



COUNTY OF SANTA BARBARA CALIFORNIA

PLANNING COMMISSION

COUNTY ENGINEERING BUILDING
123 E. ANAPAMU ST.
SANTA BARBARA, CALIF. 93101-2058
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TO THE HONORABLE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, CALIFORNIA

PLANNING COMMISSION
HEARING OF AUGUST 12, 2009

RE: *Pepe Rezone and Agricultural Preserve Contract; 09AGP-00000-00001, 09RZN-00000-00001*

Hearing on the request of Jane Gray, Dudek, agent for the Stephen and Catherine Pepe, to consider the following:

- a) **09AGP-00000-00001** [application filed on January 29, 2009] for creation of an Agricultural Preserve and entering into an Agricultural Preserve Contract with Santa Barbara County pursuant to the Williamson Act, Government Code Section 51200 et. seq. and the Santa Barbara County Uniform Rules;
- b) **09RZN-00000-00001** [application filed on January 29, 2009] proposing to rezone 40.98 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 accept the exemptions pursuant to §15317 and §15061(b)(3) of the Guidelines for Implementation of the California Environmental Quality Act. The site is identified as Assessor Parcel Number 099-100-037, located northeast at the intersection of Highway 246 and Gypsy Canyon Drive, known as 4477 East Highway 246, in the Lompoc area, Fourth Supervisorial District.

Dear Honorable Members of the Board of Supervisors:

At the Planning Commission hearing of August 12, 2009, Commissioner Valencia moved, seconded by Commissioner Blough and carried by a vote of 5-0 to:


1. Recommend that the Board of Supervisors adopt the required findings for 09RZN-00000-00001 and 09AGP-00000-00001 specified in Attachment A of the staff report, dated June 25, 2009, including CEQA findings;
2. Recommend that the Board of Supervisors approve the exemption pursuant to CEQA Sections 15317 and 15061(b)(3) included as Attachment B of the staff report, dated June 25, 2009, and

**Exhibit 5
Planning Commission Action
Letter**

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3. Adopt a resolution (Attachment F of the staff report, dated June 25, 2009) recommending that the Board of Supervisors adopt:
 - a. 09RZN-00000-00001, rezoning the property from 100-AG to AG-II-100; and,
 - b. An Ordinance Zoning Map Amendment for 099-100-037, amending the Inland Zoning Map for the Lompoc Valley Rural Areas Zones (Draft Ordinance included as Attachment C of the staff memorandum dated August 12, 2009);
 - c. 09AGP-00000-00001, creating one prime preserve and entering into a Williamson Act contract.

Sincerely,



Dianne M. Black
Secretary Planning Commission

cc: Case File: 09AGP-00000-00001, 09RZN-00000-00001
Planning Commission File
Dianne M. Black, Director Development Review
Agent: Jane Gray, Dudek, 621 Chapala Street, Santa Barbara, CA 93101
Owner: Stephen Pepe, 4777 East Highway 246, Lompoc, CA 93436
Rachel Van Mullem, Deputy County Counsel
Florence Trotter-Cadena, Planner ✓

Attachments: Attachment A – Findings
Attachment C – Ordinance to Rezone
Attachment E – Resolution Creating Agricultural Preserve, 09AGP-00000-00001
Attachment F – Planning Commission Rezone Resolution

DMB/dmv

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ATTACHMENT A: FINDINGS

1.0 CEQA FINDINGS

The Planning Commission finds that the proposed project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15061 and 15317. Please see Attachment B, Notice of Exemption.

2.0 ADMINISTRATIVE FINDINGS

2.1 REZONE

2.1.1 **The 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 would 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 5.2 and 5.3 of this report, 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).

2.1.3 **The request is consistent with good zoning and planning practices.**

The rezone is consistent with good zoning and planning practice because it will ensure the project's consistency with the Agricultural Preserve Uniform Rules. The proposed rezone also takes land out of antiquated regulations and makes the zoning consistent with that of the surrounding properties.

2.2 AGRICULTURAL PRESERVES

2.2.1 **The proposed Agricultural Preserve is consistent with the Santa Barbara County Comprehensive and General Plan Land Use Designations.**

The project is consistent with the requirements of the Comprehensive Plan as evidenced by the discussion in Section 5.2 of this report.

2.2.2 **The proposed Agricultural Preserve is consistent with the Santa Barbara County Uniform Rules under the terms of the California Conservation Act of 1965.**

The agricultural preserve with the rezone amendment was heard by the Agricultural Preserve Advisory Committee on March 6, 2009 and found to be consistent with the Uniform Rules.