



COUNTY OF SANTA BARBARA CALIFORNIA

PLANNING COMMISSION

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

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

PLANNING COMMISSION
HEARING OF OCTOBER 21, 2009

RE: *Sacred Arrow Society Church, Inc. Agricultural Preserve Contract and Rezone; 09AGP-00000-00016, 09RZN-00000-00008*

Hearing on the request of Shelly Ingram, MNS Engineers, agent for Sacred Arrow Society Church Inc. (Sacred Arrow), to consider the following:

- a) **09AGP-00000-00016** [application filed on July 24, 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-00000-00008** [application filed on July 24, 2009] proposing to rezone 165.05 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 Sections 15317 and 15061(b)(3) of the State Guidelines for Implementation of the California Environmental Quality Act. The site is identified as AP Nos. 099-210-002, -004, -005 and 099-200-010 located southwest of the intersection of Highway 246 and Mail Road, in the Lompoc area, Fourth Supervisorial District.

Dear Honorable Members of the Board of Supervisors:

At the Planning Commission hearing of October 21, 2009, Commissioner Valencia moved, seconded by Commissioner Brown and carried by a vote of 5 to 0 to:

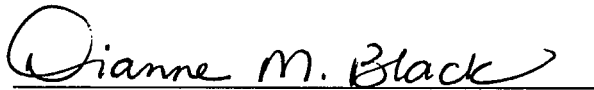
1. Recommend that the Board of Supervisors adopt the required findings for 09AGP-00000-00016 and 09RZN-00000-00008 specified in Attachment A of the staff report, dated September 30, 2009, and as revised in the hearing of October 21, 2009, including CEQA findings.
2. Recommend that the Board of Supervisors approve the exemption pursuant to CEQA Sections 15317 and 15061(b)(3) included as Attachment B of the staff report, dated September 30, 2009.

3. Recommend that the Board of Supervisors adopt:
- a. 09RZN-00000-00008, rezoning Assessor's Parcel Numbers 099-210-004, -005 and 099-200-010 from 100-AG to AG-II-100; and,
 - b. Adopt an Ordinance Zoning Map Amendment for Assessor's Parcel Numbers 099-210-004, -005, and 099-200-010 amending the Inland Zoning Map for the Lompoc Valley Rural Areas Zones (Draft Ordinance included as Attachment C of the staff report dated September 30, 2009);
 - c. 09AGP-00000-00016, creating one nonprime preserve and entering into a Williamson Act contract.

REVISION TO FINDINGS

2.1.2 That the Rezone request is consistent with the General Plan, the requirements of State planning and zoning laws, and the ~~Article III Zoning Ordinance~~ County Land Use and Development Code.

Sincerely,



Dianne M. Black
Secretary Planning Commission

cc: Case File:
Planning Commission File
Dianne M. Black, Director Development Review
Agent: Shelly Ingram, MNS Engineers, 201 Industrial Way, Buellton, CA 93427
Owner: Richard Pierce, 7975 Nacimiento Dr., Paso Robles, CA 93446
Deputy County Counsel: Rachel Van Mullen
Planner: Stephanie Stark, Ag Planner

**Attachments: Attachment A – Findings
 Attachment C – Ordinance to Rezone
 Attachment F – Planning Commission Resolution**

DMB/dmv

G:\GROUP\PERMITTING\Case Files\AGP\09 Cases\09AGP-00000-00016 SacredArrow\10-21-09actltr.doc

ATTACHMENT A: FINDINGS

1.0 CEQA FINDINGS

The project is found to be exempt from environmental review pursuant to CEQA Guidelines Sections 15061 and 15317. CEQA Section 15061 applies only to projects which have the potential for causing a significant effect on the environment. The rezone would not have a significant effect on the environment. It is a legislative action that would replace an outdated agricultural zone district under Ordinance 661 with a comparable agricultural zone district under Land Use and Development Code. The project does not involve any development and the subject parcel does not include environmental resources of critical concern. Furthermore, Section 15317 exempts Williamson Act (Agricultural Preserves Contracts) from CEQA. 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 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 That the Rezone request is consistent with the General Plan, the requirements of State planning and zoning laws, and the County Land Use and Development Code.

Pursuant to the discussion in Sections 6.2 and 6.3 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 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 Agricultural Preserve Uniform Rules. The proposed rezone also takes land out of antiquated regulations and makes the zoning consistent with 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 6.2 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 September 4, 2009 and was found to be consistent with the Uniform Rules.

ATTACHMENT C: BOARD OF SUPERVISOR DRAFT ORDINANCE

AN ORDINANCE AMENDING SECTION 35-1, THE SANTA BARBARA COUNTY LAND USE AND DEVELOPMENT CODE, OF CHAPTER 35, ZONING, OF THE SANTA BARBARA COUNTY CODE BY AMENDING THE COUNTY ZONING MAP WITHIN THE AREA REGULATED BY SECTION 35-1 OF CHAPTER 35, ZONING, OF THE COUNTY CODE BY CHANGING THE ZONING OF ASSESSOR'S PARCEL NUMBERS 099-210-004, -005 and 099-200-010 FROM 100-AG, Agriculture, 100 acres minimum parcel size TO AG-II-100, Agriculture, 100 acres minimum parcel size.

Case No. 09RZN-00000-00008

The Board of Supervisors of the County of Santa Barbara ordains as follows:

SECTION 1:

The County Zoning Map within the area regulated by Section 35-1 of Chapter 35, Zoning, of the County Code shall be amended by changing the zoning on Assessor's Parcel Numbers 099-210-004, -005 and 099-200-010 FROM 100-AG, Agriculture, 100 acres minimum parcel size to AG-II-100, Agriculture, 100 acres minimum parcel size as shown on Exhibit A.

SECTION 2:

The Chair of the Board of Supervisors is hereby authorized and directed to endorse said Exhibit A to show that said map has been adopted by this Board.

SECTION 3:

This ordinance shall take effect and be in force 30 days from the date of its passage and before the expiration of 15 days after its passage a summary of it shall be published once together with the names of the members of the Board of Supervisors voting for and against the same in the Santa Barbara News-Press, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this _____ day of _____, 2009, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

JOSEPH CENTENO, Chair
Board of Supervisors
County of Santa Barbara

ATTEST:

MICHAEL F. BROWN
Clerk of the Board of Supervisors

By _____
Deputy Clerk

APPROVED AS TO FORM:

DENNIS MARSHALL
County Counsel

By _____
Deputy County Counsel

ATTACHMENT F: PLANNING COMMISSION RESOLUTION

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

IN THE MATTER OF RECOMMENDING)
TO THE BOARD OF SUPERVISORS THAT)
AN ORDINANCE BE APPROVED AMENDING)
SECTION 35-1, THE SANTA BARBARA)
COUNTY LAND USE AND DEVELOPMENT) RESOLUTION NO.: 09-17
CODE, OF CHAPTER 35 OF THE SANTA)
BARBARA COUNTY CODE, BY AMENDING) CASE NO.: 09RZN-00000-00008
THE COUNTY ZONING MAP BY CHANGING)
THE ZONING OF ASSESSOR'S PARCEL)
NUMBERS 099-210-004,-005 and 099-200-010)
FROM 100-AG to AG-II-100)
_____)

WITH REFERENCE TO THE FOLLOWING:

- A. On September 29, 1958 by Ordinance 971, the Board of Supervisors of the County of Santa Barbara adopted the Santa Barbara County Zoning Ordinance, Ordinance 661 of Chapter 35 of the Santa Barbara County Code; and

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The Commission recommends that the Board of Supervisors approve an Ordinance Amending Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35 of the Santa Barbara County Code, by Amending the County Zoning Map by changing the zoning of Assessor's Parcel Numbers 099-210-004, -005 and 099-200-010 from 100-AG to AG-II-100.

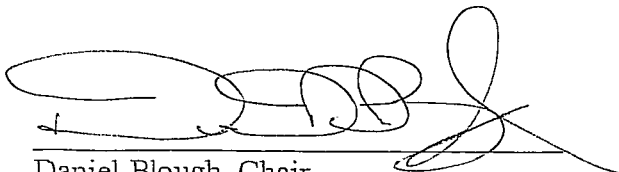
PASSED, APPROVED AND ADOPTED this October 21, 2009 by the following vote:

AYES: Cooney, Brown, Brooks, Valencia, Blough

NOES:

ABSTAIN:

ABSENT:



Daniel Blough, Chair
Santa Barbara County Planning Commission

ATTEST:

Dianne M. Black

Dianne Black
Secretary to the Commission

APPROVED AS TO FORM:

DENNIS MARSHALL
COUNTY COUNSEL

By Rachel J. Miller
Deputy County Counsel