-II-40
093-060-029	A-II	A-II-100	100-AL-O	AG-II-100
093-060-031	A-II	A-II-40	40-AL-O	AG-II-40
093-070-015	A-II	A-II-40	40-AL-O	AG-II-40
093-070-021	A-II	A-II-40	40-AL-O	AG-II-40
093-070-029	A-II	A-II-40	40-AL-O	AG-II-40
093-070-030	A-II	A-II-40	40-AL-O	AG-II-40
093-070-053	A-II	A-II-40	40-AL-O	AG-II-40
093-080-009	A-II	A-II-100	100-AL-O	AG-II-100

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
093-080-013	A-II	A-II-100	100-AL-O	AG-II-100
093-090-004	A-II	A-II-40	40-AL-O	AG-II-40
093-090-007	A-II	A-II-40	40-AL-O	AG-II-40
093-090-031	A-II	A-II-40	40-AL-O	AG-II-40
093-090-034	A-II	A-II-40	40-AL-O	AG-II-40
093-100-002	A-II	A-II-100	100-AG	AG-II-100
093-100-006	A-II	A-II-100	40-AG	AG-II-100
093-100-007	A-II	A-II-100	40-AG	AG-II-100
093-100-012	A-II	A-II-100	40-AG	AG-II-100
093-100-015	A-II	A-II-100	100-AG	AG-II-100
093-100-027	A-II	A-II-100	40-AG	AG-II-100
093-100-030	A-II	A-II-100	40-AG	AG-II-100
093-100-032	A-II	A-II-100	100-AG	AG-II-100
093-100-038	A-II	A-II-100	40-AG	AG-II-100
093-100-039	A-II	A-II-100	40-AG	AG-II-100
093-100-051	A-II	A-II-100	40-AG	AG-II-100
093-100-052	A-II	A-II-100	40-AG	AG-II-100
093-100-057	A-II	A-II-100	40-AG	AG-II-100
093-100-058	A-II	A-II-100	40-AG	AG-II-100
093-100-063	A-II	A-II-100	40-AG	AG-II-100
093-100-064	A-II	A-II-100	40-AG	AG-II-100
093-100-067	A-II	A-II-100	40-AG	AG-II-100
093-100-069	A-II	A-II-100	40-AG	AG-II-100
093-100-070	A-II	A-II-100	40-AG	AG-II-100
093-100-071	A-II	A-II-100	40-AG	AG-II-100
093-100-075	A-II	A-II-100	40-AG	AG-II-100
093-100-076	A-II	A-II-100	10-AG	AG-II-100
093-111-007	A-II	A-II-40	40-AG	AG-II-40
093-111-008	A-II	A-II-40	40-AG	AG-II-40
093-111-009	A-II	A-II-40	40-AG	AG-II-40
093-111-010	A-II	A-II-40	40-AG	AG-II-40
093-111-011	A-II	A-II-40	40-AG	AG-II-40
093-111-012	A-II	A-II-40	40-AG	AG-II-40
093-111-015	A-II	A-II-100	40-AG	AG-II-100
093-111-016	A-II	A-II-100	40-AG	AG-II-100
093-111-019	A-II	A-II-100	40-AG	AG-II-100
093-111-025	A-II	A-II-100	40-AG	AG-II-100
093-111-026	A-II	A-II-100	40-AG	AG-II-100
093-111-028	A-II	A-II-100	40-AG	AG-II-100
093-111-029	A-II	A-II-100	40-AG	AG-II-100

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
093-111-030	A-II	A-II-100	40-AG	AG-II-100
093-111-033	A-II	A-II-100	40-AG	AG-II-100
093-111-034	A-II	A-II-100	40-AG	AG-II-100
093-111-037	A-II	A-II-100	40-AG	AG-II-100
093-111-038	A-II	A-II-100	40-AG	AG-II-100
093-111-039	A-II	A-II-100	40-AG	AG-II-100
093-111-049	A-II	A-II-40	40-AG	AG-II-40
093-111-050	A-II	A-II-40	40-AG	AG-II-40
093-111-051	A-II	A-II-40	40-AG	AG-II-40
093-120-005	A-II	A-II-100	100-AG	AG-II-100
093-140-013	A-II	A-II-100	100-AG	AG-II-100
093-140-014	A-II	A-II-100	100-AG	AG-II-100
093-140-016	A-II	A-II-100	100-AG	AG-II-100
095-020-001	VAFB	A-II-100	100-AG	AG-II-100
095-020-002	VAFB	A-II-100	100-AG	AG-II-100
095-020-003	VAFB	A-II-100	100-AG	AG-II-100
095-020-004	VAFB	A-II-100	100-AG	AG-II-100
095-020-010	VAFB	A-II-100	100-AG	AG-II-100
095-020-011	VAFB	A-II-100	100-AG	AG-II-100
095-020-012	VAFB	A-II-100	100-AG	AG-II-100
095-020-013	VAFB	A-II-100	100-AG	AG-II-100
095-030-006	VAFB	A-II-100	100-AG	AG-II-100
095-030-007	VAFB	A-II-100	100-AG	AG-II-100
095-030-009	VAFB	A-II-100	100-AG	AG-II-100
095-030-011	VAFB	A-II-100	100-AG	AG-II-100
095-040-002	VAFB	A-II-100	100-AG	AG-II-100
095-040-003	VAFB	A-II-100	100-AG	AG-II-100
095-050-003	VAFB	A-II-100	100-AG	AG-II-100
095-050-004	VAFB	A-II-100	100-AG	AG-II-100
095-050-005	VAFB	A-II-100	100-AG	AG-II-100
095-050-006	VAFB	A-II-100	100-AG	AG-II-100
095-050-007	VAFB	A-II-100	100-AG	AG-II-100
095-050-008	VAFB	A-II-100	100-AG	AG-II-100
095-050-011	VAFB	A-II-100	100-AG	AG-II-100
095-050-012	VAFB	A-II-100	100-AG	AG-II-100
095-050-013	VAFB	A-II-100	100-AG	AG-II-100
095-050-014	VAFB	A-II-100	100-AG	AG-II-100
095-050-017	VAFB	A-II-100	100-AG	AG-II-100
095-050-019	VAFB	A-II-100	100-AG	AG-II-100
095-080-002	VAFB	A-II-100	100-AG	AG-II-100

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
095-090-001	VAFB	A-II-100	100-AG	AG-II-100
095-100-001	VAFB	A-II-100	100-AG	AG-II-100
097-270-019	A-II-40	A-II-40	40-AG	AG-II-40
097-270-022	A-II-40	A-II-40	40-AG	AG-II-40
097-270-026	A-II-40	A-II-40	40-AG	AG-II-40
097-270-029	A-II-40	A-II-40	40-AG	AG-II-40
097-270-031	A-II-40	A-II-40	40-AG	AG-II-40
097-270-032	A-II-40	A-II-40	40-AG	AG-II-40
097-270-037	A-II-40	A-II-40	40-AG	AG-II-40
097-270-039	A-II-40	A-II-40	40-AL-O	AG-II-40
097-270-039	A-II-40	A-II-40	RA-O	AG-II-40
097-270-040	A-II-40	A-II-40	40-AL-O	AG-II-40
097-270-040	A-II-40	A-II-40	RA-O	AG-II-40
097-270-041	A-II-40	A-II-40	40-AL-O	AG-II-40
097-270-041	A-II-40	A-II-40	RA-O	AG-II-40
097-270-043	A-II-40	A-II-40	40-AG	AG-II-40
097-270-044	A-II-40	A-II-40	40-AG	AG-II-40
097-270-055	A-II-40	A-II-40	40-AG	AG-II-40
097-280-002	A-II-40	A-II-40	40-AG	AG-II-40
097-280-006	A-II-40	A-II-40	40-AG	AG-II-40
097-280-009	A-II-40	A-II-40	40-AG	AG-II-40
097-280-011	A-II-40	A-II-40	40-AG	AG-II-40
097-280-012	A-II-40	A-II-40	40-AG	AG-II-40
097-280-013	A-II-40	A-II-40	40-AG	AG-II-40
097-280-015	A-II-40	A-II-40	40-AG	AG-II-40
097-280-016	A-II-40	A-II-40	40-AG	AG-II-40
097-280-017	A-II-40	A-II-40	40-AG	AG-II-40
097-280-020	A-II-40	A-II-40	40-AL-O	AG-II-40
097-350-016	A-II	A-II-100	U	AG-II-100
097-350-018	A-II-100	A-II-100	U	AG-II-100
097-350-018	A-II	A-II-100	U	AG-II-100
097-350-019	A-II-100	A-II-100	U	AG-II-100
097-350-020	A-II-100	OTHER OPEN LANDS	U	RMZ-100
097-350-021	A-II-100	OTHER OPEN LANDS	U	RMZ-100
097-350-021	A-II	OTHER OPEN LANDS	U	RMZ-100
097-350-021*	RES-12.3	OTHER OPEN LANDS	U	RMZ-100
097-350-022	A-II	OTHER OPEN LANDS	U	RMZ-100
097-360-010	A-II-100	A-II-100	U	AG-II-100
097-360-010	A-II	A-II-100	U	AG-II-100
097-360-011	A-II-100	OTHER OPEN LANDS	U	RMZ-100

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
097-371-013	INSTITUTION/GOVERNMENT FACILITY	INSTITUTION/GOVERNMENT FACILITY	U	AG-II-100
097-371-047	A-II-100	OTHER OPEN LANDS	U	RMZ-100
097-371-047*	RES-12.3	OTHER OPEN LANDS	U	RMZ-100
097-371-048	A-II-100	OTHER OPEN LANDS	U	RMZ-100
097-371-049	A-II-100	OTHER OPEN LANDS	U	RMZ-100
097-380-006	A-II-100	RECREATION/OPEN SPACE	RA-O	REC
097-380-007	A-II-100	A-II-100	RA-O	AG-II-100
097-380-007	RES-4.6	RES-4.6	RA-O	7-R-1
097-380-009	A-II-100	A-II-100	RA-O	AG-II-100
097-380-010	A-II-100	A-II-100	RA-O	AG-II-100
097-380-011	A-II-100	A-II-100	RA-O	AG-II-100
097-380-014	RECREATION/OPEN SPACE	RECREATION/OPEN SPACE	RA-O	REC
097-380-017	A-II-100	A-II-100	RA-O	AG-II-100
097-380-019	A-II-100	A-II-100	RA-O	AG-II-100
097-380-020	A-II-100	A-II-100	U	AG-II-100
097-380-022	A-II-100	A-II-100	U	AG-II-100
097-380-031	A-II-100	OTHER OPEN LANDS	U	RMZ-100
097-380-034	A-II-100	OTHER OPEN LANDS	U	RMZ-100
097-380-038	A-II-100	A-II-100	RA-O	AG-II-100
097-380-039	A-II-100	RECREATION/OPEN SPACE	RA-O	REC
097-380-040	A-II-100	RECREATION/OPEN SPACE	RA-O	REC
097-380-042	A-II-100	OTHER OPEN LANDS	U	RMZ-100
097-380-043	A-II-100	A-II-100	U	AG-II-100
099-010-008	A-II	A-II-100	U	AG-II-100
099-010-011	A-II	A-II-100	U	AG-II-100
099-010-054	A-II	A-II-100	U	AG-II-100
099-010-055	A-II	OTHER OPEN LANDS	U	RMZ-100
099-010-056	A-II	A-II-100	U	AG-II-100
099-010-057	A-II	OTHER OPEN LANDS	U	RMZ-100
099-010-058	A-II	A-II-100	U	AG-II-100
099-060-002	A-II	A-II-100	100-AG	AG-II-100
099-060-004	A-II	A-II-100	100-AG	AG-II-100
099-060-007	A-II	A-II-100	100-AG	AG-II-100
099-060-009	A-II	A-II-100	100-AG	AG-II-100
099-060-011	A-II	A-II-100	100-AG	AG-II-100
099-060-012	A-II	A-II-100	100-AG	AG-II-100
099-060-014	A-II	A-II-100	100-AG	AG-II-100

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
099-060-017	RECREATION/OPEN SPACE	RECREATION/OPEN SPACE	100-AG	AG-II-100
099-060-019	A-II	A-II-100	100-AG	AG-II-100
099-060-023	A-II	A-II-100	100-AG	AG-II-100
099-060-026	A-II	A-II-100	100-AG	AG-II-100
099-060-027	A-II	A-II-100	100-AG	AG-II-100
099-060-028	A-II	A-II-100	100-AG	AG-II-100
099-060-029	A-II	A-II-100	100-AG	AG-II-100
099-060-030	A-II	A-II-100	100-AG	AG-II-100
099-060-032	A-II	A-II-100	100-AG	AG-II-100
099-060-033	A-II	A-II-100	100-AG	AG-II-100
099-060-034	A-II	A-II-100	100-AG	AG-II-100
099-060-035	A-II	A-II-100	100-AG	AG-II-100
099-070-003	A-II	A-II-100	100-AG	AG-II-100
099-070-004	A-II	A-II-100	100-AG	AG-II-100
099-070-005	A-II	A-II-100	100-AG	AG-II-100
099-070-007	A-II	A-II-100	100-AG	AG-II-100
099-070-008	A-II	A-II-100	100-AG	AG-II-100
099-070-009	A-II	A-II-100	100-AG	AG-II-100
099-070-011	A-II	A-II-100	100-AG	AG-II-100
099-070-012	A-II	A-II-100	100-AG	AG-II-100
099-070-014	A-II	A-II-100	100-AG	AG-II-100
099-070-017	A-II	A-II-100	100-AG	AG-II-100
099-070-018	A-II	A-II-100	100-AG	AG-II-100
099-070-019	A-II	A-II-100	100-AG	AG-II-100
099-070-021	A-II	A-II-100	100-AG	AG-II-100
099-070-022	A-II	A-II-100	100-AG	AG-II-100
099-070-023	A-II	A-II-100	100-AG	AG-II-100
099-070-024	A-II	A-II-100	100-AG	AG-II-100
099-070-026	A-II	A-II-100	100-AG	AG-II-100
099-070-027	A-II	A-II-100	100-AG	AG-II-100
099-070-029	A-II	A-II-100	100-AG	AG-II-100
099-070-032	A-II	A-II-100	100-AG	AG-II-100
099-070-033	A-II	A-II-100	100-AG	AG-II-100
099-070-034	A-II	A-II-100	100-AG	AG-II-100
099-070-035	A-II	A-II-100	100-AG	AG-II-100
099-070-037	A-II	A-II-100	100-AG	AG-II-100
099-070-038	A-II	A-II-100	100-AG	AG-II-100
099-070-039	A-II	A-II-100	100-AG	AG-II-100
099-070-040	A-II	A-II-100	100-AG	AG-II-100
099-070-041	A-II	A-II-100	100-AG	AG-II-100

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
099-080-001	A-II	A-II-100	100-AG	AG-II-100
099-080-005	A-II	A-II-100	100-AG	AG-II-100
099-090-003	A-II-100	A-II-320	100-AG	AG-II-320
099-100-003	A-II	A-II-100	100-AG	AG-II-100
099-100-007	A-II	A-II-100	100-AG	AG-II-100
099-100-013	A-II	A-II-100	100-AG	AG-II-100
099-100-016	A-II	A-II-100	100-AG	AG-II-100
099-100-026	A-II	A-II-100	100-AG	AG-II-100
099-100-027	A-II	A-II-100	100-AG	AG-II-100
099-100-028	A-II	A-II-100	100-AG	AG-II-100
099-100-029	A-II	A-II-100	100-AG	AG-II-100
099-100-030	A-II	A-II-100	100-AG	AG-II-100
099-100-043	A-II	A-II-100	100-AG	AG-II-100
099-100-045	A-II	A-II-100	100-AG	AG-II-100
099-100-047	A-II-100	A-II-100	100-AG	AG-II-100
099-100-059	A-II	A-II-100	100-AG	AG-II-100
099-100-060	A-II	A-II-100	100-AG	AG-II-100
099-110-002	A-II	A-II-100	100-AG	AG-II-100
099-110-003	A-II	A-II-100	100-AG	AG-II-100
099-110-004	A-II	A-II-100	100-AG	AG-II-100
099-110-005	A-II	A-II-100	100-AG	AG-II-100
099-110-006	A-II	A-II-100	100-AG	AG-II-100
099-110-009	A-II	A-II-100	100-AG	AG-II-100
099-110-010	A-II	A-II-100	100-AG	AG-II-100
099-110-011	A-II	A-II-100	100-AG	AG-II-100
099-110-012	A-II	A-II-100	100-AG	AG-II-100
099-110-013	A-II	A-II-100	100-AG	AG-II-100
099-110-014	A-II	A-II-100	100-AG	AG-II-100
099-110-015	A-II	A-II-100	100-AG	AG-II-100
099-110-016	A-II	A-II-100	100-AG	AG-II-100
099-110-018	A-II	A-II-100	100-AG	AG-II-100
099-110-019	A-II	A-II-100	100-AG	AG-II-100
099-110-020	A-II	A-II-100	100-AG	AG-II-100
099-110-028	A-II	A-II-100	100-AG	AG-II-100
099-110-029	A-II	A-II-100	100-AG	AG-II-100
099-110-033	A-II	A-II-100	100-AG	AG-II-100
099-110-034	A-II	A-II-100	100-AG	AG-II-100
099-110-035	A-II	A-II-100	100-AG	AG-II-100
099-110-036	A-II	A-II-100	100-AG	AG-II-100
099-110-038	A-II	A-II-100	100-AG	AG-II-100

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
099-110-045	A-II	A-II-100	100-AG	AG-II-100
099-110-050	A-II	A-II-100	100-AG	AG-II-100
099-110-055	A-II	A-II-100	100-AG	AG-II-100
099-110-056	A-II	A-II-100	100-AG	AG-II-100
099-110-057	A-II	A-II-100	100-AG	AG-II-100
099-110-058	A-II	A-II-100	100-AG	AG-II-100
099-110-059	A-II	A-II-100	100-AG	AG-II-100
099-110-060	A-II	A-II-100	100-AG	AG-II-100
099-110-061	A-II	A-II-100	100-AG	AG-II-100
099-120-001	A-II	A-II-100	100-AG	AG-II-100
099-120-002	A-II	A-II-100	100-AG	AG-II-100
099-120-003	A-II	A-II-100	100-AG	AG-II-100
099-120-004	A-II	A-II-100	100-AG	AG-II-100
099-120-006	A-II	A-II-100	100-AG	AG-II-100
099-120-010	A-II	A-II-100	100-AG	AG-II-100
099-120-012	A-II	A-II-100	100-AG	AG-II-100
099-120-013	A-II	A-II-100	100-AG	AG-II-100
099-120-015	A-II	A-II-100	100-AG	AG-II-100
099-120-023	A-II	A-II-100	100-AG	AG-II-100
099-131-001	RECREATION/OPEN SPACE	RECREATION/OPEN SPACE	100-AG	REC
099-131-002	RECREATION/OPEN SPACE	RECREATION/OPEN SPACE	100-AG	REC
099-131-008	A-II-100	A-II-100	100-AG	AG-II-100
099-131-009	A-II-100	A-II-100	100-AG	AG-II-100
099-131-010	A-II-100	A-II-100	100-AG	AG-II-100
099-131-012	A-II-100	A-II-100	100-AG	AG-II-100
099-131-018	A-II-100	A-II-100	100-AG	AG-II-100
099-131-019	A-II-100	A-II-100	100-AG	AG-II-100
099-131-022	A-II-100	A-II-100	100-AG	AG-II-100
099-131-027	A-II-40	A-II-100	100-AG	AG-II-100
099-131-027	A-II-100	A-II-100	100-AG	AG-II-100
099-131-028	A-II-100	A-II-100	100-AG	AG-II-100
099-131-029	A-II-100	A-II-100	100-AG	AG-II-100
099-131-031	A-II-40	A-II-100	100-AG	AG-II-100
099-141-001	A-II-40	A-II-40	40-AL-O	AG-II-40
099-141-002	A-II-40	A-II-40	40-AL-O	AG-II-40
099-141-003	A-II-40	A-II-40	40-AG	AG-II-40
099-141-004	A-II-40	A-II-40	40-AG	AG-II-40
099-141-006	A-II-40	A-II-40	40-AG	AG-II-40
099-141-006*	A-II-40	A-II-40	40-AG	AG-II-40

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
099-141-006*	A-II-40	A-II-40	40-AG	AG-II-40
099-141-007	A-II-40	A-II-40	40-AG	AG-II-40
099-141-013	A-II-40	A-II-40	40-AG	AG-II-40
099-141-014	A-II-40	A-II-40	40-AG	AG-II-40
099-141-015	A-II-40	A-II-40	40-AG	AG-II-40
099-141-018	A-II-40	A-II-40	40-AG	AG-II-40
099-141-019	A-II-40	A-II-40	40-AG	AG-II-40
099-141-020	A-II-40	A-II-40	40-AG	AG-II-40
099-141-026	A-II-40	A-II-40	40-AG	AG-II-40
099-141-026*	A-II-40	A-II-40	40-AG	AG-II-40
099-141-026*	A-II-40	A-II-40	40-AG	AG-II-40
099-141-030	A-II-40	A-II-40	40-AG	AG-II-40
099-141-030*	A-II-40	A-II-40	40-AG	AG-II-40
099-150-046	A-II	A-II-40	40-AG	AG-II-40
099-150-046	A-II-40	A-II-40	40-AG	AG-II-40
099-150-054	A-II-40	A-II-40	40-AG	AG-II-40
099-150-055	A-II-40	A-II-40	40-AG	AG-II-40
099-150-056	A-II-40	A-II-40	40-AG	AG-II-40
099-150-057	A-II-40	A-II-40	40-AG	AG-II-40
099-150-060	A-II-40	A-II-40	40-AG	AG-II-40
099-150-061	A-II-40	A-II-40	40-AG	AG-II-40
099-150-062	A-II-40	A-II-40	40-AG	AG-II-40
099-150-064	A-II-40	A-II-40	40-AG	AG-II-40
099-160-008	A-II	A-II-100	100-AG	AG-II-100
099-160-011	A-II	A-II-100	100-AG	AG-II-100
099-160-032	A-II	A-II-100	100-AG	AG-II-100
099-160-034	A-II	A-II-100	100-AG	AG-II-100
099-160-055	A-II	A-II-100	100-AG	AG-II-100
099-160-059	A-II	A-II-100	100-AG	AG-II-100
099-160-061	A-II	A-II-100	100-AG	AG-II-100
099-160-073	A-II	A-II-100	100-AG	AG-II-100
099-160-081	A-II	A-II-100	100-AG	AG-II-100
099-160-086	A-II	A-II-100	100-AG	AG-II-100
099-160-089	A-II	A-II-100	100-AG	AG-II-100
099-160-091	A-II	A-II-100	10-AG	AG-II-100
099-170-003	A-II	A-II-100	100-AG	AG-II-100
099-170-017	A-II	A-II-100	100-AG	AG-II-100
099-170-040	A-II	A-II-100	100-AG-O	AG-II-100
099-170-045	A-II	A-II-100	100-AG	AG-II-100
099-170-046	A-II	A-II-100	100-AG	AG-II-100

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
099-170-047	A-II	A-II-100	100-AG	AG-II-100
099-180-004	A-II	A-II-100	100-AG	AG-II-100
099-180-007	A-II	A-II-100	100-AG	AG-II-100
099-180-009	A-II	A-II-100	100-AG	AG-II-100
099-180-013	A-II	A-II-100	100-AG	AG-II-100
099-180-014	A-II	A-II-100	100-AG	AG-II-100
099-180-015	A-II	A-II-100	100-AG	AG-II-100
099-180-020	A-II	A-II-100	100-AG	AG-II-100
099-180-021	A-II	A-II-100	100-AG	AG-II-100
099-200-002	A-II	A-II-100	100-AG	AG-II-100
099-200-006	A-II	A-II-100	100-AG	AG-II-100
099-200-012	A-II	A-II-100	100-AG	AG-II-100
099-200-014	A-II	A-II-100	100-AG	AG-II-100
099-200-015	A-II	A-II-100	100-AG	AG-II-100
099-200-019	A-II	A-II-100	100-AG	AG-II-100
099-200-021	A-II	A-II-100	100-AG	AG-II-100
099-200-023	A-II	A-II-100	100-AG	AG-II-100
099-200-026	A-II	A-II-100	100-AG	AG-II-100
099-200-027	A-II	A-II-100	100-AG	AG-II-100
099-200-028	A-II	A-II-100	100-AG	AG-II-100
099-200-030	A-II	A-II-100	100-AG	AG-II-100
099-200-031	A-II	A-II-100	100-AG	AG-II-100
099-200-032	A-II	A-II-100	100-AG	AG-II-100
099-200-033	A-II	A-II-100	100-AG	AG-II-100
099-200-034	A-II	A-II-100	100-AG	AG-II-100
099-200-035	A-II	A-II-100	100-AG	AG-II-100
099-200-036	A-II	A-II-100	100-AG	AG-II-100
099-200-037	A-II	A-II-100	100-AG	AG-II-100
099-200-038	A-II	A-II-100	100-AG	AG-II-100
099-200-041	A-II	A-II-100	100-AG	AG-II-100
099-200-043	A-II	A-II-100	100-AG	AG-II-100
099-200-045	A-II	A-II-100	100-AG	AG-II-100
099-200-047	A-II	A-II-100	100-AG	AG-II-100
099-200-048	A-II	A-II-100	100-AG	AG-II-100
099-200-049	A-II	A-II-100	100-AG	AG-II-100
099-200-050	A-II	A-II-100	100-AG	AG-II-100
099-200-051	A-II	A-II-100	100-AG	AG-II-100
099-200-052	A-II	A-II-100	100-AG	AG-II-100
099-200-053	A-II	A-II-100	100-AG	AG-II-100
099-200-062	A-II	A-II-100	100-AG	AG-II-100

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
099-200-063	A-II	A-II-100	100-AG	AG-II-100
099-200-064	A-II	A-II-100	100-AG	AG-II-100
099-200-065	A-II	A-II-100	100-AG	AG-II-100
099-200-066	A-II	A-II-100	100-AG	AG-II-100
099-200-081	A-II	A-II-100	100-AG	AG-II-100
099-200-082	A-II	A-II-100	100-AG	AG-II-100
099-210-010	A-II	A-II-100	100-AG	AG-II-100
099-210-017	A-II	A-II-100	100-AG	AG-II-100
099-210-046	A-II	A-II-100	100-AG	AG-II-100
099-210-053	A-II	A-II-100	100-AG	AG-II-100
099-210-054	A-II	A-II-100	100-AG	AG-II-100
099-210-056	A-II	A-II-100	100-AG	AG-II-100
099-210-057	A-II	A-II-100	100-AG	AG-II-100
099-210-061	A-II	A-II-100	100-AG	AG-II-100
099-210-062	A-II	A-II-100	100-AG	AG-II-100
099-210-069	A-II	A-II-100	100-AG	AG-II-100
099-210-071	A-II	A-II-100	100-AG	AG-II-100
099-210-073	A-II	A-II-100	100-AG	AG-II-100
099-210-074	A-II	A-II-100	100-AG	AG-II-100
099-210-075	A-II	A-II-100	100-AG	AG-II-100
099-220-020	A-II	A-II-100	100-AG	AG-II-100
099-230-007	A-II	A-II-100	100-AG	AG-II-100
099-230-021	A-II	A-II-100	100-AG	AG-II-100
099-230-022	A-II	A-II-100	100-AG	AG-II-100
099-230-026	A-II	A-II-100	100-AG	AG-II-100
099-230-028	A-II	A-II-100	100-AG	AG-II-100
099-230-029	A-II	A-II-100	100-AG	AG-II-100
099-230-032	A-II	A-II-100	100-AG	AG-II-100
099-350-017	RECREATION/OPEN SPACE	RECREATION/OPEN SPACE	100-AG	REC
099-410-001	A-II	A-II-100	100-AG	AG-II-100
099-410-002	A-II	A-II-100	100-AG	AG-II-100
099-410-003	A-II	A-II-100	100-AG	AG-II-100
099-410-004	A-II	A-II-100	100-AG	AG-II-100
099-410-006	A-II	A-II-100	100-AG	AG-II-100
099-410-007	A-II	A-II-100	100-AG	AG-II-100
099-420-001	A-II-40	A-II-40	40-AG	AG-II-40
099-420-002	A-II-40	A-II-40	40-AG	AG-II-40
099-420-003	A-II-40	A-II-40	40-AG	AG-II-40
099-420-004	A-II-40	A-II-40	40-AG	AG-II-40
099-420-005	A-II-40	A-II-40	40-AG	AG-II-40

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
099-420-006	A-II-40	A-II-40	40-AG	AG-II-40
099-420-008	A-II-40	A-II-40	40-AG	AG-II-40
099-420-009	A-II-40	A-II-40	40-AG	AG-II-40
099-420-010	A-II-40	A-II-40	40-AG	AG-II-40
099-420-011	A-II-40	A-II-40	40-AG	AG-II-40
099-420-012	A-II-40	A-II-40	40-AG	AG-II-40
099-610-003	A-II	A-II-100	100-AG	AG-II-100
099-630-004	A-II-100	A-II-100	100-AG	AG-II-100
099-630-005	A-II-100	A-II-100	100-AG	AG-II-100
099-630-006	A-II-100	A-II-100	100-AG	AG-II-100
099-630-007	A-II-100	A-II-100	100-AG	AG-II-100
099-630-008	A-II-100	A-II-100	100-AG	AG-II-100
099-630-009	A-II-100	A-II-100	100-AG	AG-II-100
131-010-001	A-II	A-II-100	U	AG-II-100
131-010-003	A-II	A-II-100	U	AG-II-100
131-010-004	A-II	A-II-100	U	AG-II-100
131-010-013	A-II	A-II-100	U	AG-II-100
131-010-014	A-II	A-II-100	U	AG-II-100
131-010-015	A-II	A-II-100	U	AG-II-100
131-010-016	A-II	A-II-100	U	AG-II-100
131-010-017	A-II	A-II-100	U	AG-II-100
131-010-018	A-II	A-II-100	U	AG-II-100
131-010-019	A-II	A-II-100	U	AG-II-100
131-010-020	A-II	A-II-100	U	AG-II-100
131-010-021	A-II	A-II-100	U	AG-II-100
131-010-022	A-II	A-II-100	U	AG-II-100
131-010-023	A-II	A-II-100	U	AG-II-100
131-010-024	A-II	A-II-100	U	AG-II-100
131-010-025	A-II	A-II-100	U	AG-II-100
131-010-026	A-II	A-II-100	U	AG-II-100
131-010-027	A-II	A-II-100	U	AG-II-100
131-010-028	A-II	A-II-100	U	AG-II-100
131-010-029	A-II	A-II-100	U	AG-II-100
131-010-030	A-II	A-II-100	U	AG-II-100
131-010-033	A-II	A-II-100	U	AG-II-100
131-010-038	A-II	A-II-100	U	AG-II-100
131-010-039	A-II	A-II-100	U	AG-II-100
131-010-041	A-II	A-II-100	U	AG-II-100
131-010-042	A-II	A-II-100	U	AG-II-100
131-010-044	A-II	A-II-100	U	AG-II-100

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
131-010-046	A-II	A-II-100	U	AG-II-100
131-010-049	A-II	A-II-100	U	AG-II-100
131-010-052	A-II	A-II-100	U	AG-II-100
131-010-058	A-II	A-II-100	U	AG-II-100
131-010-059	A-II	A-II-100	U	AG-II-100
131-010-067	A-II	A-II-100	U	AG-II-100
131-010-068	A-II	A-II-100	U	AG-II-100
131-010-069	A-II	A-II-100	U	AG-II-100
131-010-071	A-II	A-II-100	U	AG-II-100
131-010-072	A-II	A-II-100	U	AG-II-100
131-010-073	A-II	A-II-100	U	AG-II-100
131-020-001	A-II	A-II-100	U	AG-II-100
131-020-003	A-II	A-II-100	U	AG-II-100
131-020-004	A-II	A-II-100	U	AG-II-100
131-020-007	A-II	A-II-100	U	AG-II-100
131-020-008	A-II	A-II-100	U	AG-II-100
131-020-009	A-II	A-II-100	U	AG-II-100
131-020-010	A-II	A-II-100	U	AG-II-100
131-020-011	A-II	A-II-100	U	AG-II-100
131-020-012	A-II	A-II-100	U	AG-II-100
131-020-014	A-II	A-II-100	U	AG-II-100
131-020-019	A-II	A-II-100	U	AG-II-100
131-020-023	A-II	A-II-100	U	AG-II-100
131-020-025	A-II	A-II-100	U	AG-II-100
131-030-004	A-II	A-II-100	U	AG-II-100
131-030-005	A-II	A-II-100	U	AG-II-100
131-030-006	A-II	A-II-100	U	AG-II-100
131-030-007	A-II	A-II-100	U	AG-II-100
131-030-008	A-II	A-II-100	U	AG-II-100
131-030-009	A-II	A-II-100	U	AG-II-100
131-030-010	A-II	A-II-100	U	AG-II-100
131-030-011	A-II	A-II-100	U	AG-II-100
131-030-012	A-II	A-II-100	U	AG-II-100
131-030-013	A-II	A-II-100	U	AG-II-100
131-030-014	A-II	A-II-100	U	AG-II-100
131-030-015	A-II	A-II-100	U	AG-II-100
131-030-016	A-II	A-II-100	U	AG-II-100
131-030-017	A-II	A-II-100	U	AG-II-100
131-030-025	A-II	A-II-100	U	AG-II-100
131-030-026	A-II	A-II-100	U	AG-II-100

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
131-030-027	A-II	A-II-100	U	AG-II-100
131-040-001	A-II	A-II-100	U	AG-II-100
131-040-002	A-II	A-II-100	U	AG-II-100
131-040-003	A-II	A-II-100	U	AG-II-100
131-040-004	A-II	A-II-100	U	AG-II-100
131-040-005	A-II	A-II-100	U	AG-II-100
131-040-006	A-II	A-II-100	U	AG-II-100
131-040-010	A-II	A-II-100	U	AG-II-100
131-040-011	A-II	A-II-100	U	AG-II-100
131-040-012	A-II	A-II-100	U	AG-II-100
131-040-013	A-II	A-II-100	U	AG-II-100
131-040-014	A-II	A-II-100	U	AG-II-100
131-040-016	A-II	A-II-100	U	AG-II-100
131-040-017	A-II	A-II-100	U	AG-II-100
131-040-018	A-II	MA-320	U	RMZ-320
131-040-019	A-II	MA-320	U	RMZ-320
131-040-020	A-II	A-II-100	U	AG-II-100
131-040-021	A-II	A-II-100	U	AG-II-100
131-040-022	A-II	A-II-100	U	AG-II-100
131-070-010	A-II	A-II-100	U	AG-II-100
131-070-011	A-II	A-II-100	U	AG-II-100
131-070-012	A-II	A-II-100	U	AG-II-100
131-070-013	A-II	A-II-100	U	AG-II-100
131-070-014	A-II	A-II-100	U	AG-II-100
131-070-015	A-II	A-II-100	U	AG-II-100
131-070-016	A-II	A-II-100	U	AG-II-100
131-070-017	A-II	A-II-100	U	AG-II-100
131-070-018	A-II	A-II-100	U	AG-II-100
131-070-019	A-II	A-II-100	U	AG-II-100
131-070-020	A-II	A-II-100	U	AG-II-100
131-070-021	A-II	A-II-100	U	AG-II-100
131-070-022	A-II	A-II-100	U	AG-II-100
131-070-023	A-II	A-II-100	U	AG-II-100
131-070-024	A-II	A-II-100	U	AG-II-100
131-070-025	A-II	A-II-100	U	AG-II-100
131-080-001	A-II	A-II-100	U	AG-II-100
131-080-002	A-II	A-II-100	U	AG-II-100
131-080-003	A-II	MA-320	U	RMZ-320
131-080-004	A-II	MA-320	U	RMZ-320
131-080-005	A-II	MA-320	U	RMZ-320

APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
131-080-006	A-II	A-II-100	U	AG-II-100
131-080-007	A-II	MA-320	U	RMZ-320
131-080-008	A-II	MA-320	U	RMZ-320
131-080-009	A-II	MA-320	U	RMZ-320
131-080-010	A-II	MA-320	U	RMZ-320
131-080-011	A-II	MA-320	U	RMZ-320
131-080-012	A-II	A-II-100	U	AG-II-100
131-080-013	A-II	MA-320	U	RMZ-320
131-080-014	A-II	MA-320	U	RMZ-320
131-080-015	A-II	MA-320	U	RMZ-320
131-080-016	A-II	MA-320	U	RMZ-320
131-080-017	A-II	MA-320	U	RMZ-320
131-080-018	A-II	MA-320	U	RMZ-320
131-100-001	A-II	A-II-100	U	AG-II-100
131-100-002	A-II	A-II-100	U	AG-II-100
131-100-003	A-II	A-II-100	U	AG-II-100
131-100-004	A-II	A-II-100	U	AG-II-100
131-100-005	A-II	A-II-100	U	AG-II-100
131-100-006	A-II	A-II-100	U	AG-II-100
131-100-007	A-II	A-II-100	U	AG-II-100
131-100-008	A-II	A-II-100	U	AG-II-100
131-100-009	A-II	A-II-100	U	AG-II-100
131-100-010	A-II	A-II-100	U	AG-II-100
131-100-011	A-II	A-II-100	U	AG-II-100
131-100-012	A-II	MA-320	U	RMZ-320
131-100-013	A-II	A-II-100	U	AG-II-100
131-100-014	A-II	A-II-100	U	AG-II-100
131-100-015	A-II	A-II-100	U	AG-II-100
131-100-016	A-II	A-II-100	U	AG-II-100
131-100-017	A-II	A-II-100	U	AG-II-100
131-100-018	A-II	A-II-100	U	AG-II-100
131-100-019	A-II	A-II-100	U	AG-II-100
131-100-020	A-II	A-II-100	U	AG-II-100
131-100-021	A-II	A-II-100	U	AG-II-100
131-100-023	A-II	A-II-100	U	AG-II-100
131-100-024	A-II	MA-320	U	RMZ-320
131-100-025	A-II	MA-320	U	RMZ-320
131-100-026	A-II	A-II-100	U	AG-II-100
131-100-027	A-II	A-II-100	U	AG-II-100
131-100-028	A-II	A-II-100	U	AG-II-100

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
131-110-001	A-II	MA-320	50-AG	RMZ-320
131-110-002	A-II	MA-320	50-AG	RMZ-320
131-110-003	A-II	MA-320	50-AG	RMZ-320
131-110-004	A-II	MA-320	50-AG	RMZ-320
131-110-005	A-II	MA-320	50-AG	RMZ-320
131-110-006	A-II	MA-320	50-AG	RMZ-320
131-110-007	A-II	MA-320	50-AG	RMZ-320
131-110-008	A-II	MA-320	50-AG	RMZ-320
131-110-009	A-II	MA-320	50-AG	RMZ-320
131-110-010	A-II	MA-320	50-AG	RMZ-320
131-110-011	A-II	MA-320	50-AG	RMZ-320
131-110-012	A-II	MA-320	50-AG	RMZ-320
131-110-013	A-II	MA-320	50-AG	RMZ-320
131-110-014	A-II	MA-320	50-AG	RMZ-320
131-110-015	A-II	MA-320	50-AG	RMZ-320
131-110-016	A-II	MA-320	50-AG	RMZ-320
131-110-017	A-II	MA-320	50-AG	RMZ-320
131-110-018	A-II	MA-320	50-AG	RMZ-320
131-110-019	A-II	MA-320	50-AG	RMZ-320
131-160-001	A-II	A-II-100	U	AG-II-100
131-160-002	A-II	A-II-100	U	AG-II-100
131-160-004	A-II	A-II-100	U	AG-II-100
131-160-005	A-II	A-II-100	U	AG-II-100
131-160-006	A-II	MA-320	U	RMZ-320
131-160-007	A-II	MA-320	U	RMZ-320
131-160-008	A-II	MA-320	U	RMZ-320
131-160-009	A-II	A-II-100	U	AG-II-100
131-160-010	A-II	MA-320	U	RMZ-320
131-160-011	A-II	A-II-100	U	AG-II-100
131-160-012	A-II	A-II-100	U	AG-II-100
131-160-013	A-II	A-II-100	U	AG-II-100
131-160-014	A-II	A-II-100	U	AG-II-100
131-160-015	A-II	A-II-100	U	AG-II-100
131-160-016	A-II	A-II-100	U	AG-II-100
131-160-017	A-II	A-II-100	U	AG-II-100
131-160-018	A-II	A-II-100	U	AG-II-100
131-160-019	A-II	A-II-100	U	AG-II-100
131-160-020	A-II	A-II-100	U	AG-II-100
131-160-022	A-II	MA-320	U	RMZ-320
131-160-024	A-II	A-II-100	U	AG-II-100

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
131-160-025	A-II	MA-320	U	RMZ-320
131-160-026	A-II	A-II-100	U	AG-II-100
131-160-027	A-II	A-II-100	U	AG-II-100
131-170-001	A-II	MA-320	50-AG	RMZ-320
131-170-002	A-II	MA-320	50-AG	RMZ-320
131-170-003	A-II	MA-320	50-AG	RMZ-320
131-170-004	A-II	MA-320	50-AG	RMZ-320
131-170-005	A-II	MA-320	50-AG	RMZ-320
131-170-006	A-II	MA-320	50-AG	RMZ-320
131-170-007	A-II	MA-320	50-AG	RMZ-320
131-170-008	A-II	MA-320	50-AG	RMZ-320
131-170-009	A-II	MA-320	50-AG	RMZ-320
131-170-010	A-II	MA-320	50-AG	RMZ-320
131-170-011	A-II	MA-320	50-AG	RMZ-320
131-170-012	A-II	MA-320	50-AG	RMZ-320
131-170-013	A-II	MA-320	50-AG	RMZ-320
131-170-014	A-II	MA-320	50-AG	RMZ-320
131-170-015	A-II	MA-320	50-AG	RMZ-320
131-170-016	A-II	MA-320	50-AG	RMZ-320
131-170-017	A-II	MA-320	50-AG	RMZ-320
131-170-018	A-II	MA-320	50-AG	RMZ-320
133-010-003	A-II	A-II-100	U	AG-II-100
133-020-001	A-II	A-II-100	U	AG-II-100
133-020-003	A-II	A-II-100	U	AG-II-100
133-020-004	A-II	A-II-100	U	AG-II-100
133-020-007	A-II	A-II-100	U	AG-II-100
133-020-008	A-II	A-II-100	U	AG-II-100
133-020-010	A-II	A-II-100	U	AG-II-100
133-020-011	A-II	A-II-100	U	AG-II-100
133-020-012	A-II	A-II-100	U	AG-II-100
133-020-014	A-II	A-II-100	U	AG-II-100
133-020-020	A-II	A-II-100	U	AG-II-100
133-020-027	A-II	A-II-100	U	AG-II-100
133-020-030	A-II	A-II-100	U	AG-II-100
133-020-031	A-II	A-II-100	U	AG-II-100
133-030-004	A-II	A-II-100	50-AG	AG-II-100
133-030-005	A-II	MA-320	50-AG	RMZ-320
133-030-006	A-II	MA-320	50-AG	RMZ-320
133-030-007	A-II	MA-320	50-AG	RMZ-320
133-030-008	A-II	MA-320	50-AG	RMZ-320

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
133-030-009	A-II	MA-320	50-AG	RMZ-320
133-030-010	A-II	MA-320	50-AG	RMZ-320
133-030-011	A-II	MA-320	50-AG	RMZ-320
133-030-027	A-II	MA-320	50-AG	RMZ-320
133-030-028	A-II	MA-320	50-AG	RMZ-320
133-030-036	A-II	MA-320	50-AG	RMZ-320
133-030-037	A-II	A-II-100	50-AG	AG-II-100
133-030-038	A-II	A-II-100	50-AG	AG-II-100
133-030-039	A-II	A-II-100	50-AG	AG-II-100
133-060-004	A-II	A-II-100	50-AG	AG-II-100
133-060-010	A-II	MA-320	50-AG	RMZ-320
133-060-011	A-II	MA-320	50-AG	RMZ-320
133-060-012	A-II	MA-320	20-AG	RMZ-320
133-060-013	A-II	MA-320	20-AG	RMZ-320
133-060-014	A-II	MA-320	20-AG	RMZ-320
133-060-015	A-II	A-II-100	20-AG	AG-II-100
133-060-016	A-II	MA-320	20-AG	RMZ-320
133-060-017	A-II	A-II-100	20-AG	AG-II-100
133-060-018	A-II	MA-320	20-AG	RMZ-320
133-060-019	A-II	MA-320	20-AG	RMZ-320
133-060-021	A-II	MA-320	20-AG	RMZ-320
133-060-022	A-II	MA-320	20-AG	RMZ-320
133-060-031	A-II	A-II-100	20-AG	AG-II-100
133-060-032	A-II	A-II-100	20-AG	AG-II-100
133-060-033	A-II	MA-320	20-AG	RMZ-320
133-060-034	A-II	A-II-100	20-AG	AG-II-100
133-060-036	A-II	MA-320	20-AG	RMZ-320
133-060-037	A-II	MA-320	50-AG	RMZ-320
133-060-041	A-II	A-II-100	100-AG	AG-II-100
133-090-001	A-II	A-II-100	100-AG	AG-II-100
133-090-002	A-II	A-II-100	100-AG	AG-II-100
133-090-003	A-II	MA-320	100-AG	RMZ-320
133-090-004	A-II	A-II-100	100-AG	AG-II-100
133-090-005	A-II	MA-320	100-AG	RMZ-320
133-090-006	A-II	MA-320	100-AG	RMZ-320
133-090-007	A-II	A-II-100	100-AG	AG-II-100
133-090-008	A-II	A-II-100	100-AG	AG-II-100
133-090-009	A-II	A-II-100	100-AG	AG-II-100
133-090-010	RECREATION/OPEN SPACE	RECREATION/OPEN SPACE	100-AG	AG-II-100
133-090-011	A-II	A-II-100	100-AG	AG-II-100

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
133-090-012	A-II	A-II-100	100-AG	AG-II-100
133-090-013	A-II	A-II-100	100-AG	AG-II-100
133-090-015	A-II	A-II-100	100-AG	AG-II-100
133-090-016	A-II	A-II-100	100-AG	AG-II-100
133-090-017	A-II	A-II-100	100-AG	AG-II-100
133-110-028	A-II	A-II-40	40-AL-O	AG-II-40
133-110-031	A-II	A-II-40	40-AL-O	AG-II-40
133-120-006	A-II	A-II-100	100-AG	AG-II-100
133-120-008	A-II	A-II-100	100-AG	AG-II-100
133-120-009	A-II	A-II-100	100-AG	AG-II-100
133-120-010	A-II	A-II-100	100-AG	AG-II-100
133-120-011	A-II	A-II-100	100-AG	AG-II-100
133-120-012	A-II	A-II-100	100-AG	AG-II-100
133-120-015	A-II	A-II-100	100-AG	AG-II-100
133-120-031	A-II	A-II-100	100-AG	AG-II-100
133-120-032	A-II	A-II-100	100-AG	AG-II-100
133-120-033	RECREATION/OPEN SPACE	RECREATION/OPEN SPACE	20-AG	AG-II-100
133-120-034	A-II	A-II-100	20-AG	AG-II-100
133-120-046	A-II	A-II-100	100-AG	AG-II-100
133-120-048	A-II	A-II-100	100-AG	AG-II-100
133-120-051	A-II	A-II-100	100-AG	AG-II-100
133-120-052	A-II	A-II-100	100-AG	AG-II-100
133-151-006	A-II	A-II-40	40-AL-O	AG-II-40
133-151-014	A-II	A-II-40	40-AL-O	AG-II-40
133-151-015	A-II	A-II-40	40-AL-O	AG-II-40
133-151-016	A-II	A-II-40	40-AL-O	AG-II-40
133-151-017	A-II	A-II-40	40-AL-O	AG-II-40
133-160-056	A-II-100	A-II-100	100-AG	AG-II-100
133-160-056	A-II	A-II-100	100-AG	AG-II-100
133-160-057	A-II-100	A-II-100	100-AG	AG-II-100
133-160-057	A-II	A-II-100	100-AG	AG-II-100
133-190-001	A-II	A-II-40	40-AL-O	AG-II-40
133-190-002	A-II	A-II-40	40-AL-O	AG-II-40
133-190-003	A-II	A-II-40	40-AL-O	AG-II-40
133-190-004	A-II	A-II-40	40-AL-O	AG-II-40
133-190-011	A-II	A-II-40	40-AL-O	AG-II-40
137-280-013	A-II	A-II-40	40-AG	AG-II-40
137-280-014	A-II	A-II-40	40-AG	AG-II-40
137-280-015	A-II	A-II-40	40-AG	AG-II-40
137-280-016	A-II	A-II-40	40-AG	AG-II-40

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
137-310-004	A-I	A-I-40	20-AG	AG-I-40
137-310-004	A-II	A-II-100	20-AG	AG-II-100
137-310-005	A-II	A-II-100	20-AG	AG-II-100
137-310-011	A-I	A-I-40	20-AG	AG-I-40
137-310-012	A-II	A-II-100	20-AG	AG-II-100
137-310-013	A-I	A-I-40	20-AG	AG-I-40
137-310-013	A-I	A-I-40	20-AG	AG-I-40
137-310-013	A-II	A-II-100	20-AG	AG-II-100
137-310-014	A-I	A-I-40	20-AG	AG-I-40
137-310-014	A-II	A-II-100	20-AG	AG-II-100
137-310-015	A-II	A-II-100	20-AG	AG-II-100
137-310-016	A-I	A-I-40	20-AG	AG-I-40
137-310-016	A-II	A-II-100	20-AG	AG-II-100
137-310-016	A-II	A-II-100	20-AG	AG-II-100
137-310-016	A-II	A-II-100	20-AG	AG-II-100
137-310-016	A-II	A-II-100	20-AG	AG-II-100
137-310-017	A-I	A-I-40	20-AG	AG-I-40
137-310-017	A-II	A-II-100	20-AG	AG-II-100
137-320-003	A-II	A-II-100	20-AG	AG-II-100
141-020-012	A-II	A-II-100	100-AG	AG-II-100
141-020-024	A-II	A-II-100	100-AG	AG-II-100
141-070-005	A-II-100	A-II-100	40-AG	AG-II-100
141-070-006	A-II-100	A-II-40	40-AG	AG-II-40
141-070-027	A-II-100	A-II-40	40-AG	AG-II-40
141-090-017	A-II	A-II-100	100-AG	AG-II-100
141-090-022	A-II	A-II-100	100-AG	AG-II-100
141-090-025	A-II	A-II-100	100-AG	AG-II-100
141-090-026	A-II	A-II-100	100-AG	AG-II-100
141-260-005	OTHER OPEN LANDS	OTHER OPEN LANDS	100-AG	AG-II-100
141-260-006	OTHER OPEN LANDS	OTHER OPEN LANDS	100-AG	AG-II-100
141-260-007	OTHER OPEN LANDS	OTHER OPEN LANDS	100-AG	AG-II-100
141-270-005	A-II	A-II-100	100-AG	AG-II-100
141-280-029	A-II-100	A-II-100	100-AG	AG-II-100
141-290-024	A-II	A-II-100	100-AG	AG-II-100
141-290-025	A-II	A-II-100	100-AG	AG-II-100
141-290-053	RECREATION/OPEN SPACE	RECREATION/OPEN SPACE	100-AG	AG-II-100
141-290-054	OTHER OPEN LANDS	OTHER OPEN LANDS	100-AG	AG-II-100
141-290-054	RECREATION/OPEN SPACE	RECREATION/OPEN SPACE	100-AG	AG-II-100
145-010-001	A-II	MA-320	50-AG	RMZ-320

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
145-010-002	A-II	MA-320	50-AG	RMZ-320
145-010-003	A-II	MA-320	50-AG	RMZ-320
145-010-004	A-II	MA-320	50-AG	RMZ-320
145-010-005	A-II	MA-320	50-AG	RMZ-320
145-010-006	A-II	MA-320	50-AG	RMZ-320
145-010-007	A-II	MA-320	50-AG	RMZ-320
145-010-008	A-II	MA-320	50-AG	RMZ-320
145-010-009	A-II	MA-320	50-AG	RMZ-320
145-010-010	A-II	MA-320	50-AG	RMZ-320
145-010-011	A-II	MA-320	50-AG	RMZ-320
145-010-012	A-II	MA-320	50-AG	RMZ-320
145-010-013	A-II	A-II-100	50-AG	AG-II-100
145-010-014	A-II	MA-320	50-AG	RMZ-320
145-010-015	A-II	MA-320	50-AG	RMZ-320
145-010-016	A-II	MA-320	50-AG	RMZ-320
145-010-017	A-II	MA-320	50-AG	RMZ-320
145-010-018	A-II	MA-320	50-AG	RMZ-320
145-020-001	A-II	MA-320	50-AG	RMZ-320
145-020-002	A-II	MA-320	50-AG	RMZ-320
145-020-003	A-II	MA-320	50-AG	RMZ-320
145-020-004	A-II	MA-320	50-AG	RMZ-320
145-020-005	A-II	MA-320	50-AG	RMZ-320
145-020-006	A-II	MA-320	50-AG	RMZ-320
145-020-007	A-II	MA-320	50-AG	RMZ-320
145-020-008	A-II	MA-320	50-AG	RMZ-320
145-020-010	A-II	MA-320	50-AG	RMZ-320
145-020-011	A-II	MA-320	50-AG	RMZ-320
145-020-012	A-II	MA-320	50-AG	RMZ-320
145-020-013	A-II	MA-320	50-AG	RMZ-320
145-020-014	A-II	MA-320	50-AG	RMZ-320
145-020-015	A-II	MA-320	50-AG	RMZ-320
145-030-001	A-II	MA-320	50-AG	RMZ-320
145-030-002	A-II	MA-320	50-AG	RMZ-320
145-030-003	A-II	MA-320	50-AG	RMZ-320
145-030-004	A-II	MA-320	50-AG	RMZ-320
145-030-005	A-II	MA-320	50-AG	RMZ-320
145-030-006	A-II	MA-320	50-AG	RMZ-320
145-030-007	A-II	MA-320	50-AG	RMZ-320
145-030-008	A-II	MA-320	50-AG	RMZ-320
145-030-009	A-II	MA-320	50-AG	RMZ-320

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
145-030-010	A-II	MA-320	50-AG	RMZ-320
145-030-011	A-II	MA-320	50-AG	RMZ-320
145-030-012	A-II	MA-320	50-AG	RMZ-320
145-030-013	A-II	MA-320	50-AG	RMZ-320
145-030-014	A-II	MA-320	50-AG	RMZ-320
145-030-015	A-II	MA-320	50-AG	RMZ-320
145-030-016	A-II	MA-320	50-AG	RMZ-320
145-030-017	A-II	MA-320	50-AG	RMZ-320
145-030-018	A-II	MA-320	50-AG	RMZ-320
145-030-019	A-II	MA-320	50-AG	RMZ-320
145-030-020	A-II	MA-320	50-AG	RMZ-320
145-040-001	A-II	A-II-100	50-AG	AG-II-100
145-040-002	A-II	A-II-100	50-AG	AG-II-100
145-040-003	A-II	A-II-100	50-AG	AG-II-100
145-040-004	A-II	MA-320	50-AG	RMZ-320
145-040-005	A-II	MA-320	50-AG	RMZ-320
145-040-006	A-II	MA-320	50-AG	RMZ-320
145-040-007	A-II	A-II-100	50-AG	AG-II-100
145-040-008	A-II	A-II-100	50-AG	AG-II-100
145-040-009	A-II	A-II-100	50-AG	AG-II-100
145-040-010	A-II	A-II-100	50-AG	AG-II-100
145-040-011	A-II	MA-320	50-AG	RMZ-320
145-040-012	A-II	MA-320	50-AG	RMZ-320
145-040-013	A-II	A-II-100	50-AG	AG-II-100
145-040-014	A-II	A-II-100	50-AG	AG-II-100
145-040-015	A-II	A-II-100	WA-D	AG-II-100
145-040-016	A-II	A-II-100	WA-D	AG-II-100
145-040-019	A-II	MA-320	WA-D	RMZ-320
145-040-020	A-II	MA-320	WA-D	RMZ-320
145-040-021	A-II	A-II-100	WA-D	AG-II-100
145-040-022	A-II	A-II-100	WA-D	AG-II-100
145-040-023	A-II	A-II-100	WA-D	AG-II-100
145-040-024	A-II	A-II-100	20-AG	AG-II-100
145-040-025	A-II	A-II-100	20-AG	AG-II-100
145-040-026	A-II	MA-320	WA-D	RMZ-320
145-050-001	A-II	MA-320	50-AG	RMZ-320
145-050-002	A-II	MA-320	50-AG	RMZ-320
145-050-003	A-II	MA-320	50-AG	RMZ-320
145-050-004	A-II	MA-320	50-AG	RMZ-320
145-050-005	A-II	MA-320	50-AG	RMZ-320

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
145-050-006	A-II	MA-320	50-AG	RMZ-320
145-050-007	A-II	MA-320	50-AG	RMZ-320
145-050-008	A-II	MA-320	50-AG	RMZ-320
145-050-009	A-II	MA-320	50-AG	RMZ-320
145-050-010	A-II	MA-320	50-AG	RMZ-320
145-050-011	A-II	MA-320	50-AG	RMZ-320
145-050-012	A-II	MA-320	50-AG	RMZ-320
145-060-001	A-II	MA-320	50-AG	RMZ-320
145-060-002	A-II	MA-320	50-AG	RMZ-320
145-060-003	A-II	MA-320	50-AG	RMZ-320
145-060-004	A-II	MA-320	50-AG	RMZ-320
145-060-005	A-II	MA-320	50-AG	RMZ-320
145-060-006	A-II	MA-320	50-AG	RMZ-320
145-060-007	A-II	MA-320	50-AG	RMZ-320
145-060-008	A-II	MA-320	50-AG	RMZ-320
145-060-009	A-II	MA-320	50-AG	RMZ-320
145-060-010	A-II	MA-320	50-AG	RMZ-320
145-060-011	A-II	MA-320	50-AG	RMZ-320
145-060-012	A-II	MA-320	50-AG	RMZ-320
145-060-013	A-II	MA-320	50-AG	RMZ-320
145-060-014	A-II	MA-320	50-AG	RMZ-320
145-060-015	A-II	MA-320	50-AG	RMZ-320
145-060-016	A-II	MA-320	50-AG	RMZ-320
145-060-017	A-II	MA-320	50-AG	RMZ-320
145-060-018	A-II	MA-320	50-AG	RMZ-320
145-070-001	A-II	A-II-100	100-AG	AG-II-100
145-070-003	A-II	A-II-100	100-AG	AG-II-100
145-070-004	A-II	A-II-100	100-AG	AG-II-100
145-070-005	A-II	A-II-100	100-AG	AG-II-100
145-070-006	A-II	A-II-100	100-AG	AG-II-100
145-070-008	A-II	MA-320	20-AG	RMZ-320
145-070-009	A-II	A-II-100	100-AG	AG-II-100
145-070-011	A-II	A-II-100	100-AG	AG-II-100
145-070-012	A-II	A-II-100	100-AG	AG-II-100
145-070-013	A-II	A-II-100	100-AG	AG-II-100
145-070-014	A-II	A-II-100	100-AG	AG-II-100
145-070-015	A-II	A-II-100	100-AG	AG-II-100
145-070-016	A-II	A-II-100	100-AG	AG-II-100
145-070-017	A-II	A-II-100	20-AG	AG-II-100
145-070-018	A-II	A-II-100	20-AG	AG-II-100

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
145-070-019	A-II	A-II-100	100-AG	AG-II-100
145-070-021	A-II	A-II-100	100-AG	AG-II-100
145-070-024	A-II	A-II-100	100-AG	AG-II-100
145-070-027	A-II	A-II-100	100-AG	AG-II-100
145-070-028	A-II	A-II-100	100-AG	AG-II-100
145-070-031	A-II	A-II-100	20-AG	AG-II-100
145-070-032	A-II	A-II-100	20-AG	AG-II-100
145-070-037	A-II	A-II-100	20-AG	AG-II-100
145-070-038	A-II	A-II-100	20-AG	AG-II-100
145-070-041	A-II	A-II-100	100-AG	AG-II-100
145-070-042	A-II	A-II-100	100-AG	AG-II-100
145-070-044	A-II	A-II-100	100-AG	AG-II-100
145-070-046	A-II	A-II-100	100-AG	AG-II-100
145-080-001	A-II	MA-320	20-AG	RMZ-320
145-080-002	A-II	MA-320	20-AG	RMZ-320
145-080-003	A-II	MA-320	20-AG	RMZ-320
145-080-004	A-II	MA-320	20-AG	RMZ-320
145-080-005	A-II	MA-320	20-AG	RMZ-320
145-080-006	A-II	MA-320	20-AG	RMZ-320
145-080-007	A-II	A-II-100	20-AG	AG-II-100
145-080-008	A-II	A-II-100	20-AG	AG-II-100
145-080-009	A-II	MA-320	20-AG	RMZ-320
145-080-010	A-II	MA-320	20-AG	RMZ-320
145-080-011	A-II	MA-320	20-AG	RMZ-320
145-080-012	A-II	MA-320	20-AG	RMZ-320
145-080-013	A-II	A-II-100	20-AG	AG-II-100
145-080-014	A-II	A-II-100	20-AG	AG-II-100
145-080-015	A-II	A-II-100	20-AG	AG-II-100
145-080-016	A-II	MA-320	20-AG	RMZ-320
145-080-017	A-II	MA-320	20-AG	RMZ-320
145-080-018	A-II	MA-320	20-AG	RMZ-320
145-090-001	A-II	MA-320	20-AG	RMZ-320
145-090-002	A-II	MA-320	20-AG	RMZ-320
145-090-003	A-II	MA-320	20-AG	RMZ-320
145-090-004	A-II	MA-320	20-AG	RMZ-320
145-090-005	A-II	MA-320	20-AG	RMZ-320
145-090-006	A-II	MA-320	20-AG	RMZ-320
145-090-007	A-II	MA-320	20-AG	RMZ-320
145-090-008	A-II	MA-320	20-AG	RMZ-320
145-090-009	A-II	MA-320	20-AG	RMZ-320

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
145-090-010	A-II	MA-320	20-AG	RMZ-320
145-090-011	A-II	MA-320	20-AG	RMZ-320
145-090-012	A-II	MA-320	20-AG	RMZ-320
145-090-013	A-II	MA-320	20-AG	RMZ-320
145-090-014	A-II	MA-320	20-AG	RMZ-320
145-090-015	A-II	MA-320	20-AG	RMZ-320
145-090-016	A-II	MA-320	20-AG	RMZ-320
145-090-017	A-II	MA-320	20-AG	RMZ-320
145-090-018	A-II	MA-320	20-AG	RMZ-320
145-090-019	A-II	MA-320	20-AG	RMZ-320
145-110-003	A-II	A-II-100	20-AG	AG-II-100
145-110-004	A-II	A-II-100	20-AG	AG-II-100
145-110-006	A-II	A-II-100	20-AG	AG-II-100
145-110-007	A-II	A-II-100	20-AG	AG-II-100
145-110-008	A-II	A-II-100	20-AG	AG-II-100
145-110-009	A-II	A-II-100	20-AG	AG-II-100
145-110-010	A-II	MA-320	20-AG	RMZ-320
145-110-011	A-II	MA-320	20-AG	RMZ-320
145-110-014	A-II	A-II-100	20-AG	AG-II-100
145-110-017	A-II	A-II-100	20-AG	AG-II-100
145-110-018	A-II	A-II-100	20-AG	AG-II-100
145-110-019	A-II	A-II-100	20-AG	AG-II-100
145-110-020	A-II	MA-320	20-AG	RMZ-320
145-110-026	A-II	A-II-100	20-AG	AG-II-100
145-110-027	A-II	A-II-100	20-AG	AG-II-100
145-110-028	A-II	A-II-100	20-AG	AG-II-100
145-110-029	A-II	A-II-100	20-AG	AG-II-100
145-110-030	A-II	A-II-100	20-AG	AG-II-100
145-120-001	A-II	MA-320	20-AG	RMZ-320
145-120-002	A-II	MA-320	20-AG	RMZ-320
145-120-003	A-II	MA-320	20-AG	RMZ-320
145-120-004	A-II	MA-320	20-AG	RMZ-320
145-120-005	A-II	MA-320	20-AG	RMZ-320
145-120-006	A-II	MA-320	20-AG	RMZ-320
145-120-007	A-II	MA-320	20-AG	RMZ-320
145-120-008	A-II	MA-320	20-AG	RMZ-320
145-120-009	A-II	MA-320	20-AG	RMZ-320
145-120-010	A-II	MA-320	20-AG	RMZ-320
145-120-011	A-II	MA-320	20-AG	RMZ-320
145-120-012	A-II	MA-320	20-AG	RMZ-320

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
145-120-013	A-II	MA-320	20-AG	RMZ-320
145-120-014	A-II	MA-320	20-AG	RMZ-320
145-120-015	A-II	MA-320	20-AG	RMZ-320
145-120-016	A-II	MA-320	20-AG	RMZ-320
145-120-017	A-II	MA-320	20-AG	RMZ-320
145-120-019	A-II	MA-320	20-AG	RMZ-320
145-120-020	A-II	MA-320	20-AG	RMZ-320
145-120-021	A-II	MA-320	20-AG	RMZ-320
145-130-017	OTHER OPEN LANDS	OTHER OPEN LANDS	100-AG	AG-II-100
145-130-023	A-II	A-II-100	100-AG	AG-II-100
145-130-030	A-II	A-II-100	100-AG	AG-II-100
145-140-006	A-II	A-II-100	20-AG	AG-II-100
145-140-007	A-II	A-II-100	20-AG	AG-II-100
145-140-014	A-II	A-II-100	20-AG	AG-II-100
145-150-001	A-II	MA-320	20-AG	RMZ-320
145-150-002	A-II	MA-320	20-AG	RMZ-320
145-150-003	A-II	MA-320	20-AG	RMZ-320
145-150-004	A-II	MA-320	20-AG	RMZ-320
145-150-005	A-II	MA-320	20-AG	RMZ-320
145-150-006	A-II	MA-320	20-AG	RMZ-320
145-150-007	A-II	A-II-100	20-AG	AG-II-100
145-150-008	A-II	MA-320	20-AG	RMZ-320
145-150-009	A-II	MA-320	20-AG	RMZ-320
145-150-010	A-II	MA-320	20-AG	RMZ-320
145-150-011	A-II	MA-320	20-AG	RMZ-320
145-150-012	A-II	MA-320	20-AG	RMZ-320
145-150-021	A-II	A-II-100	20-AG	AG-II-100
145-150-023	A-II	A-II-100	20-AG	AG-II-100
145-150-025	A-II	MA-320	20-AG	RMZ-320
145-150-027	A-II	MA-320	20-AG	RMZ-320
145-150-029	A-II	MA-320	20-AG	RMZ-320
145-150-031	A-II	MA-320	20-AG	RMZ-320
145-150-032	A-II	MA-320	20-AG	RMZ-320
145-160-039	OTHER OPEN LANDS	OTHER OPEN LANDS	100-AG	AG-II-100
145-160-043	OTHER OPEN LANDS	OTHER OPEN LANDS	100-AG	AG-II-100
145-160-065	A-II-100	A-II-100	100-AG	AG-II-100
145-160-067	A-II-100	A-II-100	100-AG	AG-II-100
145-160-070	A-II-100	A-II-100	100-AG	AG-II-100
145-160-071	A-II-100	A-II-100	100-AG	AG-II-100
145-160-072	RECREATION/OPEN SPACE	RECREATION/OPEN SPACE	100-AG	REC

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
145-160-073	OTHER OPEN LANDS	OTHER OPEN LANDS	100-AG	AG-II-100
145-160-073	RECREATION/OPEN SPACE	RECREATION/OPEN SPACE	100-AG	AG-II-100
145-160-074	RECREATION/OPEN SPACE	RECREATION/OPEN SPACE	100-AG	AG-II-100
145-160-075	OTHER OPEN LANDS	OTHER OPEN LANDS	100-AG	AG-II-100
145-160-075	RECREATION/OPEN SPACE	RECREATION/OPEN SPACE	100-AG	AG-II-100
145-160-079	A-II-100	A-II-100	100-AG	AG-II-100
145-160-088	OTHER OPEN LANDS	OTHER OPEN LANDS	100-AG	AG-II-100
145-170-033	OTHER OPEN LANDS	OTHER OPEN LANDS	100-AG	AG-II-100
145-170-035	A-II	A-II-100	100-AG	AG-II-100
145-180-020	A-II	A-II-100	100-AG	AG-II-100
145-180-020	A-II	A-II-100	20-AG	AG-II-100
145-180-021	A-II	A-II-100	20-AG	AG-II-100
145-190-003	A-II	A-II-100	100-AG	AG-II-100
145-200-001	A-II-100	A-II-100	100-AG	AG-II-100
145-200-002	A-II-100	A-II-100	100-AG	AG-II-100
145-200-003	A-II-100	A-II-100	100-AG	AG-II-100
145-200-004	A-II-100	A-II-100	100-AG	AG-II-100
145-200-005	A-II-100	A-II-100	100-AG	AG-II-100
145-200-006	A-II-100	A-II-100	100-AG	AG-II-100
145-200-007	A-II-100	A-II-100	100-AG	AG-II-100
145-200-009	A-II-100	A-II-100	100-AG	AG-II-100
147-010-023	A-II	A-II-100	U	AG-II-100
147-010-024	A-II	A-II-100	U	AG-II-100
147-020-036	A-II	A-II-100	U	AG-II-100
147-020-042	A-II	A-II-100	U	AG-II-100
147-030-013	A-II	A-II-100	U	AG-II-100
147-030-015	A-II	A-II-100	U	AG-II-100
147-030-016	A-II	A-II-100	U	AG-II-100
147-030-024	A-II	A-II-100	U	AG-II-100
147-030-057	A-II	A-II-100	U	AG-II-100
147-030-058	A-II	A-II-100	U	AG-II-100
147-030-059	A-II	A-II-100	U	AG-II-100
147-030-062	A-II	A-II-100	U	AG-II-100
147-044-037	A-II	A-II-100	U	AG-II-100
147-044-038	A-II	A-II-100	U	AG-II-100
147-044-039	A-II	A-II-100	U	AG-II-100
147-044-040	A-II	A-II-100	U	AG-II-100
147-045-001	A-II	A-II-100	U	AG-II-100

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
147-050-001	A-II	A-II-100	U	AG-II-100
147-050-002	A-II	A-II-100	U	AG-II-100
147-050-003	A-II	A-II-100	U	AG-II-100
147-050-004	A-II	A-II-100	U	AG-II-100
147-050-005	A-II	A-II-100	U	AG-II-100
147-050-006	A-II	A-II-100	U	AG-II-100
147-050-008	A-II	A-II-100	U	AG-II-100
147-050-009	A-II	A-II-100	U	AG-II-100
147-050-011	A-II	A-II-100	U	AG-II-100
147-050-012	A-II	A-II-100	U	AG-II-100
147-050-015	A-II	A-II-100	U	AG-II-100
147-050-016	A-II	A-II-100	U	AG-II-100
147-050-017	A-II	A-II-100	U	AG-II-100
147-050-021	A-II	A-II-100	U	AG-II-100
147-050-022	A-II	A-II-100	U	AG-II-100
147-050-023	A-II	A-II-100	U	AG-II-100
147-050-024	A-II	A-II-100	U	AG-II-100
147-050-026	A-II	A-II-100	U	AG-II-100
147-050-027	A-II	A-II-100	U	AG-II-100
147-050-028	A-II	A-II-100	U	AG-II-100
147-050-029	A-II	A-II-100	U	AG-II-100
147-050-031	A-II	A-II-100	U	AG-II-100
147-050-032	A-II	A-II-100	U	AG-II-100
147-050-033	A-II	A-II-100	U	AG-II-100
147-050-034	A-II	A-II-100	U	AG-II-100
147-050-035	A-II	A-II-100	U	AG-II-100
147-050-036	A-II	A-II-100	U	AG-II-100
147-050-037	A-II	A-II-100	U	AG-II-100
147-050-038	A-II	A-II-100	U	AG-II-100
147-060-001	A-II	A-II-100	U	AG-II-100
147-060-002	A-II	A-II-100	U	AG-II-100
147-060-003	A-II	A-II-100	U	AG-II-100
147-060-008	A-II	A-II-100	U	AG-II-100
147-060-009	A-II	MA-320	U	RMZ-320
147-060-010	A-II	MA-320	U	RMZ-320
147-060-011	A-II	A-II-100	U	AG-II-100
147-060-012	A-II	A-II-100	U	AG-II-100
147-060-013	A-II	MA-320	U	RMZ-320
147-060-014	A-II	MA-320	U	RMZ-320
147-060-015	A-II	MA-320	U	RMZ-320

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
147-060-016	A-II	A-II-100	U	AG-II-100
147-070-001	A-II	A-II-100	U	AG-II-100
147-070-004	A-II	A-II-100	U	AG-II-100
147-070-006	A-II	A-II-100	U	AG-II-100
147-070-007	A-II	A-II-100	U	AG-II-100
147-070-008	A-II	A-II-100	U	AG-II-100
147-070-009	A-II	A-II-100	U	AG-II-100
147-070-011	A-II	A-II-100	U	AG-II-100
147-070-012	A-II	A-II-100	U	AG-II-100
147-070-013	A-II	A-II-100	U	AG-II-100
147-070-014	A-II	A-II-100	U	AG-II-100
147-070-015	A-II	A-II-100	U	AG-II-100
147-070-016	A-II	A-II-100	U	AG-II-100
147-070-017	A-II	A-II-100	U	AG-II-100
147-070-018	A-II	A-II-100	U	AG-II-100
147-070-020	A-II	A-II-100	U	AG-II-100
147-070-021	A-II	A-II-100	U	AG-II-100
147-070-022	A-II	A-II-100	U	AG-II-100
147-070-024	A-II	A-II-100	U	AG-II-100
147-070-025	A-II	A-II-100	U	AG-II-100
147-070-026	A-II	A-II-100	U	AG-II-100
147-070-027	A-II	A-II-100	U	AG-II-100
147-070-028	A-II	A-II-100	U	AG-II-100
147-070-029	A-II	A-II-100	U	AG-II-100
147-070-030	A-II	A-II-100	U	AG-II-100
147-070-031	A-II	A-II-100	U	AG-II-100
147-070-032	A-II	A-II-100	U	AG-II-100
147-070-035	A-II	A-II-100	U	AG-II-100
147-070-036	A-II	A-II-100	U	AG-II-100
147-080-002	A-II	A-II-100	U	AG-II-100
147-080-005	A-II	A-II-100	U	AG-II-100
147-080-006	A-II	A-II-100	U	AG-II-100
147-080-008	A-II	A-II-100	U	AG-II-100
147-080-009	A-II	A-II-100	U	AG-II-100
147-080-010	A-II	A-II-100	U	AG-II-100
147-080-011	A-II	A-II-100	U	AG-II-100
147-080-012	A-II	A-II-100	U	AG-II-100
147-080-013	A-II	A-II-100	U	AG-II-100
147-090-001	A-II	A-II-100	U	AG-II-100
147-090-002	A-II	A-II-100	U	AG-II-100

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
147-090-003	A-II	A-II-100	U	AG-II-100
147-090-004	A-II	A-II-100	U	AG-II-100
147-090-005	A-II	A-II-100	U	AG-II-100
147-090-006	A-II	A-II-100	U	AG-II-100
147-090-007	A-II	A-II-100	U	AG-II-100
147-090-008	A-II	A-II-100	U	AG-II-100
147-090-009	A-II	A-II-100	U	AG-II-100
147-090-010	A-II	A-II-100	U	AG-II-100
147-090-011	A-II	A-II-100	U	AG-II-100
147-090-012	A-II	A-II-100	U	AG-II-100
147-090-013	A-II	A-II-100	U	AG-II-100
147-090-014	A-II	A-II-100	U	AG-II-100
147-090-015	A-II	A-II-100	U	AG-II-100
147-090-017	A-II	A-II-100	U	AG-II-100
147-090-022	A-II	A-II-100	U	AG-II-100
147-090-024	A-II	A-II-100	U	AG-II-100
147-090-025	A-II	A-II-100	U	AG-II-100
147-090-027	A-II	A-II-100	U	AG-II-100
147-090-028	A-II	A-II-100	U	AG-II-100
147-090-030	A-II	A-II-100	U	AG-II-100
147-090-032	A-II	A-II-100	U	AG-II-100
147-090-033	A-II	A-II-100	U	AG-II-100
147-090-034	A-II	A-II-100	U	AG-II-100
147-090-037	A-II	A-II-100	U	AG-II-100
147-090-039	A-II	A-II-100	U	AG-II-100
147-090-040	A-II	A-II-100	U	AG-II-100
147-090-042	A-II	A-II-100	U	AG-II-100
147-090-044	A-II	A-II-100	U	AG-II-100
147-090-045	A-II	A-II-100	U	AG-II-100
147-090-046	A-II	A-II-100	U	AG-II-100
147-090-047	A-II	A-II-100	U	AG-II-100
147-090-048	A-II	A-II-100	U	AG-II-100
147-090-049	A-II	A-II-100	U	AG-II-100
147-090-050	A-II	A-II-100	U	AG-II-100
147-090-051	A-II	A-II-100	U	AG-II-100
147-090-052	A-II	A-II-100	U	AG-II-100
147-090-054	A-II	A-II-100	U	AG-II-100
147-090-055	A-II	A-II-100	U	AG-II-100
147-090-056	A-II	A-II-100	U	AG-II-100
147-090-057	A-II	A-II-100	U	AG-II-100

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
147-100-001	A-II	A-II-100	U	AG-II-100
147-100-002	A-II	A-II-100	U	AG-II-100
147-100-004	A-II	A-II-100	U	AG-II-100
147-100-005	A-II	A-II-100	U	AG-II-100
147-100-007	A-II	A-II-100	U	AG-II-100
147-100-009	A-II	A-II-100	U	AG-II-100
147-100-010	A-II	A-II-100	U	AG-II-100
147-100-011	A-II	A-II-100	U	AG-II-100
147-100-012	A-II	A-II-100	U	AG-II-100
147-100-013	A-II	A-II-100	U	AG-II-100
147-100-014	A-II	A-II-100	U	AG-II-100
147-100-015	A-II	A-II-100	U	AG-II-100
147-100-016	A-II	A-II-100	U	AG-II-100
147-100-017	A-II	A-II-100	U	AG-II-100
147-100-018	A-II	A-II-100	U	AG-II-100
147-100-019	A-II	A-II-100	U	AG-II-100
147-100-027	A-II	A-II-100	U	AG-II-100
147-100-028	A-II	A-II-100	U	AG-II-100
147-100-032	A-II	A-II-100	U	AG-II-100
147-100-033	A-II	A-II-100	U	AG-II-100
147-100-034	A-II	A-II-100	U	AG-II-100
147-100-035	A-II	A-II-100	U	AG-II-100
147-100-036	A-II	A-II-100	U	AG-II-100
147-100-037	A-II	A-II-100	U	AG-II-100
147-100-038	A-II	A-II-100	U	AG-II-100
147-100-039	A-II	A-II-100	U	AG-II-100
147-100-040	A-II	A-II-100	U	AG-II-100
147-100-041	A-II	A-II-100	U	AG-II-100
147-100-042	A-II	A-II-100	U	AG-II-100
147-100-043	A-II	A-II-100	U	AG-II-100
147-100-044	A-II	A-II-100	U	AG-II-100
147-100-046	A-II	A-II-100	U	AG-II-100
147-100-047	A-II	A-II-100	U	AG-II-100
147-100-050	A-II	A-II-100	U	AG-II-100
147-100-053	A-II	A-II-100	U	AG-II-100
147-100-054	A-II	A-II-100	U	AG-II-100
147-100-056	A-II	A-II-100	U	AG-II-100
147-100-057	A-II	A-II-100	U	AG-II-100
147-100-058	A-II	A-II-100	U	AG-II-100
147-100-059	A-II	A-II-100	U	AG-II-100

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
147-100-060	A-II	A-II-100	U	AG-II-100
147-100-061	A-II	A-II-100	U	AG-II-100
147-100-062	A-II	A-II-100	U	AG-II-100
147-100-063	A-II	A-II-100	U	AG-II-100
147-100-065	A-II	A-II-100	U	AG-II-100
147-120-001	A-II	MA-320	U	RMZ-320
147-120-002	A-II	MA-320	U	RMZ-320
147-120-003	A-II	MA-320	U	RMZ-320
147-120-004	A-II	MA-320	U	RMZ-320
147-120-005	A-II	MA-320	U	RMZ-320
147-120-006	A-II	MA-320	U	RMZ-320
147-120-007	A-II	MA-320	U	RMZ-320
147-120-008	A-II	MA-320	U	RMZ-320
147-120-009	A-II	MA-320	U	RMZ-320
147-120-010	A-II	MA-320	U	RMZ-320
147-120-011	A-II	MA-320	U	RMZ-320
147-120-012	A-II	MA-320	U	RMZ-320
147-130-001	A-II	A-II-100	U	AG-II-100
147-130-002	A-II	A-II-100	U	AG-II-100
147-130-003	A-II	A-II-100	100-AG	AG-II-100
147-130-004	A-II	A-II-100	U	AG-II-100
147-130-005	A-II	A-II-100	U	AG-II-100
147-130-007	A-II	A-II-100	U	AG-II-100
147-130-008	A-II	A-II-100	U	AG-II-100
147-130-009	A-II	A-II-100	U	AG-II-100
147-130-010	A-II	MA-320	U	RMZ-320
147-130-011	A-II	A-II-100	U	AG-II-100
147-130-012	A-II	A-II-100	U	AG-II-100
147-130-013	A-II	A-II-100	U	AG-II-100
147-130-014	A-II	A-II-100	U	AG-II-100
147-130-015	A-II	A-II-100	U	AG-II-100
147-130-016	A-II	A-II-100	U	AG-II-100
147-130-017	A-II	MA-320	U	RMZ-320
147-130-018	A-II	MA-320	U	RMZ-320
147-130-019	A-II	MA-320	U	RMZ-320
147-130-020	A-II	MA-320	U	RMZ-320
147-130-021	A-II	MA-320	U	RMZ-320
147-130-022	A-II	A-II-100	U	AG-II-100
147-130-023	A-II	A-II-100	U	AG-II-100
147-130-024	A-II	A-II-100	U	AG-II-100

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
147-130-025	A-II	A-II-100	U	AG-II-100
147-140-001	A-II	A-II-100	U	AG-II-100
147-140-002	A-II	A-II-100	U	AG-II-100
147-140-005	A-II	A-II-100	U	AG-II-100
147-140-006	A-II	A-II-100	U	AG-II-100
147-140-009	A-II	A-II-100	U	AG-II-100
147-140-010	A-II	A-II-100	U	AG-II-100
147-140-011	A-II	A-II-100	U	AG-II-100
147-140-011	RECREATION/OPEN SPACE	RECREATION/OPEN SPACE	U	AG-II-100
147-140-012	A-II	A-II-100	U	AG-II-100
147-140-013	A-II	A-II-100	U	AG-II-100
147-140-014	A-II	A-II-100	U	AG-II-100
147-140-015	A-II	A-II-100	U	AG-II-100
147-140-016	A-II	A-II-100	U	AG-II-100
147-140-017	A-II	A-II-100	U	AG-II-100
147-150-004	A-II	A-II-100	U	AG-II-100
147-150-006	A-II	A-II-100	U	AG-II-100
147-150-007	A-II	A-II-100	U	AG-II-100
147-150-010	A-II	A-II-100	U	AG-II-100
147-150-011	A-II	A-II-100	U	AG-II-100
147-150-013	A-II	A-II-100	U	AG-II-100
147-160-001	A-II	MA-320	50-AG	RMZ-320
147-160-002	A-II	MA-320	50-AG	RMZ-320
147-160-003	A-II	MA-320	50-AG	RMZ-320
147-160-004	A-II	MA-320	50-AG	RMZ-320
147-160-005	A-II	MA-320	50-AG	RMZ-320
147-160-006	A-II	MA-320	50-AG	RMZ-320
147-160-007	A-II	MA-320	50-AG	RMZ-320
147-160-008	A-II	MA-320	50-AG	RMZ-320
147-160-009	A-II	MA-320	50-AG	RMZ-320
147-160-010	A-II	MA-320	50-AG	RMZ-320
147-160-011	A-II	MA-320	50-AG	RMZ-320
147-160-012	A-II	MA-320	50-AG	RMZ-320
147-170-001	A-II	MA-320	50-AG	RMZ-320
147-170-002	A-II	MA-320	50-AG	RMZ-320
147-170-003	A-II	MA-320	50-AG	RMZ-320
147-170-004	A-II	MA-320	50-AG	RMZ-320
147-170-005	A-II	MA-320	50-AG	RMZ-320
147-170-006	A-II	MA-320	50-AG	RMZ-320
147-170-007	A-II	MA-320	50-AG	RMZ-320

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
147-170-008	A-II	MA-320	50-AG	RMZ-320
147-170-009	A-II	MA-320	50-AG	RMZ-320
147-170-010	A-II	MA-320	50-AG	RMZ-320
147-170-011	A-II	MA-320	50-AG	RMZ-320
147-170-012	A-II	MA-320	50-AG	RMZ-320
147-170-013	A-II	MA-320	50-AG	RMZ-320
147-170-014	A-II	MA-320	50-AG	RMZ-320
147-170-015	A-II	MA-320	50-AG	RMZ-320
147-170-016	A-II	MA-320	50-AG	RMZ-320
147-170-017	A-II	MA-320	50-AG	RMZ-320
147-170-018	A-II	MA-320	50-AG	RMZ-320
147-180-001	A-II	A-II-100	U	AG-II-100
147-180-002	A-II	A-II-100	U	AG-II-100
147-180-003	A-II	A-II-100	U	AG-II-100
147-180-004	A-II	A-II-100	U	AG-II-100
147-180-009	A-II	A-II-100	U	AG-II-100
147-180-010	A-II	A-II-100	U	AG-II-100
147-180-011	A-II	A-II-100	U	AG-II-100
147-180-012	A-II	A-II-100	U	AG-II-100
147-180-013	A-II	A-II-100	U	AG-II-100
147-180-014	A-II	MA-320	U	RMZ-320
147-180-015	A-II	MA-320	U	RMZ-320
147-180-016	A-II	MA-320	U	RMZ-320
147-180-017	A-II	MA-320	U	RMZ-320
147-180-018	A-II	A-II-100	U	AG-II-100
147-180-019	A-II	A-II-100	U	AG-II-100
147-180-020	A-II	A-II-100	U	AG-II-100
147-180-021	A-II	A-II-100	U	AG-II-100
147-180-022	A-II	A-II-100	U	AG-II-100
147-180-023	A-II	A-II-100	U	AG-II-100
147-180-024	A-II	A-II-100	U	AG-II-100
147-180-025	A-II	A-II-100	U	AG-II-100
147-190-001	A-II	MA-320	50-AG	RMZ-320
147-190-002	A-II	MA-320	50-AG	RMZ-320
147-190-003	A-II	MA-320	50-AG	RMZ-320
147-190-004	A-II	MA-320	50-AG	RMZ-320
147-190-005	A-II	MA-320	50-AG	RMZ-320
147-190-006	A-II	MA-320	50-AG	RMZ-320
147-190-007	A-II	MA-320	50-AG	RMZ-320
147-190-008	A-II	MA-320	50-AG	RMZ-320

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
147-190-009	A-II	MA-320	50-AG	RMZ-320
147-190-010	A-II	MA-320	50-AG	RMZ-320
147-190-011	A-II	MA-320	50-AG	RMZ-320
147-190-012	A-II	MA-320	50-AG	RMZ-320
147-190-013	A-II	MA-320	50-AG	RMZ-320
147-190-014	A-II	MA-320	50-AG	RMZ-320
147-190-015	A-II	MA-320	50-AG	RMZ-320
147-190-016	A-II	MA-320	50-AG	RMZ-320
147-200-001	A-II	MA-320	50-AG	RMZ-320
147-200-002	A-II	MA-320	50-AG	RMZ-320
147-200-003	A-II	MA-320	50-AG	RMZ-320
147-200-004	A-II	MA-320	50-AG	RMZ-320
147-200-005	A-II	MA-320	50-AG	RMZ-320
147-200-006	A-II	MA-320	50-AG	RMZ-320
147-200-007	A-II	MA-320	50-AG	RMZ-320
147-200-008	A-II	MA-320	50-AG	RMZ-320
147-200-009	A-II	MA-320	50-AG	RMZ-320
147-200-010	A-II	MA-320	50-AG	RMZ-320
147-200-011	A-II	MA-320	50-AG	RMZ-320
147-200-012	A-II	MA-320	50-AG	RMZ-320
147-200-013	A-II	MA-320	50-AG	RMZ-320
147-200-014	A-II	MA-320	50-AG	RMZ-320
147-200-015	A-II	MA-320	50-AG	RMZ-320
147-200-016	A-II	MA-320	50-AG	RMZ-320
147-200-017	A-II	MA-320	50-AG	RMZ-320
147-200-018	A-II	MA-320	50-AG	RMZ-320
147-200-019	A-II	MA-320	50-AG	RMZ-320
147-210-001	A-II	MA-320	U	RMZ-320
147-210-002	A-II	MA-320	U	RMZ-320
147-210-003	A-II	MA-320	U	RMZ-320
147-210-004	A-II	MA-320	U	RMZ-320
147-210-005	A-II	MA-320	U	RMZ-320
147-210-006	A-II	A-II-100	U	AG-II-100
147-210-007	A-II	A-II-100	U	AG-II-100
147-210-008	A-II	A-II-100	U	AG-II-100
147-210-009	A-II	A-II-100	U	AG-II-100
147-210-010	A-II	MA-320	U	RMZ-320
147-210-011	A-II	MA-320	U	RMZ-320
147-210-012	A-II	MA-320	U	RMZ-320
147-210-013	A-II	MA-320	U	RMZ-320

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
147-210-014	A-II	MA-320	U	RMZ-320
147-210-015	A-II	MA-320	U	RMZ-320
147-210-016	A-II	MA-320	U	RMZ-320
147-210-017	A-II	MA-320	U	RMZ-320
147-210-018	A-II	MA-320	U	RMZ-320
147-210-019	A-II	MA-320	U	RMZ-320
149-010-024	A-II	A-II-100	U	AG-II-100
149-010-030	A-II	A-II-100	U	AG-II-100
149-010-031	A-II	A-II-100	U	AG-II-100
149-010-036	A-II	A-II-100	U	AG-II-100
149-100-009	A-II	A-II-100	10-AL	AG-II-100
149-100-014	A-II	A-II-100	10-AL	AG-II-100
149-140-001	A-II	A-II-100	U	AG-II-100
149-140-003	A-II	A-II-100	U	AG-II-100
149-140-005	A-II	A-II-100	U	AG-II-100
149-140-007	A-II	A-II-100	U	AG-II-100
149-140-009	A-II	A-II-100	U	AG-II-100
149-140-011	A-II	A-II-100	U	AG-II-100
149-140-012	A-II	A-II-100	U	AG-II-100
149-140-013	A-II	A-II-100	U	AG-II-100
149-140-014	A-II	A-II-100	U	AG-II-100
149-140-015	A-II	A-II-100	U	AG-II-100
149-140-017	A-II	A-II-100	U	AG-II-100
149-140-018	A-II	A-II-100	U	AG-II-100
149-140-019	A-II	A-II-100	U	AG-II-100
149-140-020	A-II	A-II-100	U	AG-II-100
149-140-021	A-II	A-II-100	U	AG-II-100
149-140-028	A-II	A-II-100	U	AG-II-100
149-140-029	A-II	A-II-100	U	AG-II-100
149-140-030	A-II	A-II-100	U	AG-II-100
149-140-031	A-II	A-II-100	U	AG-II-100
149-140-035	A-II	A-II-100	U	AG-II-100
149-140-038	A-II	A-II-100	U	AG-II-100
149-140-039	A-II	A-II-100	U	AG-II-100
149-140-040	A-II	A-II-100	U	AG-II-100
149-140-045	A-II	A-II-100	U	AG-II-100
149-140-048	A-II	A-II-100	U	AG-II-100
149-140-050	A-II	A-II-100	U	AG-II-100
149-140-051	A-II	A-II-100	U	AG-II-100
149-140-052	A-II	A-II-100	U	AG-II-100

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
149-140-053	A-II	A-II-100	U	AG-II-100
149-140-054	A-II	A-II-100	U	AG-II-100
149-140-055	A-II	A-II-100	U	AG-II-100
149-140-056	A-II	A-II-100	U	AG-II-100
149-140-057	A-II	A-II-100	U	AG-II-100
149-140-058	A-II	A-II-100	U	AG-II-100
149-140-060	A-II	A-II-100	U	AG-II-100
149-140-061	A-II	A-II-100	U	AG-II-100
149-140-062	A-II	A-II-100	U	AG-II-100
149-140-063	A-II	A-II-100	U	AG-II-100
149-140-064	A-II	A-II-100	U	AG-II-100
149-140-065	A-II	A-II-100	U	AG-II-100
149-140-066	A-II	A-II-100	U	AG-II-100
149-140-067	A-II	A-II-100	U	AG-II-100
149-140-068	A-II	A-II-100	U	AG-II-100
149-140-069	A-II	A-II-100	U	AG-II-100
149-140-070	A-II	A-II-100	U	AG-II-100
149-140-071	A-II	A-II-100	U	AG-II-100
149-140-072	A-II	A-II-100	U	AG-II-100
149-140-073	A-II	A-II-100	U	AG-II-100
149-140-074	A-II	A-II-100	U	AG-II-100
149-140-075	A-II	A-II-100	U	AG-II-100
149-150-002	A-II	A-II-100	U	AG-II-100
149-150-003	A-II	A-II-100	U	AG-II-100
149-150-006	A-II	A-II-100	U	AG-II-100
149-150-008	A-II	A-II-100	U	AG-II-100
149-150-009	A-II	A-II-100	U	AG-II-100
149-150-013	A-II	A-II-100	U	AG-II-100
149-150-015	A-II	A-II-100	U	AG-II-100
149-150-018	A-II	A-II-100	U	AG-II-100
149-150-019	A-II	A-II-100	U	AG-II-100
149-150-023	A-II	A-II-100	U	AG-II-100
149-150-025	A-II	A-II-100	U	AG-II-100
149-150-028	A-II	A-II-40	U	AG-II-40
149-150-033	A-II	A-II-40	U	AG-II-40
149-150-034	A-II	A-II-40	U	AG-II-40
149-150-035	A-II	A-II-40	U	AG-II-40
149-150-036	A-II	A-II-40	U	AG-II-40
149-150-037	A-II	A-II-100	U	AG-II-100
149-150-038	A-II	A-II-100	U	AG-II-100

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
149-160-001	A-II	A-II-100	U	AG-II-100
149-160-003	A-II	A-II-100	U	AG-II-100
149-160-005	A-II	A-II-100	U	AG-II-100
149-160-007	A-II	A-II-100	U	AG-II-100
149-160-008	A-II	A-II-100	U	AG-II-100
149-160-009	A-II	A-II-100	U	AG-II-100
149-160-011	A-II	A-II-100	U	AG-II-100
149-160-012	A-II	A-II-100	U	AG-II-100
149-160-013	A-II	A-II-100	U	AG-II-100
149-160-014	A-II	A-II-100	U	AG-II-100
149-160-015	A-II	A-II-100	U	AG-II-100
149-160-018	A-II	A-II-100	U	AG-II-100
149-160-020	A-II	A-II-100	U	AG-II-100
149-160-021	A-II	A-II-100	U	AG-II-100
149-160-022	A-II	A-II-100	U	AG-II-100
149-160-023	A-II	A-II-100	U	AG-II-100
149-160-024	A-II	A-II-100	U	AG-II-100
149-160-025	A-II	A-II-100	U	AG-II-100
149-160-026	A-II	A-II-100	U	AG-II-100
149-160-027	A-II	A-II-100	U	AG-II-100
149-160-029	A-II	A-II-40	U	AG-II-40
149-160-031	A-II	A-II-100	U	AG-II-100
149-160-032	A-II	A-II-100	U	AG-II-100
149-160-033	A-II	A-II-100	U	AG-II-100
149-160-034	A-II	A-II-100	U	AG-II-100
149-170-003	A-II	A-II-100	U	AG-II-100
149-170-005	A-II	A-II-100	U	AG-II-100
149-170-006	A-II	A-II-40	U	AG-II-40
149-170-008	A-II	A-II-100	U	AG-II-100
149-170-011	A-II	A-II-100	U	AG-II-100
149-170-012	A-II	A-II-40	U	AG-II-40
149-170-013	A-II	A-II-40	U	AG-II-40
149-170-014	A-II	A-II-40	U	AG-II-40
149-170-016	A-II	A-II-40	U	AG-II-40
149-170-017	A-II	A-II-40	U	AG-II-40
149-170-018	A-II	A-II-100	U	AG-II-100
149-170-022	A-II	A-II-100	U	AG-II-100
149-170-023	A-II	A-II-100	U	AG-II-100
149-170-024	A-II	A-II-100	U	AG-II-100
149-170-025	A-II	A-II-40	U	AG-II-40

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
149-170-026	A-II	A-II-100	U	AG-II-100
149-170-027	A-II	A-II-100	U	AG-II-100
149-170-029	A-II	A-II-100	U	AG-II-100
149-170-030	A-II	A-II-100	U	AG-II-100
149-170-034	A-II	A-II-100	U	AG-II-100
149-170-036	A-II	A-II-40	U	AG-II-40
149-170-037	A-II	A-II-40	U	AG-II-40
149-170-038	A-II	A-II-100	U	AG-II-100
149-170-039	A-II	A-II-100	U	AG-II-100
149-170-040	A-II	A-II-100	U	AG-II-100
149-170-041	A-II	A-II-100	U	AG-II-100
149-180-001	A-II	A-II-100	U	AG-II-100
149-180-003	A-II	A-II-100	U	AG-II-100
149-180-004	A-II	A-II-100	U	AG-II-100
149-180-005	A-II	A-II-100	U	AG-II-100
149-180-006	A-II	A-II-100	U	AG-II-100
149-180-007	A-II	A-II-100	U	AG-II-100
149-180-008	A-II	A-II-100	U	AG-II-100
149-180-009	A-II	A-II-100	U	AG-II-100
149-180-010	A-II	A-II-100	U	AG-II-100
149-180-011	A-II	A-II-100	U	AG-II-100
149-180-013	A-II	A-II-100	U	AG-II-100
149-180-014	A-II	A-II-40	U	AG-II-40
149-180-015	A-II	A-II-40	U	AG-II-40
149-180-016	A-II	A-II-40	U	AG-II-40
149-180-017	A-II	A-II-40	U	AG-II-40
149-180-018	A-II	A-II-40	U	AG-II-40
149-180-019	A-II	A-II-40	U	AG-II-40
149-180-020	A-II	A-II-40	U	AG-II-40
149-180-021	A-II	A-II-40	U	AG-II-40
149-180-022	A-II	A-II-100	U	AG-II-100
149-180-024	A-II	A-II-100	U	AG-II-100
149-180-026	A-II	A-II-100	U	AG-II-100
149-180-028	A-II	A-II-40	U	AG-II-40
149-180-029	A-II	A-II-40	U	AG-II-40
149-180-030	A-II	A-II-40	U	AG-II-40
149-180-031	A-II	A-II-100	U	AG-II-100
149-180-032	A-II	A-II-40	U	AG-II-40
149-180-034	A-II	A-II-40	U	AG-II-40
149-180-035	A-II	A-II-40	U	AG-II-40

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
149-190-001	A-II	A-II-100	U	AG-II-100
149-190-002	A-II	A-II-100	U	AG-II-100
149-190-003	A-II	A-II-100	U	AG-II-100
149-190-005	A-II	A-II-100	U	AG-II-100
149-190-006	A-II	A-II-100	U	AG-II-100
149-190-007	A-II	A-II-100	U	AG-II-100
149-190-008	A-II	A-II-100	U	AG-II-100
149-190-009	A-II	A-II-100	U	AG-II-100
149-190-010	A-II	A-II-100	U	AG-II-100
149-190-011	A-II	A-II-100	U	AG-II-100
149-190-012	A-II	A-II-100	U	AG-II-100
149-190-013	A-II	A-II-100	U	AG-II-100
149-190-014	A-II	A-II-100	U	AG-II-100
149-190-015	A-II	A-II-100	U	AG-II-100
149-190-016	A-II	A-II-100	U	AG-II-100
149-190-017	A-II	A-II-100	U	AG-II-100
149-190-018	A-II	A-II-100	U	AG-II-100
149-190-020	A-II	A-II-100	U	AG-II-100
149-190-021	A-II	A-II-100	U	AG-II-100
149-190-022	A-II	A-II-100	U	AG-II-100
149-190-023	A-II	A-II-100	U	AG-II-100
149-190-024	A-II	A-II-100	U	AG-II-100
149-190-025	A-II	A-II-100	U	AG-II-100
149-190-026	A-II	A-II-100	U	AG-II-100
149-190-027	A-II	A-II-100	U	AG-II-100
149-190-028	A-II	A-II-100	U	AG-II-100
149-190-029	A-II	A-II-100	U	AG-II-100
149-190-030	A-II	A-II-100	U	AG-II-100
149-190-031	A-II	A-II-100	U	AG-II-100
149-190-032	A-II	A-II-100	U	AG-II-100
149-190-033	A-II	A-II-100	U	AG-II-100
149-190-034	A-II	A-II-100	U	AG-II-100
149-200-001	A-II	A-II-100	U	AG-II-100
149-200-003	A-II	A-II-100	U	AG-II-100
149-200-004	A-II	A-II-100	U	AG-II-100
149-200-005	A-II	A-II-100	U	AG-II-100
149-200-006	A-II	A-II-100	U	AG-II-100
149-200-007	A-II	A-II-100	U	AG-II-100
149-200-008	A-II	A-II-100	U	AG-II-100
149-200-009	A-II	A-II-100	U	AG-II-100

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
149-200-010	A-II	A-II-100	U	AG-II-100
149-200-011	A-II	A-II-100	U	AG-II-100
149-200-012	A-II	A-II-100	U	AG-II-100
149-200-013	A-II	A-II-100	U	AG-II-100
149-200-015	A-II	A-II-100	U	AG-II-100
149-200-016	A-II	A-II-100	U	AG-II-100
149-200-017	A-II	A-II-100	U	AG-II-100
149-200-018	A-II	A-II-100	U	AG-II-100
149-200-019	A-II	A-II-100	U	AG-II-100
149-200-020	A-II	A-II-100	U	AG-II-100
149-200-021	A-II	A-II-100	U	AG-II-100
149-200-022	A-II	A-II-100	U	AG-II-100
149-200-023	A-II	A-II-100	U	AG-II-100
149-200-024	A-II	A-II-100	U	AG-II-100
149-210-001	A-II	A-II-100	U	AG-II-100
149-210-002	A-II	A-II-100	U	AG-II-100
149-210-003	A-II	A-II-100	U	AG-II-100
149-210-004	A-II	A-II-100	U	AG-II-100
149-210-005	A-II	A-II-100	U	AG-II-100
149-210-006	A-II	A-II-100	U	AG-II-100
149-210-008	A-II	A-II-100	U	AG-II-100
149-210-010	A-II	A-II-100	U	AG-II-100
149-210-011	A-II	A-II-40	U	AG-II-40
149-210-013	A-II	A-II-100	U	AG-II-100
149-210-015	A-II	A-II-100	U	AG-II-100
149-210-016	A-II	A-II-100	U	AG-II-100
149-210-017	A-II	A-II-100	U	AG-II-100
149-210-020	A-II	A-II-100	U	AG-II-100
149-210-023	A-II	A-II-100	U	AG-II-100
149-210-024	A-II	A-II-100	U	AG-II-100
149-220-002	A-II	A-II-40	U	AG-II-40
149-220-003	A-II	A-II-40	U	AG-II-40
149-220-007	A-II	A-II-40	U	AG-II-40
149-220-009	A-II	A-II-100	U	AG-II-100
149-220-010	A-II	A-II-100	U	AG-II-100
149-220-011	A-II	A-II-40	U	AG-II-40
149-220-012	A-II	A-II-40	U	AG-II-40
149-220-013	A-II	A-II-40	U	AG-II-40
149-220-014	A-II	A-II-40	U	AG-II-40
149-220-016	A-II	A-II-100	U	AG-II-100

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
149-220-017	A-II	A-II-100	U	AG-II-100
149-220-018	A-II	A-II-40	U	AG-II-40
149-220-019	A-II	A-II-40	U	AG-II-40
149-220-020	A-II	A-II-40	U	AG-II-40
149-220-021	A-II	A-II-40	U	AG-II-40
149-220-023	A-II	A-II-40	U	AG-II-40
149-220-025	A-II	A-II-40	U	AG-II-40
149-220-027	A-II	A-II-40	U	AG-II-40
149-220-029	A-II	A-II-40	U	AG-II-40
149-220-030	A-II	A-II-100	U	AG-II-100
149-220-032	A-II	A-II-40	U	AG-II-40
149-220-033	A-II	A-II-100	U	AG-II-100
149-220-034	A-II	A-II-100	U	AG-II-100
149-220-042	A-II	A-II-40	U	AG-II-40
149-220-046	A-II	A-II-40	U	AG-II-40
149-220-047	A-II	A-II-40	U	AG-II-40
149-220-049	A-II	A-II-40	U	AG-II-40
149-220-051	A-II	A-II-40	U	AG-II-40
149-220-052	A-II	A-II-40	U	AG-II-40
149-220-053	A-II	A-II-40	U	AG-II-40
149-220-056	A-II	A-II-40	U	AG-II-40
149-220-057	A-II	A-II-40	U	AG-II-40
149-220-061	A-II	A-II-40	U	AG-II-40
149-220-062	A-II	A-II-100	U	AG-II-100
149-220-063	A-II	A-II-40	U	AG-II-40
149-220-064	A-II	A-II-40	U	AG-II-40
149-230-001	A-II	A-II-100	U	AG-II-100
149-230-002	A-II	A-II-100	U	AG-II-100
149-230-003	A-II	A-II-40	U	AG-II-40
149-230-004	A-II	A-II-40	U	AG-II-40
149-230-005	A-II	A-II-40	U	AG-II-40
149-230-007	A-II	A-II-40	U	AG-II-40
149-230-008	A-II	A-II-100	U	AG-II-100
149-230-009	A-II	A-II-100	U	AG-II-100
149-230-010	A-II	A-II-100	U	AG-II-100
149-230-011	A-II	A-II-100	U	AG-II-100
149-230-012	A-II	A-II-100	U	AG-II-100
149-230-013	A-II	A-II-100	U	AG-II-100
149-230-016	A-II	A-II-40	U	AG-II-40
149-230-017	A-II	A-II-40	U	AG-II-40

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
149-230-022	A-II	A-II-40	U	AG-II-40
149-230-025	A-II	A-II-100	U	AG-II-100
149-230-028	A-II	A-II-100	U	AG-II-100
149-230-031	A-II	A-II-40	U	AG-II-40
149-230-032	A-II	A-II-40	U	AG-II-40
149-230-033	A-II	A-II-40	U	AG-II-40
149-230-034	A-II	A-II-40	U	AG-II-40
149-230-036	A-II	A-II-40	U	AG-II-40
149-230-037	A-II	A-II-40	U	AG-II-40
149-230-038	A-II	A-II-40	U	AG-II-40
149-230-039	A-II	A-II-40	U	AG-II-40
149-230-040	A-II	A-II-40	U	AG-II-40
149-230-041	A-II	A-II-40	U	AG-II-40
149-230-042	A-II	A-II-40	U	AG-II-40
149-230-043	A-II	A-II-40	U	AG-II-40
149-230-044	A-II	A-II-40	U	AG-II-40
149-230-047	A-II	A-II-40	U	AG-II-40
149-230-048	A-II	A-II-40	U	AG-II-40
149-230-049	A-II	A-II-40	U	AG-II-40
149-230-053	A-II	A-II-40	U	AG-II-40
149-230-055	A-II	A-II-40	U	AG-II-40
149-230-056	A-II	A-II-40	U	AG-II-40
149-230-059**	A-II	A-II-100	U	AG-II-100
149-230-061	A-II	A-II-40	U	AG-II-40
149-230-062	A-II	A-II-40	U	AG-II-40
149-230-063	A-II	A-II-40	U	AG-II-40
149-230-064	A-II	A-II-40	U	AG-II-40
149-300-001	A-II	A-II-100	U	AG-II-100
149-300-005	A-II	A-II-100	U	AG-II-100
149-330-004	A-II	A-II-100	100-AG	AG-II-100
149-330-006	A-II	A-II-100	U	AG-II-100
149-330-007	A-II	A-II-100	U	AG-II-100
149-330-008	A-II	A-II-100	U	AG-II-100
149-330-009	A-II	A-II-100	U	AG-II-100
149-330-010	A-II	A-II-100	U	AG-II-100
151-010-001	A-II	MA-320	50-AG	RMZ-320
151-010-002	A-II	A-II-100	50-AG	AG-II-100
151-010-003	A-II	A-II-100	50-AG	AG-II-100
151-010-004	A-II	A-II-100	50-AG	AG-II-100
151-010-005	A-II	A-II-100	50-AG	AG-II-100

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
151-010-006	A-II	A-II-100	50-AG	AG-II-100
151-010-007	A-II	A-II-100	50-AG	AG-II-100
151-010-008	A-II	A-II-100	50-AG	AG-II-100
151-010-009	A-II	A-II-100	50-AG	AG-II-100
151-010-010	A-II	A-II-100	50-AG	AG-II-100
151-010-011	A-II	A-II-100	50-AG	AG-II-100
151-010-012	A-II	MA-320	50-AG	RMZ-320
151-010-013	A-II	MA-320	50-AG	RMZ-320
151-010-014	A-II	MA-320	50-AG	RMZ-320
151-010-015	A-II	A-II-100	50-AG	AG-II-100
151-010-016	A-II	A-II-100	50-AG	AG-II-100
151-010-017	A-II	A-II-100	50-AG	AG-II-100
151-010-018	A-II	A-II-100	50-AG	AG-II-100
151-010-019	A-II	A-II-100	50-AG	AG-II-100
151-020-001	A-II	A-II-100	50-AG	AG-II-100
151-020-002	A-II	A-II-100	50-AG	AG-II-100
151-020-003	A-II	A-II-100	50-AG	AG-II-100
151-020-004	A-II	A-II-100	50-AG	AG-II-100
151-020-005	A-II	A-II-100	50-AG	AG-II-100
151-020-006	A-II	A-II-100	50-AG	AG-II-100
151-020-007	A-II	A-II-100	50-AG	AG-II-100
151-020-008	A-II	A-II-100	50-AG	AG-II-100
151-020-009	A-II	A-II-100	50-AG	AG-II-100
151-020-010	A-II	A-II-100	50-AG	AG-II-100
151-020-011	A-II	A-II-100	50-AG	AG-II-100
151-020-012	A-II	A-II-100	50-AG	AG-II-100
151-020-013	A-II	A-II-100	50-AG	AG-II-100
151-020-014	A-II	MA-320	50-AG	RMZ-320
151-020-016	A-II	MA-320	50-AG	RMZ-320
151-020-018	A-II	A-II-100	50-AG	AG-II-100
151-020-019	A-II	A-II-100	50-AG	AG-II-100
151-020-020	A-II	A-II-100	50-AG	AG-II-100
151-020-021	A-II	A-II-100	50-AG	AG-II-100
151-020-022	A-II	A-II-100	50-AG	AG-II-100
151-030-001	A-II	A-II-40	U	AG-II-40
151-030-002	A-II	A-II-40	U	AG-II-40
151-030-003	A-II	A-II-40	U	AG-II-40
151-030-004	A-II	A-II-40	U	AG-II-40
151-030-005	A-II	A-II-40	U	AG-II-40
151-030-006	A-II	A-II-40	U	AG-II-40

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
151-030-007	A-II	A-II-40	U	AG-II-40
151-030-008	A-II	A-II-40	U	AG-II-40
151-030-009	A-II	A-II-40	U	AG-II-40
151-030-010	A-II	A-II-40	U	AG-II-40
151-030-011	A-II	A-II-40	U	AG-II-40
151-030-012	A-II	A-II-40	U	AG-II-40
151-030-013	A-II	A-II-40	U	AG-II-40
151-030-014	A-II	A-II-40	U	AG-II-40
151-030-015	A-II	A-II-40	U	AG-II-40
151-030-016	A-II	A-II-40	U	AG-II-40
151-030-017	A-II	A-II-40	U	AG-II-40
151-030-019	A-II	A-II-40	50-AG	AG-II-40
151-030-019	A-II	A-II-40	U	AG-II-40
151-030-020	A-II	A-II-40	U	AG-II-40
151-030-021	A-II	A-II-40	U	AG-II-40
151-030-022	A-II	A-II-40	U	AG-II-40
151-030-023	A-II	A-II-100	U	AG-II-100
151-030-024	A-II	A-II-40	U	AG-II-40
151-030-026	A-II	A-II-40	U	AG-II-40
151-030-027	A-II	A-II-40	U	AG-II-40
151-030-029	A-II	A-II-40	U	AG-II-40
151-030-031	A-II	A-II-40	U	AG-II-40
151-030-032	A-II	A-II-40	U	AG-II-40
151-040-001	A-II	MA-320	50-AG	RMZ-320
151-040-002	A-II	MA-320	50-AG	RMZ-320
151-040-003	A-II	MA-320	50-AG	RMZ-320
151-040-004	A-II	MA-320	50-AG	RMZ-320
151-040-005	A-II	MA-320	50-AG	RMZ-320
151-040-006	A-II	MA-320	50-AG	RMZ-320
151-040-007	A-II	MA-320	50-AG	RMZ-320
151-040-008	A-II	MA-320	50-AG	RMZ-320
151-040-009	A-II	MA-320	50-AG	RMZ-320
151-040-010	A-II	MA-320	50-AG	RMZ-320
151-040-011	A-II	MA-320	50-AG	RMZ-320
151-040-012	A-II	MA-320	50-AG	RMZ-320
151-040-013	A-II	MA-320	50-AG	RMZ-320
151-040-014	A-II	MA-320	50-AG	RMZ-320
151-040-015	A-II	MA-320	50-AG	RMZ-320
151-040-016	A-II	MA-320	50-AG	RMZ-320
151-040-017	A-II	MA-320	50-AG	RMZ-320

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
151-040-018	A-II	MA-320	50-AG	RMZ-320
151-050-001	A-II	MA-320	50-AG	RMZ-320
151-050-002	A-II	MA-320	50-AG	RMZ-320
151-050-003	A-II	MA-320	50-AG	RMZ-320
151-050-004	A-II	A-II-100	50-AG	AG-II-100
151-050-005	A-II	A-II-100	50-AG	AG-II-100
151-050-006	A-II	A-II-100	50-AG	AG-II-100
151-050-007	A-II	A-II-100	50-AG	AG-II-100
151-050-008	A-II	MA-320	50-AG	RMZ-320
151-050-009	A-II	MA-320	50-AG	RMZ-320
151-050-010	A-II	MA-320	50-AG	RMZ-320
151-050-011	A-II	MA-320	50-AG	RMZ-320
151-050-012	A-II	MA-320	50-AG	RMZ-320
151-050-013	A-II	MA-320	50-AG	RMZ-320
151-050-014	A-II	MA-320	50-AG	RMZ-320
151-050-015	A-II	MA-320	50-AG	RMZ-320
151-050-016	A-II	MA-320	50-AG	RMZ-320
151-050-017	A-II	MA-320	50-AG	RMZ-320
151-050-018	A-II	MA-320	50-AG	RMZ-320
151-060-001	A-II	A-II-100	50-AG	AG-II-100
151-060-002	A-II	A-II-40	50-AG	AG-II-40
151-060-005	A-II	A-II-100	50-AG	AG-II-100
151-060-007	A-II	A-II-40	50-AG	AG-II-40
151-060-008	A-II	A-II-100	50-AG	AG-II-100
151-060-009	A-II	A-II-100	50-AG	AG-II-100
151-060-010	A-II	A-II-40	50-AG	AG-II-40
151-060-011	A-II	A-II-40	50-AG	AG-II-40
151-070-001	A-II	A-II-100	50-AG	AG-II-100
151-070-002	A-II	A-II-100	50-AG	AG-II-100
151-070-003	A-II	MA-320	50-AG	RMZ-320
151-070-004	A-II	MA-320	50-AG	RMZ-320
151-080-001	A-II	MA-320	20-AG	RMZ-320
151-080-002	A-II	MA-320	20-AG	RMZ-320
151-080-003	A-II	MA-320	20-AG	RMZ-320
151-080-004	A-II	MA-320	20-AG	RMZ-320
151-080-005	A-II	MA-320	20-AG	RMZ-320
151-080-006	A-II	MA-320	20-AG	RMZ-320
151-080-007	A-II	MA-320	20-AG	RMZ-320
151-080-008	A-II	MA-320	20-AG	RMZ-320
151-080-009	A-II	MA-320	20-AG	RMZ-320

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
151-080-010	A-II	MA-320	20-AG	RMZ-320
151-080-011	A-II	MA-320	20-AG	RMZ-320
151-080-012	A-II	MA-320	20-AG	RMZ-320
151-080-013	A-II	MA-320	20-AG	RMZ-320
151-080-014	A-II	MA-320	20-AG	RMZ-320
151-080-015	A-II	MA-320	20-AG	RMZ-320
151-080-016	A-II	MA-320	20-AG	RMZ-320
151-080-017	A-II	MA-320	20-AG	RMZ-320
151-080-018	A-II	MA-320	20-AG	RMZ-320
151-090-001	A-II	MA-320	20-AG	RMZ-320
151-090-002	A-II	MA-320	20-AG	RMZ-320
151-090-003	A-II	MA-320	20-AG	RMZ-320
151-090-004	A-II	MA-320	20-AG	RMZ-320
151-090-005	A-II	MA-320	20-AG	RMZ-320
151-090-006	A-II	MA-320	20-AG	RMZ-320
151-090-007	A-II	MA-320	20-AG	RMZ-320
151-090-008	A-II	MA-320	20-AG	RMZ-320
151-090-009	A-II	MA-320	20-AG	RMZ-320
151-090-010	A-II	MA-320	20-AG	RMZ-320
151-090-011	A-II	MA-320	20-AG	RMZ-320
151-090-012	A-II	MA-320	20-AG	RMZ-320
151-090-013	A-II	MA-320	20-AG	RMZ-320
151-090-014	A-II	MA-320	20-AG	RMZ-320
151-090-015	A-II	MA-320	20-AG	RMZ-320
151-090-016	A-II	MA-320	20-AG	RMZ-320
151-090-017	A-II	MA-320	20-AG	RMZ-320
151-090-018	A-II	MA-320	20-AG	RMZ-320
151-090-019	A-II	MA-320	20-AG	RMZ-320
151-090-020	A-II	MA-320	20-AG	RMZ-320
151-100-001	A-II	MA-320	20-AG	RMZ-320
151-100-002	A-II	MA-320	20-AG	RMZ-320
151-100-003	A-II	MA-320	20-AG	RMZ-320
151-100-004	A-II	MA-320	20-AG	RMZ-320
151-100-005	A-II	MA-320	20-AG	RMZ-320
151-100-006	A-II	MA-320	20-AG	RMZ-320
151-100-007	A-II	MA-320	20-AG	RMZ-320
151-100-008	A-II	MA-320	20-AG	RMZ-320
151-100-009	A-II	MA-320	20-AG	RMZ-320
151-100-010	A-II	MA-320	20-AG	RMZ-320
151-100-011	A-II	MA-320	20-AG	RMZ-320

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
151-100-012	A-II	MA-320	20-AG	RMZ-320
151-100-013	A-II	MA-320	20-AG	RMZ-320
151-100-014	A-II	MA-320	20-AG	RMZ-320
151-100-015	A-II	MA-320	20-AG	RMZ-320
151-100-016	A-II	MA-320	20-AG	RMZ-320
151-100-017	A-II	A-II-100	20-AG	AG-II-100
151-100-018	A-II	MA-320	20-AG	RMZ-320
151-100-019	A-II	MA-320	20-AG	RMZ-320
151-100-020	A-II	MA-320	20-AG	RMZ-320
151-110-001	A-II	MA-320	20-AG	RMZ-320
151-110-002	A-II	MA-320	20-AG	RMZ-320
151-110-003	A-II	MA-320	20-AG	RMZ-320
151-110-004	A-II	MA-320	20-AG	RMZ-320
151-110-005	A-II	MA-320	20-AG	RMZ-320
151-110-006	A-II	MA-320	20-AG	RMZ-320
151-110-007	A-II	MA-320	20-AG	RMZ-320
151-110-008	A-II	MA-320	20-AG	RMZ-320
151-110-009	A-II	MA-320	20-AG	RMZ-320
151-110-010	A-II	MA-320	20-AG	RMZ-320
151-110-011	A-II	MA-320	20-AG	RMZ-320
151-110-012	A-II	MA-320	20-AG	RMZ-320
151-110-013	A-II	MA-320	20-AG	RMZ-320
151-110-014	A-II	MA-320	20-AG	RMZ-320
151-110-015	A-II	MA-320	20-AG	RMZ-320
151-110-016	A-II	MA-320	20-AG	RMZ-320
151-110-017	A-II	MA-320	20-AG	RMZ-320
151-110-018	A-II	MA-320	20-AG	RMZ-320
151-110-019	A-II	MA-320	20-AG	RMZ-320
151-110-020	A-II	MA-320	20-AG	RMZ-320
151-110-021	A-II	MA-320	20-AG	RMZ-320
151-120-001	A-II	MA-320	20-AG	RMZ-320
151-120-002	A-II	MA-320	20-AG	RMZ-320
151-120-003	A-II	MA-320	20-AG	RMZ-320
151-120-004	A-II	MA-320	20-AG	RMZ-320
151-120-005	A-II	MA-320	20-AG	RMZ-320
151-120-006	A-II	MA-320	20-AG	RMZ-320
151-120-007	A-II	MA-320	20-AG	RMZ-320
151-120-008	A-II	A-II-100	20-AG	AG-II-100
151-120-009	A-II	MA-320	20-AG	RMZ-320
151-120-010	A-II	MA-320	20-AG	RMZ-320

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
151-120-011	A-II	MA-320	20-AG	RMZ-320
151-120-012	A-II	MA-320	20-AG	RMZ-320
151-120-013	A-II	MA-320	20-AG	RMZ-320
151-120-014	A-II	MA-320	20-AG	RMZ-320
151-120-015	A-II	MA-320	20-AG	RMZ-320
151-120-016	A-II	MA-320	20-AG	RMZ-320
151-120-017	A-II	MA-320	20-AG	RMZ-320
151-120-018	A-II	MA-320	20-AG	RMZ-320
151-120-019	A-II	MA-320	20-AG	RMZ-320
151-120-020	A-II	MA-320	20-AG	RMZ-320
151-120-021	A-II	MA-320	20-AG	RMZ-320
151-120-022	A-II	MA-320	20-AG	RMZ-320
151-130-001	A-II	MA-320	20-AG	RMZ-320
151-130-002	A-II	MA-320	20-AG	RMZ-320
151-130-003	A-II	MA-320	20-AG	RMZ-320
151-130-004	A-II	MA-320	20-AG	RMZ-320
151-130-005	A-II	MA-320	20-AG	RMZ-320
151-130-006	A-II	MA-320	20-AG	RMZ-320
151-130-007	A-II	MA-320	20-AG	RMZ-320
151-130-008	A-II	MA-320	20-AG	RMZ-320
151-130-009	A-II	MA-320	20-AG	RMZ-320
151-130-010	A-II	MA-320	20-AG	RMZ-320
151-130-011	A-II	MA-320	20-AG	RMZ-320
151-130-012	A-II	MA-320	20-AG	RMZ-320
151-130-013	A-II	MA-320	20-AG	RMZ-320
151-130-014	A-II	MA-320	20-AG	RMZ-320
151-130-015	A-II	MA-320	20-AG	RMZ-320
151-130-016	A-II	MA-320	20-AG	RMZ-320
151-130-017	A-II	MA-320	20-AG	RMZ-320
151-130-018	A-II	MA-320	20-AG	RMZ-320
151-130-019	A-II	MA-320	20-AG	RMZ-320
151-140-001	A-II	MA-320	20-AG	RMZ-320
151-140-002	A-II	MA-320	20-AG	RMZ-320
151-140-003	A-II	MA-320	20-AG	RMZ-320
151-140-005	A-II	MA-320	20-AG	RMZ-320
151-140-006	A-II	MA-320	20-AG	RMZ-320
151-140-007	A-II	MA-320	20-AG	RMZ-320
151-140-008	A-II	MA-320	20-AG	RMZ-320
151-140-009	A-II	MA-320	20-AG	RMZ-320
151-140-010	A-II	MA-320	20-AG	RMZ-320

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
151-140-011	A-II	MA-320	20-AG	RMZ-320
151-140-012	A-II	MA-320	20-AG	RMZ-320
151-140-013	A-II	MA-320	20-AG	RMZ-320
151-140-014	A-II	MA-320	20-AG	RMZ-320
151-140-015	A-II	MA-320	20-AG	RMZ-320
151-140-016	A-II	MA-320	20-AG	RMZ-320
151-140-017	A-II	MA-320	20-AG	RMZ-320
151-140-018	A-II	MA-320	20-AG	RMZ-320
151-140-019	A-II	MA-320	20-AG	RMZ-320
151-140-020	A-II	A-II-100	20-AG	AG-II-100
151-140-021	A-II	A-II-100	20-AG	AG-II-100
151-150-001	A-II	MA-320	20-AG	RMZ-320
151-150-002	A-II	MA-320	20-AG	RMZ-320
151-150-003	A-II	MA-320	20-AG	RMZ-320
151-150-004	A-II	MA-320	20-AG	RMZ-320
151-150-005	A-II	MA-320	20-AG	RMZ-320
151-150-006	A-II	MA-320	20-AG	RMZ-320
151-150-007	A-II	MA-320	20-AG	RMZ-320
151-150-008	A-II	MA-320	20-AG	RMZ-320
151-150-009	A-II	MA-320	20-AG	RMZ-320
151-150-010	A-II	MA-320	20-AG	RMZ-320
151-150-011	A-II	MA-320	20-AG	RMZ-320
151-150-012	A-II	MA-320	20-AG	RMZ-320
151-150-013	A-II	MA-320	20-AG	RMZ-320
151-150-014	A-II	MA-320	20-AG	RMZ-320
151-150-015	A-II	MA-320	20-AG	RMZ-320
151-150-016	A-II	MA-320	20-AG	RMZ-320
151-150-017	A-II	MA-320	20-AG	RMZ-320
151-150-018	A-II	MA-320	20-AG	RMZ-320
151-150-019	A-II	MA-320	20-AG	RMZ-320
151-160-001	A-II	MA-320	20-AG	RMZ-320
151-160-002	A-II	MA-320	20-AG	RMZ-320
151-160-003	A-II	MA-320	20-AG	RMZ-320
151-160-004	A-II	MA-320	20-AG	RMZ-320
151-160-005	A-II	MA-320	20-AG	RMZ-320
151-160-006	A-II	MA-320	20-AG	RMZ-320
151-160-007	A-II	MA-320	20-AG	RMZ-320
151-160-008	A-II	MA-320	20-AG	RMZ-320
151-160-009	A-II	MA-320	20-AG	RMZ-320
151-160-010	A-II	MA-320	20-AG	RMZ-320

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
151-160-011	A-II	MA-320	20-AG	RMZ-320
151-160-012	A-II	MA-320	20-AG	RMZ-320
151-160-013	A-II	MA-320	20-AG	RMZ-320
151-160-014	A-II	MA-320	20-AG	RMZ-320
151-160-015	A-II	MA-320	20-AG	RMZ-320
151-160-016	A-II	MA-320	20-AG	RMZ-320
151-160-017	A-II	MA-320	20-AG	RMZ-320
151-160-018	A-II	MA-320	20-AG	RMZ-320
151-160-019	A-II	MA-320	20-AG	RMZ-320
151-160-020	A-II	MA-320	20-AG	RMZ-320
151-170-001	A-II	MA-320	20-AG	RMZ-320
151-170-002	A-II	MA-320	20-AG	RMZ-320
151-170-003	A-II	MA-320	20-AG	RMZ-320
151-170-004	A-II	MA-320	20-AG	RMZ-320
151-170-005	A-II	MA-320	20-AG	RMZ-320
151-170-006	A-II	MA-320	20-AG	RMZ-320
151-170-007	A-II	MA-320	20-AG	RMZ-320
151-170-008	A-II	MA-320	20-AG	RMZ-320
151-170-009	A-II	MA-320	20-AG	RMZ-320
151-170-010	A-II	MA-320	20-AG	RMZ-320
151-170-011	A-II	MA-320	20-AG	RMZ-320
151-170-012	A-II	MA-320	20-AG	RMZ-320
151-170-013	A-II	MA-320	20-AG	RMZ-320
151-170-014	A-II	MA-320	20-AG	RMZ-320
151-170-015	A-II	MA-320	20-AG	RMZ-320
151-170-016	A-II	MA-320	20-AG	RMZ-320
151-170-017	A-II	MA-320	20-AG	RMZ-320
151-170-018	A-II	MA-320	20-AG	RMZ-320
151-180-001	A-II	MA-320	20-AG	RMZ-320
151-180-002	A-II	MA-320	20-AG	RMZ-320
151-180-003	A-II	MA-320	20-AG	RMZ-320
151-180-004	A-II	MA-320	20-AG	RMZ-320
151-180-005	A-II	MA-320	20-AG	RMZ-320
151-180-006	A-II	MA-320	20-AG	RMZ-320
151-180-007	A-II	MA-320	20-AG	RMZ-320
151-180-008	A-II	MA-320	20-AG	RMZ-320
151-180-009	A-II	MA-320	20-AG	RMZ-320
151-180-019	A-II	MA-320	20-AG	RMZ-320
151-180-027	MA-100	MA-320	40-E-1-O	RMZ-320
151-180-027	MA-100	MA-320	20-AG	RMZ-320

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
151-180-028	A-II	MA-320	20-AG	RMZ-320
151-180-029	A-II	MA-320	20-AG	RMZ-320
151-180-030	A-II	MA-320	20-AG	RMZ-320
151-180-032	A-II	MA-320	20-AG	RMZ-320
151-180-033	A-II	MA-320	20-AG	RMZ-320
151-180-034	A-II	MA-320	20-AG	RMZ-320
151-180-035	A-II	MA-320	20-AG	RMZ-320
151-180-036	A-II	MA-320	20-AG	RMZ-320
151-180-037	A-II	MA-320	20-AG	RMZ-320
151-190-001	A-II	A-II-100	20-AG	AG-II-100
151-190-002	A-II	MA-320	20-AG	RMZ-320
151-190-003	A-II	MA-320	20-AG	RMZ-320
151-190-004	A-II	MA-320	20-AG	RMZ-320
151-190-005	A-II	MA-320	20-AG	RMZ-320
151-190-006	A-II	MA-320	20-AG	RMZ-320
151-190-007	A-II	MA-320	20-AG	RMZ-320
151-190-008	A-II	MA-320	20-AG	RMZ-320
151-190-009	A-II	MA-320	20-AG	RMZ-320
151-190-010	A-II	MA-320	20-AG	RMZ-320
151-190-011	A-II	MA-320	20-AG	RMZ-320
151-190-012	A-II	MA-320	20-AG	RMZ-320
151-190-013	A-II	MA-320	20-AG	RMZ-320
151-190-014	A-II	MA-320	20-AG	RMZ-320
151-190-015	A-II	MA-320	20-AG	RMZ-320
151-190-016	MA-100	MA-320	40-E-1-O	RMZ-320
151-190-016	MA-100	MA-320	20-AG	RMZ-320
151-190-017	MA-100	MA-320	A-I-X-O	RMZ-320
151-190-017	MA-100	MA-320	20-AG	RMZ-320
151-190-018	A-II-100	A-II-100	A-I-X-O	AG-II-100
151-190-019	MA-100	MA-320	A-I-X-O	RMZ-320
151-190-019	MA-100	MA-320	20-AG	RMZ-320
151-190-020	MA-100	MA-320	A-I-X-O	RMZ-320
151-190-020	MA-100	MA-320	20-AG	RMZ-320
151-190-021	MA-100	MA-320	A-I-X-O	RMZ-320
151-190-021	MA-100	MA-320	20-AG	RMZ-320
151-190-022	MA-100	MA-320	A-I-X-O	RMZ-320
151-190-022	MA-100	MA-320	20-AG	RMZ-320
153-010-002	A-II	A-II-100	100-AG	AG-II-100
153-010-003	A-II	A-II-100	100-AG	AG-II-100
153-010-004	A-II	A-II-100	100-AG	AG-II-100

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
153-010-007	A-II	A-II-100	100-AG	AG-II-100
153-010-008	A-II	A-II-100	100-AG	AG-II-100
153-010-009	A-II	A-II-100	100-AG	AG-II-100
153-010-011	A-II	A-II-100	100-AG	AG-II-100
153-010-012	A-II	A-II-100	100-AG	AG-II-100
153-010-013	A-II	A-II-100	100-AG	AG-II-100
153-010-015	A-II	A-II-100	100-AG	AG-II-100
153-010-016	A-II	A-II-100	100-AG	AG-II-100
153-010-019	A-II	A-II-100	100-AG	AG-II-100
153-010-020	A-II	A-II-100	100-AG	AG-II-100
153-010-021	A-II	A-II-100	100-AG	AG-II-100
153-010-022	A-II	A-II-100	100-AG	AG-II-100
153-010-023	A-II	A-II-100	100-AG	AG-II-100
153-010-024	A-II	A-II-100	100-AG	AG-II-100
153-010-025	A-II	A-II-100	100-AG	AG-II-100
153-010-026	A-II	A-II-100	100-AG	AG-II-100
153-010-027	A-II	A-II-100	100-AG	AG-II-100
153-010-028	A-II	A-II-100	100-AG	AG-II-100
153-010-029	A-II	A-II-100	100-AG	AG-II-100
153-010-030	A-II	A-II-100	100-AG	AG-II-100
153-010-031	A-II	A-II-100	100-AG	AG-II-100
153-010-032	A-II	A-II-100	100-AG	AG-II-100
153-020-001	A-II	A-II-100	100-AG	AG-II-100
153-020-002	A-II	A-II-100	100-AG	AG-II-100
153-020-003	A-II	A-II-100	100-AG	AG-II-100
153-020-004	A-II	A-II-100	100-AG-D-T	AG-II-100
153-020-005	A-II	A-II-100	100-AG-D-T	AG-II-100
153-020-007	A-II	A-II-100	100-AG	AG-II-100
153-020-008	A-II	A-II-100	100-AG	AG-II-100
153-020-009	A-II	A-II-100	100-AG	AG-II-100
153-020-010	A-II	A-II-100	100-AG	AG-II-100
153-020-011	A-II	A-II-100	100-AG-D-T	AG-II-100
153-020-011	A-II	A-II-100	100-AG	AG-II-100
153-020-011	RECREATION/OPEN SPACE	RECREATION/OPEN SPACE	100-AG	AG-II-100
153-020-012	A-II	A-II-100	100-AG	AG-II-100
153-020-014	A-II	A-II-100	100-AG	AG-II-100
153-030-001	A-II	MA-320	20-AG	RMZ-320
153-030-002	A-II	MA-320	20-AG	RMZ-320
153-030-003	A-II	MA-320	20-AG	RMZ-320
153-030-004	A-II	MA-320	20-AG	RMZ-320

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
153-030-005	A-II	MA-320	20-AG	RMZ-320
153-030-006	A-II	MA-320	20-AG	RMZ-320
153-030-007	A-II	MA-320	20-AG	RMZ-320
153-030-008	A-II	MA-320	20-AG	RMZ-320
153-030-009	A-II	MA-320	20-AG	RMZ-320
153-030-010	A-II	MA-320	20-AG	RMZ-320
153-030-011	A-II	MA-320	20-AG	RMZ-320
153-030-012	A-II	MA-320	20-AG	RMZ-320
153-030-013	A-II	MA-320	20-AG	RMZ-320
153-030-014	A-II	MA-320	20-AG	RMZ-320
153-030-015	A-II	MA-320	20-AG	RMZ-320
153-030-016	A-II	MA-320	20-AG	RMZ-320
153-030-017	A-II	MA-320	20-AG	RMZ-320
153-030-018	A-II-100	MA-320	20-AG	RMZ-320
153-030-018	A-II	MA-320	20-AG	RMZ-320
153-030-019	A-II-100	MA-320	20-AG	RMZ-320
153-030-019	A-II	MA-320	20-AG	RMZ-320
153-030-020	A-II-100	MA-320	20-AG	RMZ-320
153-030-020	A-II	MA-320	20-AG	RMZ-320
153-030-021	A-II-100	MA-320	20-AG	RMZ-320
153-030-021	A-II	MA-320	20-AG	RMZ-320
153-030-022	A-II-100	MA-320	20-AG	RMZ-320
153-030-022	A-II	MA-320	20-AG	RMZ-320
153-030-023	A-II-100	MA-320	20-AG	RMZ-320
153-030-023	A-II	MA-320	20-AG	RMZ-320
153-030-024	A-II	MA-320	20-AG	RMZ-320
153-040-001	A-II	A-II-100	100-AG	AG-II-100
153-040-002	A-II	A-II-100	100-AG	AG-II-100
153-040-004	A-II	A-II-100	100-AG	AG-II-100
153-040-005	A-II	A-II-100	100-AG	AG-II-100
153-040-016	A-II	A-II-100	40-AL	AG-II-100
153-040-016	A-II	A-II-100	100-AL	AG-II-100
153-040-017	A-II	A-II-100	40-AL	AG-II-100
153-040-018	A-II	A-II-100	40-AL	AG-II-100
153-040-019	A-II	A-II-100	40-AL	AG-II-100
153-040-020	A-II	A-II-100	40-AL	AG-II-100
153-040-021	A-II	A-II-100	40-AL	AG-II-100
153-040-022	A-II	A-II-100	40-AL	AG-II-100
153-040-023	A-II	A-II-100	40-AL-O	AG-II-100
153-040-023	A-II	A-II-100	40-AL	AG-II-100

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
153-040-024	A-II	A-II-100	U	AG-II-100
153-040-025	A-II	A-II-100	U	AG-II-100
153-040-026	A-II	A-II-100	U	AG-II-100
153-040-027	A-II	A-II-100	40-AL-O	AG-II-100
153-080-005	A-II-100	A-II-100	40-AL-O	AG-II-100
153-080-007	A-II-100	A-II-100	40-AL-O	AG-II-100
153-080-019	A-II-100	A-II-100	40-AL-O	AG-II-100
153-160-001	A-II	A-II-100	100-AG	AG-II-100
153-160-004	A-II-100	A-II-100	100-AG	AG-II-100
153-160-006	A-II-100	A-II-100	100-AG	AG-II-100
153-160-009	A-II-100	A-II-100	100-AG	AG-II-100
153-160-011	A-II-100	A-II-100	100-AG	AG-II-100
153-160-016	A-II-100	A-II-100	100-AG	AG-II-100
153-160-017	A-II-100	A-II-100	100-AG	AG-II-100
153-160-017	A-II	A-II-100	100-AG	AG-II-100
153-160-034	A-II-100	A-II-100	100-AL-O	AG-II-100
153-160-054	A-II-100	A-II-100	100-AG	AG-II-100
153-240-002	A-II-100	MA-320	100-AL-O	RMZ-320
153-240-007	A-II-100	MA-320	20-AG	RMZ-320
153-240-008	A-II-100	MA-320	20-AG	RMZ-320
153-240-019	A-II-100	A-II-100	U	AG-II-100
153-240-019	MA-40	MA-100	40-E-1	AG-II-100
153-240-020	OTHER OPEN LANDS	OTHER OPEN LANDS	40-E-1	AG-II-100
153-240-023	A-II-100	MA-320	100-AL-O	RMZ-320
153-240-023	A-II-100	MA-320	20-AG	RMZ-320
153-250-001	A-II-100	MA-320	20-AG	RMZ-320
153-250-002	A-II-100	MA-320	20-AG	RMZ-320
153-250-004	OTHER OPEN LANDS	OTHER OPEN LANDS	U	AG-II-100
153-250-006	A-II-100	MA-320	20-AG	RMZ-320
153-250-007	A-II	MA-320	20-AG	RMZ-320
153-250-008	A-II	MA-320	20-AG	RMZ-320
153-250-009	OTHER OPEN LANDS	OTHER OPEN LANDS	40-E-1	AG-II-100
153-250-009	OTHER OPEN LANDS	OTHER OPEN LANDS	U	AG-II-100
153-250-009	OTHER OPEN LANDS	OTHER OPEN LANDS	U	AG-II-100
153-250-010	MA-100	A-II-40	40-E-1	AG-II-40
153-250-010	A-II-100	A-II-40	20-AG	AG-II-40
153-250-011	MA-100	A-II-40	40-E-1	AG-II-40
153-250-012	A-II-100	A-II-40	20-AG	AG-II-40
153-250-013	OTHER OPEN LANDS	OTHER OPEN LANDS	40-E-1	AG-II-100
153-250-014	MA-100	A-II-40	40-E-1	AG-II-40

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APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
153-250-015	MA-100	A-II-40	40-E-1	AG-II-40
153-250-016	OTHER OPEN LANDS	OTHER OPEN LANDS	40-E-1	AG-II-100
153-250-017	A-II-100	MA-320	20-AG	RMZ-320
153-250-017	A-II	MA-320	20-AG	RMZ-320
153-250-018	MA-40	MA-100	40-E-1	AG-II-100
153-250-021	A-II-100	MA-320	20-AG	RMZ-320
153-250-022	A-II-100	MA-320	20-AG	RMZ-320
153-250-023	A-II-100	MA-320	20-AG	RMZ-320
153-250-024	A-II-100	MA-320	20-AG	RMZ-320
153-270-001	OTHER OPEN LANDS	OTHER OPEN LANDS	40-E-1	AG-II-100
153-270-002	OTHER OPEN LANDS	OTHER OPEN LANDS	40-E-1	AG-II-100
153-270-003	OTHER OPEN LANDS	OTHER OPEN LANDS	40-E-1	AG-II-100
153-270-004	OTHER OPEN LANDS	OTHER OPEN LANDS	40-E-1	AG-II-100
153-270-008	MA-40	MA-40	40-E-1	AG-II-40
153-270-009	OTHER OPEN LANDS	OTHER OPEN LANDS	40-E-1	AG-II-100
153-270-010	MA-40	MA-100	40-E-1	AG-II-100
153-270-011	MA-40	MA-100	40-E-1	AG-II-100
153-270-013	OTHER OPEN LANDS	OTHER OPEN LANDS	40-E-1	AG-II-100
153-270-014	OTHER OPEN LANDS	OTHER OPEN LANDS	40-E-1	AG-II-100
153-270-015	OTHER OPEN LANDS	OTHER OPEN LANDS	40-E-1	AG-II-100
153-270-016	MA-40	MA-40	40-E-1	AG-II-40
153-270-020	MA-40	MA-40	40-E-1	AG-II-40
153-270-022	MA-40	MA-40	40-E-1	AG-II-40
153-270-028	MA-40	MA-40	40-E-1	AG-II-40
153-270-029	MA-40	MA-40	40-E-1	AG-II-40
153-270-031	MA-40	MA-40	40-E-1	AG-II-40
153-270-033	MA-40	MA-40	40-E-1	AG-II-40
153-280-001	OTHER OPEN LANDS	OTHER OPEN LANDS	40-E-1	AG-II-100
153-280-002	OTHER OPEN LANDS	OTHER OPEN LANDS	40-E-1	AG-II-100
153-280-003	MA-40	MA-100	40-E-1	AG-II-100
153-280-003	MA-100	MA-100	40-E-1	AG-II-100
153-280-011	MA-40	MA-40	40-E-1	AG-II-40
153-280-016	MA-40	MA-40	40-E-1	AG-II-40
153-280-020	MA-40	MA-40	40-E-1	AG-II-40
153-280-021	MA-40	MA-40	40-E-1	AG-II-40
153-380-001	A-II	A-II-100	10-AG	AG-II-100
153-380-002	A-II	A-II-100	10-AG	AG-II-100
153-380-003	A-II	A-II-100	10-AG	AG-II-100
153-380-004	A-II	A-II-100	10-AG	AG-II-100
153-380-005	A-II	A-II-100	10-AG	AG-II-100

Final Negative Declaration 16NGD-00000-00003

APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
153-380-006	A-II	A-II-100	10-AG	AG-II-100
153-380-007	A-II	A-II-100	100-AG	AG-II-100
155-020-001	A-II-40	MA-320	40-E-1-O	RMZ-320
155-170-016	MA-100	MA-100	A-I-X-O	AG-II-100
155-170-047	A-II-40	A-II-100	A-I-X-O	AG-II-100
155-170-048	A-II-40	A-II-100	A-I-X-O	AG-II-100
155-170-050	A-II-40	A-II-100	A-I-X-O	AG-II-100
155-170-069	A-II-100	A-II-100	A-I-X-O	AG-II-100
155-170-069	A-II-40	A-II-100	A-I-X-O	AG-II-100
155-170-085	A-II-40	A-II-100	A-I-X-O	AG-II-100
155-170-087	A-II-40	A-II-100	A-I-X-O	AG-II-100
155-170-088	A-II-40	A-II-100	A-I-X-O	AG-II-100
155-190-009	MA-100	MA-320	A-I-X-O	RMZ-320
155-190-010	MA-100	MA-320	A-I-X-O	RMZ-320
155-190-012	MA-100	MA-100	A-I-X-O	AG-II-100
155-190-013	MA-100	MA-320	A-I-X-O	RMZ-320
155-190-014	MA-100	MA-320	A-I-X-O	RMZ-320
155-190-015	MA-40	MA-100	A-I-X-O	AG-II-100
155-190-015	MA-100	MA-100	A-I-X-O	AG-II-100
155-190-018	MA-100	MA-320	A-I-X-O	RMZ-320
155-190-019	MA-100	MA-320	A-I-X-O	RMZ-320
155-190-020	MA-100	MA-320	A-I-X-O	RMZ-320
155-190-021	MA-100	MA-100	A-I-X-O	AG-II-100
155-190-022	MA-100	MA-320	A-I-X-O	RMZ-320
155-190-023	MA-100	MA-320	A-I-X-O	RMZ-320
155-190-024	MA-100	MA-320	A-I-X-O	RMZ-320
155-190-030	MA-100	MA-100	A-I-X-O	AG-II-100
155-190-037	A-II-40	A-II-100	A-I-X-O	AG-II-100
155-190-038	A-II-40	A-II-100	A-I-X-O	AG-II-100
155-190-041	A-II-40	A-II-100	A-I-X-O	AG-II-100
155-190-042	A-II-40	A-II-100	A-I-X-O	AG-II-100
155-190-044	A-II-40	A-II-100	A-I-X-O	AG-II-100
155-190-045	A-II-40	A-II-100	A-I-X-O	AG-II-100
155-190-046	A-II-100	A-II-100	A-I-X-O	AG-II-100
155-190-046	A-II-40	A-II-100	A-I-X-O	AG-II-100
155-190-049	A-II-100	A-II-100	A-I-X-O	AG-II-100
155-190-051	A-II-40	A-II-100	A-I-X-O	AG-II-100
155-190-051	A-II-40	A-II-100	40-E-1-O	AG-II-100
155-190-052	A-II-100	A-II-100	A-I-X-O	AG-II-100
155-190-053	A-II-100	A-II-100	A-I-X-O	AG-II-100

APN	Exist Land Use	Proposed Land Use	Existing Zoning	Proposed Zoning
155-190-054	A-II-40	A-II-100	A-I-X-O	AG-II-100
155-190-055	A-II-40	A-II-100	A-I-X-O	AG-II-100
155-190-056	A-II-40	A-II-100	A-I-X-O	AG-II-100
155-190-057	A-II-40	A-II-100	A-I-X-O	AG-II-100
155-200-012	A-II-100	MA-320	A-I-X-O	RMZ-320
155-200-013	A-II-100	A-II-100	A-I-X-O	AG-II-100
155-200-023	A-II-100	A-II-100	A-I-X-O	AG-II-100
155-200-024	A-II-100	MA-320	A-I-X-O	RMZ-320
155-200-025	A-II-100	A-II-40	A-I-X-O	AG-II-40
155-200-027	A-II-100	A-II-40	A-I-X-O	AG-II-40
155-200-042	A-II-100	A-II-100	A-I-X-O	AG-II-100
155-200-067	A-II-100	A-II-100	A-I-X-O	AG-II-100
155-200-085	A-II-100	A-II-100	A-I-X-O	AG-II-100
155-220-001	A-II-40	MA-320	40-E-1-O	RMZ-320

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Appendix E - Cumulative Projects List

APPENDIX E

County Policies and Initiatives that Could Impact the Project						
Project Name	Description	Location	CEQA Process	Status	Discussion	
Comprehensive Planning projects completed.						
1	2015-2023 Housing Element Update	The update focuses on the needs of lower, moderate, workforce income and special needs households. It identifies current demographic and employment trends that may affect existing and future housing demand, refines policies and actions that support local and state housing goals and addresses barriers that result in a lack of adequate housing for all segments of the population and affect families and businesses throughout the unincorporated County.	County-wide	ND	Completed in 2015	This comprehensive plan element includes the housing needs of farm workers and is therefore relevant to the ordinance.
2	Energy and Climate Action Plan (ECAP; Climate Action Strategy)	The ECAP will identify ways the County can reduce greenhouse gas (GHG) emissions and implement energy-saving measures in support of a thriving, well-balanced and sustainable community. The ECAP is being prepared to assist the County with reducing its GHG emissions consistent with State Assembly Bill 32.	County-wide	EIR	Completed in 2015	As a county-wide program, the effects of the ECAP are relevant to the ordinance.
3	Ag Buffer Ordinance	The Agricultural Buffer Ordinance implements policies that assure and enhance the continuation of agriculture as a major viable industry in Santa Barbara County. This	Inland areas county-wide	ND	Adopted	Due to the project being an area heavy in agriculture and rural, open-space this project should be considered in this analysis.

APPENDIX E

County Policies and Initiatives that Could Impact the Project						
Project Name	Description	Location	CEQA Process	Status	Discussion	
	ordinance establishes development standards that provide for buffers between agricultural uses and new non-agricultural development.					
Comprehensive Planning Projects Pending in 2016						
4	Agriculture Permit Streamlining	This effort will develop a revised zoning permit structure for agricultural uses that would allow increased flexibility in the type of permit and allow compatible new uses which support and encourage the continuation of local agricultural operations.	County-wide	EIR	Pending 2015	The agricultural tiered permit structure will allow landowners to develop small-scale uses with an over-the-counter or other discretionary permit. The scale of the permitted uses is intended to support and be compatible with existing agricultural activities and therefore is relevant to the ordinance.
5	Circulation Element Update	This Element satisfies the requirements of AB 1358 that dictate local jurisdictions to plan for "Complete Streets" through a balanced, multimodal transportation network that meets the needs of all users, including seniors, pedestrians, bicyclists, private motorists, commercial and industrial carriers and public transportation riders.	County-wide	TBD	Pending	As a county-wide program the effects of this project should be considered in this analysis.
6	Winery Ordinance Update	The project includes a review and potential amendments to permit requirements and development standards for wineries and associated activities. The project	County-wide on Agriculturally zoned land.	EIR	Environmental Review Phase	As a county-wide program on Agricultural lands the effects of this project should be considered in this analysis.

APPENDIX E

County Policies and Initiatives that Could Impact the Project					
Project Name	Description	Location	CEQA Process	Status	Discussion
	would more clearly define standards for allowed tasting room and event activities food service, including the permitting of kitchen facilities in wineries; and sale of wine related items. Ordinance revisions could also establish standards for reporting and monitoring, minimum premise size and planted vineyard acreage for wine tasting rooms and/or events, and parameters for assessing cumulative effects of proposed wineries.				

APPENDIX E

Table 2 - County Active Projects that Could Impact the Project						
	Project Name	APN	Units /Lots	Building size (sq. ft.)	Rural Region	Comment
1	Heritage II Senior Apartments	097-371-045	80	n/a	Not within a Community/Specific Plan Area	A development of 80 senior housing units.
2	Key Site 30	107-250-008	113	n/a	Orcutt Community Plan	A tract map for 113 new residential lots.
3	Curletti Farm Employee Housing	113-240-009	30	n/a		A conditional use permit for a farm labor camp consisting of 30 bunk houses and 3 common area structures.

APPENDIX E

Table 2 - County Active Projects that Could Impact the Project						
	Project Name	APN	Units /Lots	Building size (sq. ft.)	Rural Region	Comment
4	Rice Ranch Development Plan	101-010-013	725	n/a	Orcutt Community Plan	A development plan for 496 residential lots, 9 open space lots, 5 park lots, 2 school lots and one oil field lot.
5	Key Site 3	129-151-026	125	n/a	Orcutt Community Plan	A development plan for 125 single family units.
6	State Street Hospitality	061-110-009	n/a	43,758	South Coast Rural Region	A development plan for a 88 room hotel.
7	Cavaletto/Noel Housing	069-100-006	134	n/a	South Coast Rural Region	A development plan for 134 single family units.
8	St. George Multi Units	075-101-022	56	n/a	South Coast Rural Region	A development plan for 56 multi family apartment dwelling units.
9	SB Ranch	079-090-029	40	n/a	Gaviota Coast Rural Region	A tract maps for 40 residential parcels, and 1 agricultural parcel.
10	Clubhouse Estates	097-371-008	52	n/a	Lompoc Valley Rural Region	A tract map for 53 lots and 1 open space lot.
11	Oak Glen Development	101-010-002	52	n/a	Santa Maria Valley Rural Region	A development plan for 52 single family units.
12	Santa Maria Energy Petroleum Production Plan	101-020-074	n/a	n/a	San Antonio Creek Rural Region	A production plan for 120 exploration or production wells.
13	English-Joseph Specific Plan	103-181-006	30	98,806	Santa Maria Valley Rural Region	A specific plan for 98,806 sq. ft. of mixed use development consisting of 56,806 sq. ft. of Commercial Retail and Office Condominiums with 30 residential apartments above.

APPENDIX E

	Project Name	APN	Units /Lots	Building size (sq. ft.)	Rural Region	Comment
14	Orcutt Union Plaza/Will Commercial Bldgs	105-091-001	6	66,831	Santa Maria Valley Rural Region	A development plan for construction of a new mixed use project including a mix of retail, office, restaurant, and residential uses.
15	OSR Enterprises/NRG Enterprises LP	128-096-001	n/a	218,316	Santa Maria Valley Rural Region	A development plan for a 185,820 sq. ft. cooler, 10,496 sq. ft. office building and 22,000 sq. ft. shop/field supply.
16	Orcutt Marketplace	129-120-024	38	318,719	Santa Maria Valley Rural Region	A development plan for the construction of a commercial and hotel development and residential apartments.
17	North Garey Oil & Gas Drilling Production Plan	129-180-007	n/a	n/a	Santa Maria Valley Rural Region	A production plan for 56 wells.
18	Granite Mining Revision	137-270-015	n/a	n/a	Santa Ynez Valley Rural Region	A revised conditional use permit to allow an extension of mining and related ancillary activities for up to 50 years.
19	Bee Rock Quarry Revised Cp	141-290-056	n/a	n/a	Santa Ynez Valley Rural Region	A revised conditional use permit allowing expansion to a quarry mine, involving an increase in the annual production rate, revising operational characteristics for the 56-years mining duration (1987 to 2043).
20	Chumash Casino Resort's Expansion	141-450-005	n/a	n/a	n/a	A plan to add a 130 feet high hotel tower containing 215 hotel rooms, an additional 584 parking spaces, 45,000 square feet of gaming floor space, and other amenities.

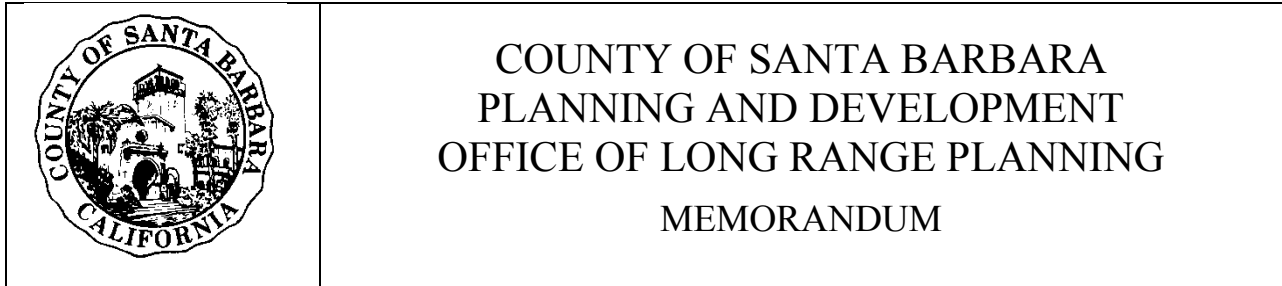
APPENDIX E

Table 2 - County Active Projects that Could Impact the Project						
	Project Name	APN	Units /Lots	Building size (sq. ft.)	Rural Region	Comment
21	SpaceX Boost-Back and Landing of the Falcon 9 First Stage at SLC-4 West Environmental Assessment	VAFB	n/a	n/a	n/a	An environmental assessment on the boost-back and landing of the Falcon 9 First Stage, construction of a landing pad, and a contingency offshore landing option.

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APPENDIX F – SUMMARY OF ENVIRONMENTAL COMMENT HEARING

APPENDIX F – SUMMARY OF ENVIRONMENTAL COMMENT HEARING



Ordinance 661 Consistency Rezone Project
Draft Negative Declaration – 16NGD-00000-00003
Environmental Comment Hearing

Date: April 5, 2016

Location: 123 East Anapamu Street, Santa Barbara, CA 93101

Meeting Summary:

David Lackie, Supervising Planner – Long Range Planning, called the meeting to order at 6:00 P.M.

At 6:15 P.M. with no interested parties in attendance, the meeting was closed.

APPENDIX G – DRAFT NEGATIVE DECLARATION COMMENT LETTERS AND RESPONSE TO COMMENT LETTERS

STATE OF CALIFORNIA

EDMUND G. BROWN JR., Governor

PUBLIC UTILITIES COMMISSION

320 WEST 4TH STREET, SUITE 500
LOS ANGELES, CA 90013



March 21, 2016

Jessica Metzger
County of Santa Barbara
123 East Anapamu Street
Santa Barbara, California 93101

Dear Jessica:

SUBJECT: SCH 2016031062 SANTA BARBARA Ordinance 661 Consistency Rezone - DND

The California Public Utilities Commission (Commission) has jurisdiction over the safety of highway-rail crossings (crossings) in California. The California Public Utilities Code requires Commission approval for the construction or alteration of crossings and grants the Commission exclusive power on the design, alteration, and closure of crossings in California. The Commission Rail Crossings and Engineering Branch (RCEB) has received the draft *Negative Declaration (DND)* for the proposed County of Santa Barbara (County) Ordinance 661 Consistency Rezone Phase II project.

The project area includes active railroad tracks. RCEB recommends that the County add language to the Ordinance 661 so that any future development adjacent to or near the railroad/light rail right-of-way (ROW) is planned with the safety of the rail corridor in mind. New developments may increase traffic volumes not only on streets and at intersections, but also at at-grade crossings. This includes considering pedestrian circulation patterns or destinations with respect to railroad ROW and compliance with the Americans with Disabilities Act. Mitigation measures to consider include, but are not limited to, the planning for grade separations for major thoroughfares, improvements to existing at-grade crossings due to increase in traffic volumes, and continuous vandal resistant fencing or other appropriate barriers to limit the access of trespassers onto the railroad ROW.

If you have any questions in this matter, please contact me at (213) 576-7076, ykc@cpuc.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ken Chiang".

Ken Chiang, P.E.
Utilities Engineer
Rail Crossings and Engineering Branch
Safety and Enforcement Division

C: State Clearinghouse

April 12, 2016

David Lackie, Supervising Planner
County of Santa Barbara
123 East Anapamu Street
Santa Barbara CA 93101-2058

Re: 661 Consistency Rezone Phase II for APN 079-030-023 and 024

Dear Mr. Lackie,

We have previously discussed our concerns with you about rezoning our parcels APN079-030-023 and APN 079-030-024 from 100 AG (Ordinance 661) to AG-II-100. In July 1982 both APN's were surveyed (BK 114, PG 31 & 32) and Parcel Map 13,348 (BK 31, PG 8) was prepared. This PM correctly identifies the total area of both parcels as 164.971 acres, while the County Assessors Map BK 79, PG 03, incorrectly identifies the total acreage of both parcels as 153.39 acres. This error is possibly due to the Tax Assessors Office using an obsolete survey made prior to June 1939. APN 079-030-024 is approx. 48 acres, not 36.81 acres as shown on the official tax records.

If the County rezones APN 079-030-023 to AG-II-100, the County will take away our ability to build an additional dwelling for family members working on our property to manage agricultural activities. According to the County, under 100 AG Ordinance 661, we can build this dwelling in addition to a primary residence. This is a permitted usage under 100 AG Ordinance 661.

Memorandum to All Planning Department Personnel, Dated September 23, 1977, from Britt A Johnson, Planning Director: "Therefore, based on the forgoing, only the main dwelling (with kitchen) and one additional dwelling (with kitchen) are allowed on any single parcel. (The second dwelling would be considered a "boarding house" whether it provides housing for one "family" or five or more employees unrelated by blood or marriage, but providing family or employees work on premises.") (See Attachments A and B).

Also, under Ordinance 661, farm labor camps, boarding, and lodging house for employees are permitted. This section of the Comparison Table is missing from the online County document; Draft Negative Declaration 16NGD-00000-00003 Appendix B-Land Use Comparison Table . Under current Santa Barbara LUDC Sec. 35.42.030. C, this use is allowed only with a Conditional Use Permit.

Since we plan to use family members to manage the agricultural activities on this parcel, the AG-II-100 zoning could make this impossible. Under the 661 Ordinance, we could use the help of our family members working on the premises and provide them with a dwelling. Ordinance 661 does not specify that workers must be employed full-time on the parcel to qualify for housing. Under AG-II-100 only full-time ag workers can qualify for an employee dwelling. *LUDC 45.42.030. B.1.a. AG-II (Inland area) zone. The employees are engaged full-time in agriculture, the majority of which occurs on the farm or ranch that the dwelling is located on and the remainder occurs on a farm or ranch in the nearby vicinity.* If the AG-II-100 zoning is placed on our property, we are requesting an exemption from the full-time requirement, or wording of LUDC referenced above be changed to eliminate the full-time requirement. This would make a rezoning comparable to the 100 AG (Ordinance 661) zoning.

We are requesting a Consistency Rezone of APN 079-030-024 to AG-II-40, and also removal of the "Other Open Lands" Land Use designation placed on this APN. We have reviewed the criteria presented by the County for this rezone and believe that our parcel APN 079-030-024 does meet the criteria for AG-II-40 and should to be rezoned to AG-II-40 as part of the County Consistency Rezone Plan. This would not be considered "spot zoning" because the agricultural zoning of our parcel is consistent with the agricultural zoning of the surrounding area. Only the size of the parcel is affected.

As described above, this parcel is a approx. 48 acres but is incorrectly identified by the County Tax Assessor as 36.81 acres on the official tax records. By assigning a rezoning to the AG-II-40 designation, this parcel would be consistent with the Comprehensive Plan Designation for this site which is: Rural area, AG-II, Agriculture, 40 acre minimum parcel size.

In addition this parcel meets the following criteria:

1. Is in a rural area.
2. Is identified as Prime according to the Department of Conservation important farmlands map.
3. This flat acreage has been kept in organic condition and will produce organic crops. It has been under cultivation since 2005 when the parcel was plowed and a cover crop was planted. Adequate water resources are available for this parcel to provide necessary irrigation.
4. The parcel adjacent to this parcel is currently in full cultivation of vineyards, olive trees, and lavender. It has recently been zoned AG-II-100 and is currently under the Williamson Act, but is not prime soil.
5. This parcel is less than 80 acres and is fully accessible with existing roads.

We are also requesting that the County remove the "Other Open Lands" designation since the purpose of that designation, proposed in 1979, was to provide a specific area for the Southern Bald Eagle habitat, which was endangered at that time. However, in 2007 the bald eagle was taken off the federal list of threatened and endangered species. (**Federal Register**/Vol. 72, No. 130/Monday, July 9, 2007/Federal Rules and Regulations). Rancho San Marcos Golf Course, on the North side of Hwy. 154, previously had 224 acres designated as "Other Open Lands." This designation was removed by the County as part of the 1990 approval of the golf course and prior to the eagle's removal from the Endangered List. We have no nesting sites on our property.

Thank you for your consideration in revising the proposed rezone of our parcels.

Sincerely,



Sharon J. Taras & Michael A. Taras Jr.- Owners

Attachment A - pg 1 of 2

MEMORANDUM

TO: All Planning Department Personnel
FROM: Britt A. Johnson, Planning Director
DATE: September 23, 1977
SUBJECT: Number of dwelling units (with kitchens) allowed on a single parcel
in an AG zone.

1. Section 25.2 of AG provisions states: "Each main building, together with its accessory buildings and structures shall be located upon a building site having a lot area not less than that indicated below for the symbol shown on the zoning map: 5-AG, 10-AG, 20-AG, 40-AG, 50-AG, 100-AG."
2. Section 25.1 of AG provisions allow:
"All non-commercial residential uses customarily incidental to and subordinate to agriculture and farming operations, including labor camps and boarding and lodging houses providing housing only for employees working on the premises on which such structures are located, but not including commercial trailer parks, motels, or hotels."
3. Definitions of "Labor Camps, " "boarding" and "lodging" houses are as follows:
 - a) "Labor Camps" not defined by Ord. #661, but RAJ states by memo March 11, 1975, that we use definition set forth in Section 2616 of the State Employee Housing Act (Division 2, Part 9, Chapter 4) as follows: "Labor Camp" means any living quarters, dwelling, boarding house, tent, bunk house, maintenance-of-way car, mobile home or other housing accommodations, including employee housing or labor supply camp. Maintained in connection with any work or place where work is being performed, and on the premises upon which they are situated or the area set aside and provided for camping of five or more employees by the employer." (Reference 74-11-39) (underlining added)

Attachment A .pg 2 of 2

2.

- b) "Boarding house": (661, Art. II, Sec. 2) "A building where the business of keeping five or more boarders is generally carried on and which is held out, by the owner or keeper, as a place where boarders are kept." (Underlining added) Webster's New Collegiate Dictionary 1976 edition defines a "boarding house" as : "a lodging house at which meals are provided."
- c) "Lodging or rooming house": (661, Art. II, Sec. 2) A building where the business of keeping five or more roomers is generally carried on and which is held out, by the owner or keeper, as a place where roomers are kept". Webster's New Collegiate Dictionary 1976 edition defines "lodging" as: "sleeping accommodations found in a barn"; "a temporary place to stay for the night"; "a room in the house of another used as a place of residence, usually used in pl."

CONCLUSION AND POLICY:

Therefore, based upon the foregoing, only the main dwelling (with kitchen) and one additional dwelling (with kitchen) are allowed on any single parcel. (The second dwelling would be considered a "boarding house" whether it provides housing for one "family" or five or more employees unrelated by blood or marriage, but providing family or employees work on the premises.)



Santa Barbara County

Attachment B

RESOURCE MANAGEMENT DEPARTMENT

DIANNE GUZMAN, AICP
Director

TO: Development Review Division
FROM: Cheri Savage
DATE: May 14, 1985
RE: County Counsel Opinion on Ordinance 661 consistency with Subdivision Map Act.

QUESTION: Can a Land Use Permit be issued for additional dwelling units located in an "AG" or "AL" zone district under Ordinance No. 661? Can these additional units be approved without a Conditional Use Permit and, if so, would this action constitute a land division under the Subdivision Map Act, and thereby be in conflict with the Map Act?

RESPONSE: Additional dwelling on property zoned "AG" can be permitted without the issuance of a Conditional Use Permit, provided that such housing on "AG" zoned property is for employees only, or is incidental and subordinate to agricultural and farming operations. On "AL" zoned property, dwellings may be permitted without the issuance of a Conditional Use Permit provided the dwellings are only for occupancy by:

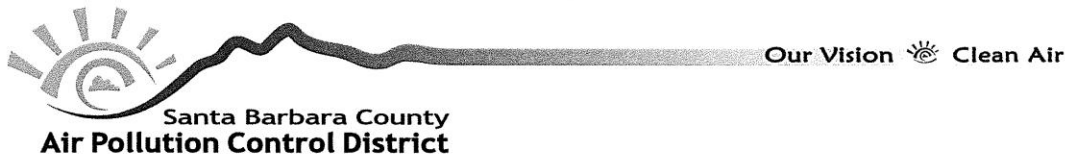
- (1) the owner, lessee, or lessor of the land upon which such dwellings are located,
- (2) the bona fide employees of said owner, lessee or lessor, and
- (3) the families and nonpaying guests of said owner, lessee, lessor, or employees; providing one dwelling may contain a kitchen for each building site, but if the building site is zoned to require at least a 20 acre building site, one dwelling may contain a kitchen for each 20 acres within the building site, provided, further, that dwellings containing kitchens shall be located a minimum of 50 feet from any other such dwelling.

According to Bob Pike, Deputy County Counsel, the approval of additional dwelling units (not trailers) in AG and AL zones under Ordinance 661 would not be in conflict with the Subdivision Map Act as long as there was not any contractual agreement between the property owner and the occupant granting the occupant exclusive rights to the use of the structure, thereby creating somewhat of a lease arrangement or subdivision of land. If a lease or contractual agreement were existing then we could very well have some problem with inconsistencies between our Zoning Ordinance regulations and the Map Act. However, if the potential occupant is not forming any rights to exclusive use of the dwelling or if the dwelling is for the individual owner's use alone, then Bob Pike doesn't feel this would be a subdivision matter but rather an inconsistency with our current zoning (i.e., Ordinance 661 and Article III) that needs to be addressed.

CS:Ya:0488F

cc: Bob Pike, Deputy County Counsel
123 East Anapamu Street, Santa Barbara, CA 93101 (805) 963-7135

not to exceed only



April 18, 2016

Jessica Metzger
Santa Barbara County
Planning and Development
123 E. Anapamu Street
Santa Barbara, CA 93101

**Re: APCD Comments on the Proposed Ordinance 661 Consistency Rezone Phase II Project,
16NGD-00000-00003**

Dear Ms. Metzger:

The Air Pollution Control District (APCD) has reviewed the Draft Negative Declaration (ND) for the Proposed Ordinance 661 Consistency Rezone Phase II Project. This project includes Comprehensive Plan and Zoning Ordinance amendments that would rezone approximately 780,216 acres of land with Ordinance 661 zoning to a comparable zone district under the Land Use and Development Code (LUDC). The project also includes an ordinance to repeal specific district regulations and combining regulations from Ordinance 661. The subject property, about 780,216 acres of Ordinance 661 zoned land, is primarily located in the Santa Maria Valley, Lompoc Valley, Cuyama Valley, Los Padres National Forest, Santa Ynez Valley, and South Coast Foothill Areas.

Air Pollution Control District staff offers the following comments on the ND:

1. **Air Quality, Impact Discussion a-e), page 24:** The 2004 Clean Air Plan (CAP) is referenced; however, there is a more recently adopted CAP. The 2013 CAP was adopted in March 2015 and it can be viewed on our website at www.ourair.org/clean-air-plans/. Please revise the text to reference the most recent CAP.

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 961-8893 or via email at NightingaleK@sbcapcd.org.

Sincerely,

Krista Nightingale,
Air Quality Specialist
Technology and Environmental Assessment Division

cc: TEA Chron File



Fire Department

"Serving the community since 1926"

HEADQUARTERS

4410 Cathedral Oaks Road
Santa Barbara, CA 93110-1042
(805) 681-5500 FAX: (805) 681-5563

Eric L. Peterson
Fire Chief
County Fire Warden

Rob Heckman
Deputy Fire Chief

April 18, 2016

To: Jessica Metzger, Project Manager
Santa Barbara County Planning and Development

From: Rob Hazard, Environmental Coordinator
Santa Barbara County Fire Department

Re: Ordinance 661 Consistency Rezone Phase II Project
16NGD-00000-00003 SCH #: 2016031062

Santa Barbara County Fire Department received a request for comments from Cal Fire's Environmental Protection Unit regarding the Draft Negative Declaration, 16NGD-00000-00003, for the Ordinance 661 Consistency Rezone Phase II Project. As a Contract County, Santa Barbara County Fire Department is required to assess all projects in the State Responsibility Area for their potential impact upon Cal Fire's fire protection and/or natural resource protection and management responsibilities.

A review of the Draft Negative Declaration for the Ordinance 661 Consistency Rezone Phase II Project found no significant adverse impacts to fire protection. The Project involves regulatory changes and does not include any physical development. The Fire Department agrees with P&D that no significant impacts relating to fire protection have been identified; therefore, no mitigation is required and there would be no significant residual impacts.

Thank you for providing the Fire Department the opportunity to review this project. Feel free to contact me if you have any questions or concerns.

Respectfully,

A handwritten signature in blue ink, appearing to read "Rob Hazard", is written over a horizontal line.

Rob Hazard
Environmental Coordinator/ Pre-Fire Engineer
Santa Barbara County Fire Department
805-896-6350

Ordinance 661 Consistency Rezone Phase II Project

Negative Declaration Response to Comments

<i>Date</i>	<i>From</i>	<i>Agency</i>	<i>Staff Response</i>
3/21/2016	(Yen) Ken Chiang	California Public Utilities Commission	Comment noted. The Union Pacific Railroad alignment is not in the Project area. The railroad travels along the coast in the area of Vandenberg Air Force Base. This portion of Ordinance 661 is not in the project area, and is not proposed to be rezoned. Furthermore, the County of Santa Barbara has limited permit authority in the Vandenberg Air Force Base area.
4/13/2016	Sharon Taras	Property Owner	Comments noted. Your comments address the merits of the Project and do not identify an inadequacy in the analysis or conclusions in the ND. Please note that the County Planning Commission and the Board of Supervisors will consider all comments and suggestions during the decision making process.
4/18/2016	Rob Hazard	SB Fire	Comment noted.
4/18/2016	Krista Nightingale	Air Pollution Control Officer	Comment noted. The ND has been revised to reference the most recent CAP.