

COUNTY OF SANTA BARBARA CALIFORNIA

PLANNING COMMISSION

COUNTY ENGINEERING BUILDING
1231 ANAPAMU ST
SANTA BARBARA, CALIF 93101 2058
PHONE (805) 568-2000
FAX (805) 568-2030

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

PLANNING COMMISSION
HEARING OF SEPTEMBER 14, 2011

RE: Gypsy Canyon Consistency Rezone; 10RZN-00000-00004

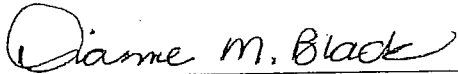
Hearing on the request of Sonia Chantal Anderson, owner, to consider Case No. 10RZN-00000-00004 [application filed on August 6, 2010] proposing to rezone 160 acres from 100-AG (Ordinance 661) to AG-II-100 in compliance with Section 35.104 of the County Land Use and Development Code; and to determine the project is exempt from CEQA pursuant to Section 15061(b)(3) of the State Guidelines for Implementation of the California Environmental Quality Act. The site is identified as AP Nos. 099-060-021 and 099-070-036, 3200 Gypsy Canyon Road, in the Lompoc area, Fourth Supervisorial District.

Dear Honorable Members of the Board of Supervisors:

At the Planning Commission hearing of September 14, 2011, Commissioner Valencia moved, seconded by Commissioner Blough and carried by a vote of 5 to 0:

1. Recommend that the Board of Supervisors make the required findings for 10RZN-00000-00004 specified in Attachment A of the staff report, dated August 26, 2011, including CEQA findings.
2. Recommend that the Board of Supervisors determine the project is exempt pursuant to CEQA Sections 15061(b)(3) included as Attachment B of the staff report, dated August 26, 2011.
3. Adopt a resolution (Attachment D of the staff report, dated August 26, 2011) recommending that the Board of Supervisors adopt:
 - a. 10RZN-00000-00004, rezoning the property from 100-AG (Ordinance 661) to AG-II-100 (Land Use and Development Code);
 - b. Ordinance Zoning Map Amendment for Assessor's Parcel Numbers 099-060-021 and 099-070-036, amending the Inland Zoning Map for the Lompoc Valley Rural Areas Zones (Draft Ordinance included as Attachment C of the staff report, dated August 26, 2011);

Sincerely,



Dianne M. Black
Secretary Planning Commission

cc: Case File: 10RZN-00000-00004
Planning Commission File
Dianne M. Black, Director Development Review
Owner: Sonia Chantal Anderson, Gypsy Canyon, P.O. Box 15, Buellton, CA 93427
Rachel Van Mullem, Senior Deputy County Counsel
✓ Florence Trotter-Cadena, Planner

Attachments: **Attachment A – Findings**
 Attachment D – Planning Commission Rezone Resolution

DMB/dmv

ATTACHMENT A: FINDINGS

1.0 CEQA FINDINGS

The project is found to be exempt from environmental review pursuant to CEQA Guidelines Section 15061 (b)(3). CEQA applies only to projects which have the potential for causing a significant effect on the environment. The rezone will not have a significant effect on the environment. It is a legislative action that will replace an outdated agricultural zone district under Ordinance 661 with a comparable agricultural zone district under the Land Use and Development Code. The project does not involve any development and the subject parcel does not include environmental resources of critical concern. Please see Attachment B, Notice of Exemptions.

2.0 ADMINISTRATIVE FINDINGS

2.1 REZONE

2.1.1 **That the Rezone request is in the interests of the general community welfare.**

The rezone is in the interest of the general community as it will preserve and protect existing agricultural land. By zoning the property to AG-II-100 it will allow the property to enter into the Agricultural Preserve Program and ensure that agricultural use will be maintained under the current zoning ordinance (Land Use and Development Code).

2.1.2 **The request is consistent with the Comprehensive Plan, the requirements of the State planning and zoning laws, and this Development Code. If the Amendment involves an Amendment to the Local Coastal Program, then the request shall also be found to be consistent with the Coastal Land Use Plan.**

Pursuant to the discussion in Sections 6.2 and 6.3 of this report, herein incorporated by reference, the rezone is consistent with the Comprehensive Plan, the requirements of the Zoning Ordinance (Land Use and Development Code) and with State laws (Williamson Act). The rezone does not involve an amendment to the Local Coastal Program.

2.1.3 **That the Rezone request is consistent with good zoning and planning practices.**

The rezone is consistent with good zoning and planning practice because it will ensure consistency with the size of many of the surrounding parcels and ensure the project's consistency with the Uniform Rules for Agricultural Preserves and Farmland Security Zones. The rezone also updates antiquated regulations and makes the zoning consistent with the surrounding properties.