

## ATTACHMENT A

### FINDINGS

#### 1.0 CEQA FINDINGS

1.1 The Board of Supervisors has considered the Negative Declaration (07NGD-00000-00013) together with the comments received and considered during the public review process. The Negative Declaration reflects the independent judgment of the Board of Supervisors; has been completed in compliance with the California Environmental Quality Act (CEQA) and County CEQA Guidelines; and is adequate for this proposal.

1.2 The Board of Supervisors finds that the Ordinance 661 Consistency Rezone project will not have a significant effect on the environment.

1.3 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Clerk of the Board of Supervisors located at 105 East Anapamu Street, Santa Barbara CA, 93101.

#### 2.0 ADMINISTRATIVE FINDINGS

##### 2.1 Rezone Findings

Pursuant to Sec. 35.104.060 of the Land Use and Development Code of Chapter 35 of the County Code, the following findings are required for approval of a Rezone or Ordinance Amendment.

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

The purpose of the consistency rezone is to rezone all remaining parcels zoned under Ordinance 661 in the Santa Maria Valley and San Antonio Creek Rural Regions to the equivalent Land Use and Development Code (LUDC) zoning designation. The consistency rezone will: 1) provide equitable treatment between similarly zoned properties with respect to eligible land uses and permit processing requirements; 2) increase land use options available to property owners; and 3) improve permit process efficiency by having a single zoning ordinance (LUDC) applicable for the entire rural region which will help reduce time and cost for permit processing and eliminate the need for individual consistency rezones from Ordinance 661 to the LUDC. All allowed agricultural uses continue to be allowed after the rezone.

In this manner, the proposal does not impinge upon the community welfare. Therefore, the Board of Supervisors find the Rezone request is in the interests of the general community welfare.

**2.1.2 That the Rezone request is consistent with the Comprehensive Plan, the requirements of the State planning and zoning laws, and the Land Use and Development Code.**

These findings describe the project's consistency with Santa Barbara county Comprehensive Plan policies, as well as compliance with the Land Use and Development Code; each of which are consistent with State planning and zone law. Therefore, the Board of Supervisors finds that the Rezone request is consistent with the Comprehensive Plan, the requirements of State planning and zoning laws, and the Santa Barbara County Land Use and Development Code.

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

The purpose of the consistency rezone is to rezone all remaining parcels zoned under Ordinance 661 in the Santa Maria Valley and San Antonio Creek Rural Regions to the equivalent Land Use and Development Code (LUDC) zoning designation. Having a singular zoning ordinance will help ensure consistency and equity in the application of LUDC zoning ordinance requirements and implementation of the Santa Barbara County Comprehensive Plan.

**2.2 Compliance with Land Use and Development Code Requirements**

*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.B, Purpose and Intent of the RR Residential Ranchette Zone District: The RR zone is applied in the Inland area within Urban and Inner Rural areas and within Existing Developed Rural Neighborhoods where low density residential and agricultural uses are appropriate. This zone is intended to preserve the character of an area and to minimize the services required by providing for low density residential development.*

Consistent: Parcels in the existing Tepusquet Canyon EDRN and parcels identified for inclusion in the proposed new EDRNs would be rezoned to AG-I and RR (Residential Ranchette). These designations are appropriate for EDRNs. The proposed new EDRNs consist of existing developed neighborhoods with parcel sizes substantially smaller (all 15 acres or less and most 10 acres or less) than the surrounding large agricultural properties. The primary use on most proposed new EDRN parcels is residential, although many also support small farms, orchards, or limited grazing uses. By identifying and designating the proposed new EDRNs, the County is appropriately applying the RR and AG-I designation consistent with the LUDC definitions.

*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.*

Consistent: All parcels outside of existing and proposed EDRNs, including those that would be excluded from the Tepusquet Canyon EDRN, would be designated AG-II. The AG-II designation is consistent with the land uses on these rural parcels, the vast majority of which are currently in agricultural use.

### **2.3 PLANNING FINDINGS: Comprehensive Plan Amendment**

The proposed Ordinance 661 Consistency Rezone project also involves a Comprehensive Plan amendment to replace the Agricultural (A) and Open and Grazing land use designations with the Agriculture I (A-I), Agriculture II (A-II), Agriculture Commercial (AC), and Residential Ranchette land use designations found in the Comprehensive Plan Land Use Element and Agricultural Element. The Agricultural (A) and Open and Grazing designations are older designations from the original 1965 Santa Barbara County General Plan which have been systematically replaced throughout the County.

### 2.3.1 Comprehensive Plan Consistency

This section discusses the project's consistency with relevant Comprehensive Plan policies.

#### 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 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).*

***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.*

Consistent: Parcels located within existing and proposed EDRNs would be designated A-I or Residential Ranchette. The proposed land use designations reflect the characteristics and existing land uses within each EDRN. Parcel sizes are generally smaller than surrounding rural agricultural lands, and the predominant land use is rural residential development, although many also support small farms, orchards, or limited grazing uses.

***Agricultural II (A-II) Land Use Designation Definition:*** *This designation applies to acreages of farm lands and agricultural uses located outside Urban, Inner Rural, and Rural Neighborhood areas. General agriculture is permitted, including but not limited to livestock operations, grazing, and beef production as well as more intensive agricultural uses.*

Consistent: The proposed Ordinance 661 Consistency Rezone project also involves a Comprehensive Plan amendment to replace the Agricultural (A) and Open and Grazing land use designations with Agriculture II (A-II) and Agriculture Commercial (AC) land use designations found in the Comprehensive Plan Land Use Element and Agricultural Element. The Agricultural (A) and Open and Grazing designations are older designations from the original 1965 Santa Barbara County General Plan which have been systematically replaced throughout the County.



## **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.*

Consistent: The proposed consistency rezone project would enhance the ability of agricultural land owners to continue, improve and expand agricultural operations. The LUDC zone districts that would replace the existing Ordinance 661 zones allow a broader range of agricultural support uses since many of the agricultural support uses requiring a discretionary permit (e.g. Tier 2 & 3 wineries, vegetable coolers, etc.) are not available under Ordinance 661. Additionally, uniform application of the AG-II and AC land use designations throughout the rural area is consistent with the Comprehensive Plan and Agricultural Element and would simplify the permit process and provide better regulatory consistency and equity for property owners throughout the project area.

***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.*

Consistent: The County of Santa Barbara Land Use Element - Existing Developed Rural Neighborhood (EDRN) boundary line is a planning tool for defining rural neighborhoods which historically developed over time with smaller parcel sizes than the surrounding rural agricultural areas. The proposed project would define new EDRN's within the eastern Santa Maria Valley and retract the existing Tepusquet EDRN to exclude seven parcels which are more characteristic of the rural agricultural lands. These project components would enhance and protect surrounding farmland by prohibiting expansion of pockets of rural residential development.

***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.*

Consistent: The proposed project involves regulatory changes (primarily consistency rezoning of specific parcels) that would not adversely affect agricultural land or resources. Limited development of up to 150 additional single family dwellings and residential second units could be facilitated by the proposed new zoning designation. The relatively small size, scale and broad distribution of residential development would not result in adverse impacts to agricultural productivity or facilitate conversion of highly productive agricultural lands.

## **Housing**

***Housing Element Goal I:*** *Promote the development of new housing with a diversity of types, sizes, tenures, densities, and locations in the necessary quantities to meet the needs of all economic segments of the community.*

***Housing Element Policy 2.2:*** *The County shall promote and facilitate development of farm employee housing on agriculturally zoned land (including single family dwellings, mobile homes, and group quarters such as bunk houses or dormitories). Developers of such projects shall not be limited to farm worker employers.*

Consistent: The project would facilitate development of a modest number of housing units throughout the 369,000 acre project area, as a result of adopting new zoning designations with different allowances for primary single family residences on some rural parcels and Residential Second Units 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.

Santa Barbara County

**Ordinance 661 Consistency  
Rezone Project  
(Santa Maria and San Antonio  
Creek Rural Regions)**

07RZN-00000-00010 and 07GPA-00000-00004

*Final*

**Negative Declaration**  
07NGD-00000-00013



**September 2007**



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**Ordinance 661 Consistency Rezone Project  
for the  
Santa Maria and San Antonio Creek Rural Regions  
07RZN-00000-00010 and 07GPA-00000-00004**

*Final*  
**Negative Declaration**  
07NGD-00000-00013

*Prepared by:*

**Santa Barbara County  
Office of Long Range Planning**  
30 E. Figueroa St. 2<sup>nd</sup> Fl.  
Santa Barbara, CA 93101  
Staff Contact: David Matson, Project Manager, (805) 568-2068

*Prepared with the assistance of:*

**Rincon Consultants, Inc.**  
790 East Santa Clara Street  
Ventura, California 93001

September 2007

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## INITIAL STUDY

1. **Project title:** Ordinance 661 Consistency Rezone Project  
(Case #s 07RZN-00000-00010 and 07GPA-00000-00004)
2. **Lead agency name and address:** County of Santa Barbara  
Office of Long Range Planning  
30 E. Figueroa Street. 2nd Floor  
Santa Barbara, California 93101
3. **Contact Person and Phone Number:** David Matson, Project Manager  
(805) 568-2068
4. **Project location:** The project involves Comprehensive Plan and Zoning Ordinance amendments that would affect approximately 57,700 acres of land with Ordinance 661 zoning in the Santa Maria Valley and San Antonio Creek Rural Regions in northern Santa Barbara County. The affected area lies generally south of the Santa Maria River, north of the City of Lompoc, east of the Pacific Ocean and Vandenberg Air Force Base, and west of the Sierra Madre mountains (See project area map - Appendix A, Figure 1).
5. **Project sponsor's name and address:** Same as Lead Agency
6. **General Plan designations:** A (Agriculture), A-I (Agriculture), A-II (rural Agriculture) and Open and Grazing
7. **Zoning designations:** RA (Suburban Agricultural-Residential District), U (Unlimited Agriculture), AG (General Agricultural), AL (Limited Agricultural), and M-1-X (Exclusive Light Industrial)
8. **Description of project:** Consistency rezones, Comprehensive Plan amendments and designation of six new Existing Developed Rural Neighborhoods. The project description, surrounding land uses and environmental setting are discussed in the Initial Study in sections 1.0 through 3.0.
9. **Necessary public agency approvals:** The proposed rezones and Comprehensive Plan amendments require adoption by the Santa Barbara County Board of Supervisors. There are no other responsible agencies.



## 1.0 PROJECT DESCRIPTION

### 1.1 Project Overview

The proposed Ordinance 661 Consistency Rezone Project (“project”) for the Santa Maria and San Antonio Creek Rural Region consists of the following components:

1. Land Use and Development Code (LUDC) ordinance amendment to rezone all remaining Ordinance 661 private land holdings in the Santa Maria and San Antonio Creek Rural Regions to comparable LUDC zoning designations;
2. Comprehensive Plan amendment to apply Agriculture II land use designation to remaining Ordinance 661 private land holdings (non-Existing Developed Rural Neighborhood (EDRN) parcels) in the Santa Maria and San Antonio Creek Rural Regions; and
3. Comprehensive Plan amendment and LUDC ordinance amendment to:
  - apply the EDRN boundary line<sup>1</sup> around six developed rural neighborhoods in the eastern Santa Maria Valley,
  - amend the existing Tepusquet Canyon EDRN boundary line, and
  - apply either Agriculture I or Residential Ranchette land use and zoning designations to parcels within each proposed EDRN, as well as the existing Tepusquet Canyon EDRN.

See Appendix B for a list of parcels proposed for land use and/or zoning designation change.

#### *Consistency Rezone Benefits*

The consistency rezone project simplifies the zoning and permitting process by reducing permitting costs and time delays for applicants. Currently, discretionary projects on property under Ordinance 661 require a rezone as part of project processing to ensure consistency with current regulations. 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 Ordinance 661 zoned land to current LUDC zoning designations will facilitate public, County staff, and decision-maker understanding of permitted land uses and the processing necessary to obtain approval for projects would also make it easier in general 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 would apply to all parcels in the project area.

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<sup>1</sup> Santa Barbara County Comprehensive Plan - Land Use Element, page 175.



### *EDRN Benefits*

The benefits of the EDRN subproject include 1) recognizing that similarly developed collections of parcels (identified for designation as EDRNs) exist and are suitable for rural neighborhood uses, and 2) keeping pockets of rural residential development from encroaching onto adjacent agricultural lands, consistent with the definition and purpose of EDRNs. In addition, the EDRN designation and proposed corresponding zoning designations would allow landowners within the EDRNs to construct residential second units (RSUs).

## **1.2 Project Background**

### *The History of Ordinance 661*

Ordinance 661, adopted in 1964 and applied throughout Santa Barbara County between 1964 and 1967, established zoning regulations for the entire unincorporated area of the County. Ordinance 661 was the principal regulatory tool in place to assure orderly development of the County and to encourage the most appropriate uses of land, including agricultural, residential, transportation, water supply, sewerage, school, park, and 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 to regulate land use in the inland areas of the County (as defined in Sec. 35-201 of Article III, Chapter 35). The Board of Supervisors repealed the majority of Ordinance 661 in 1984 (by Ordinance No. 3430) in order to avoid any possible confusion which may have resulted from the existence of parallel text provisions between the new Article III zoning ordinance and Ordinance 661. This action repealed those portions of Ordinance 661 which were duplicated by similar provisions of Article III. Among 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 that were not duplicates to the AG zone districts in Article III were retained. Therefore, a significant amount of land in the rural area (not under Williamson Act contract) remains subject to the original Ordinance 661 zoning.

Recently, the Article III zoning ordinance was reformatted and named the Land Use and Development Code (LUDC). The LUDC became effective January 1, 2007. No substantive regulatory changes were made during the reformatting and renaming project.

### *Consistency Rezone*

Approximately 57,700 acres in the Santa Maria Valley and San Antonio Creek Rural Regions remain under Ordinance 661 zoning. These properties would be rezoned to comparable LUDC agricultural zoning designations as part of the proposed project. (The “project area” referred to in the environmental analysis consists of the entire 369,000-acre combined area of the Santa



Maria and San Antonio Creek Rural Regions; the 57,700 directly affected acres lie within these two rural regions.)

*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 175-6.)

The project identifies six neighborhoods in the eastern Santa Maria Valley appearing to meet the definition of an EDRN, but are not currently designated as such (Appendix A, figures 2 through 10 map parcels included in the project and Appendix B lists all parcels being rezoned). These neighborhoods consist of groups of developed parcels that are substantially smaller (averaging 10 acres or less) than the surrounding larger agricultural properties. The primary use on most proposed EDRN parcels is rural residential. Many also support small farms, orchards, or limited grazing.

The proposed project would amend the Santa Maria Valley Rural Region Land Use Map by adding the EDRN land use boundary around the identified neighborhoods. It would also amend the land use designation and zoning designation for individual parcels within each proposed EDRN (Appendix A, Figure 4).

### **1.3 Project Characteristics**

#### **1.3.1 Ordinance 661 Consistency Rezone 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 existing and proposed EDRNs and urban areas. This component of the project would change the zoning ordinance and land use designations for approximately 495 parcels totaling approximately 44,545 acres. The largest parcel measures 1,576.7 acres.

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

Existing land use designations include A (Agriculture), A-II (rural Agriculture) and Open and Grazing. Proposed land use designations include A-II-40, A-II-100, and AC (agriculture-commercial). Applying the proposed new land use designations would facilitate rezoning the affected parcels to their comparable LUDC zoning designations, as discussed below. Please see Appendix A, figures 2 through 10, for maps showing the affected parcels, and Appendix B for a list of parcels and proposed changes for each.



Finally, one parcel, APN 129-010-035, is not currently under Ordinance 661, but is included in the project to amend the land use designation from Agriculture (A) to Agriculture II-40 acre minimum (A-II-40). The Agriculture (A) designation is an outmoded 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) and Agricultural Commercial (AC) land use designations that are found in the Land Use Element and Agricultural Element. The land use designation change for this parcel is a “clean up” item that would bring the designation into conformity with the surrounding A-II (40-100) land use designations.

#### *Consistency Rezones (Outside of Existing and Proposed EDRNs)*

Existing Ordinance 661 zoning designations include U (Unlimited Agriculture), AG (General Agricultural), AL (Limited Agricultural) and M-1 (Light Industrial); proposed LUDC zoning designations include AG-II-40, and AG-II-100. Appendix A includes maps showing affected parcels and Appendix B lists the proposed changes for all affected parcels.

The proposed rezoning from Ordinance 661 to the current LUDC zone districts is considered a “consistency rezone.” Generally defined, a consistency rezone involves replacing outmoded zoning designations with current ones that are as similar as possible in their intent, purpose, and allowed land uses. The specific LUDC zoning classification proposed for each parcel matches the Ordinance 661 designation it would replace as closely as possible. Appendix C provides a table comparing selected permitted land uses between AG-II and Ordinance 661. It is important to note that Ordinance 661 is descriptive and allows specific uses that may or may not be available within each of the multiple agricultural zone zoning designations. The LUDC has two all encompassing agricultural zone districts (AG-I and AG-II) that provide broad categories of land uses.

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 and some differences in allowable uses (Appendix C). 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 would be 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 section of this document.

### **1.3.2 Existing Developed Rural Neighborhoods (EDRN) Component**

This component of the Ordinance 661 Consistency Rezone Project involves parcels that are currently in the Tepusquet Canyon EDRN or are proposed to become part of one of 6 new EDRNs. The EDRN component of the project would:

1. Define six new EDRNs in the eastern Santa Maria Valley, apply new zoning under the Land Use and Development Code (LUDC) to parcels within those areas, and for some areas update the Comprehensive Plan land use designation; and



2. Apply new zoning under the LUDC to parcels within the existing Tepusquet Canyon EDRN, adjust the boundaries of the Tepusquet Canyon EDRN, and update the Comprehensive Plan land use designations.

*New Proposed EDRNs*

The six proposed EDRNs contain 105 parcels totaling approximately 782.6 acres. Table 1 lists basic statistics for the six proposed new EDRNs. Appendices A and B map the locations of the proposed EDRNs and list parcels included in the proposed EDRN areas, respectively.

**Table 1  
 General Characteristics Of Each Proposed EDRN Area**

EDRN	Number of Parcels	Parcel Sizes		Land Uses*
<b>East Valley Farms</b>	31	Range	0.19 – 12.52	Residential, vacant, cultivated agriculture
		<i>Total acres</i>	<i>307.6</i>	
<b>Prell Road East</b>	14	Range	8.53 – 10.21	Residential, cultivated agriculture
		<i>Total acres</i>	<i>136.27</i>	
<b>Prell Road West</b>	33	Range	0.46 – 4.54	Residential, vacant, cultivated agriculture
		<i>Total acres</i>	<i>76.12</i>	
<b>Long Canyon</b>	17	Range	0.08 – 15.22	Residential, grazing
		<i>Total acres</i>	<i>169.69</i>	
<b>Olivera Canyon</b>	5	Range	10.01 – 13.34	Residential, grazing
		<i>Total acres</i>	<i>56.71</i>	
<b>Dominion Road</b>	5	Range	3.02 – 12.09	Residential, cultivated agriculture
		<i>Total acres</i>	<i>36.17</i>	

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

These parcels are mostly developed with residential uses, but also contain open space and agricultural land uses (Table 2). The current Comprehensive Land Use designations include A, Open and Grazing, and A-II. These would be changed to Agriculture I (A-I) (which is the appropriate agricultural land use designation in urban, inner rural and rural neighborhoods) and Residential Ranchette. Surrounding parcels are mostly in active agriculture (grazing or cultivated), and generally range from 40 to several hundred acres. Most are zoned AG-II-100 under the LUDC.

The current Ordinance 661 zoning of U, Suburban Agricultural-Residential District (RA) or AG would be replaced with either Agriculture I (AG-I) or Residential Ranchette (RR). As noted above, Ordinance 661 is descriptive and allows specific uses that may or may not be available within each of the multiple agricultural zone zoning designations, whereas the LUDC has only two agricultural zone districts (AG-I and AG-II) and more encompassing categories.





One notable change in the adoption of LUDC zoning designations in the EDRNs would be the landowners’ ability to construct residential second units, which are allowed only under the proposed new zoning designations. 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\***

Total number of parcels	105
Number of developed parcels	95
Number of parcels with a residential dwelling	86
Number of parcels in active agriculture	19
Number of parcels that are vacant	6

*\* Estimated based on review of aerial photography and County Assessor’s records*

*Tepusquet Canyon*

The existing Tepusquet Canyon EDRN contains 181 assessor’s parcels comprising approximately 12,340 acres. Ordinance 661 zones in this EDRN include U and AG (minimum parcel sizes ranging from 10 to 40 acres). The proposed LUDC zones would be AG-I, with minimum parcel sizes ranging from 10 to 40 acres. The existing EDRN boundary is proposed to be retracted to remove seven parcels that have characteristics more appropriate for the rural area, rather than an EDRN. Most of the parcels are large in size, have 100-acre minimum parcel size zoning, and several parcels are owned by the federal government. The appropriate consistency rezone for 100-acre minimum zoning is Agriculture II (AG-II-100). Since Agriculture II zoning is not permitted within an EDRN, the EDRN boundary adjustment would correctly re-designate these parcels to the rural area. This would reduce the size of the EDRN to approximately 174 assessor’s parcels totaling 10,968 acres. For those parcels remaining within the EDRN, the Comprehensive Plan land use designation, currently A-II, would be revised to A-I. Appendices A and B illustrate the proposed zones for the Tepusquet Canyon EDRN. Parcel sizes for properties that would remain within the EDRN range from 0.74 to 326 acres; one larger parcel is 577.46 acres. Table 3 summarizes land use within the current Tepusquet Canyon EDRN.



**Table 3**  
**Land Use Overview for the Tepusquet Canyon EDRN**

Total number of parcels	181
Number of developed parcels	90
Number of parcels with a residential dwelling	79
Number of parcels in active agriculture	50
Number of parcels that are vacant	28

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

## **2.0 PROJECT LOCATION**

Parcels affected by the proposed consistency rezone project are all located within the Santa Maria Valley and San Antonio Creek rural regions, which are two of the eight rural regions defined by the County Board of Supervisors for rural land planning purposes.

The Santa Maria Valley Rural Region consists of 290,000 acres and comprises the largest amount of agricultural acreage in the County. It extends from the Pacific Ocean to the Sierra Madre Mountains, with its northern border defined by the Santa Maria and Cuyama rivers. The Santa Maria Valley comprises the largest amount of agricultural acreage in the County; high value row crops, including broccoli, strawberries, lettuce, cauliflower, and celery, are the predominant agricultural crops grown on the valley floor. The surrounding foothills are used for vineyards and cattle grazing. Urban areas within this rural region include Orcutt, the incorporated cities of Santa Maria and Guadalupe, and the small towns of Garey, Sisquoc and Casmalia.

All six proposed EDRN areas are located in the eastern Santa Maria Valley. The two EDRNs that are furthest to the east are located along Olivera Canyon and Long Canyon roads south of their intersections with Foxen Canyon Road. The four remaining proposed EDRN sites are located closer to the eastern boundary of the City of Santa Maria: the Prell Road EDRNs lie east and west of Telephone Road just south of its intersection with Prell Road (unimproved); the East Valley Farms subdivision is served by Cambridge Way, which extends west from Telephone Road; and the Dominion Road EDRN is on a private access easement off of Dominion Road south of Foxen Canyon Road. All are located in an area predominantly in cultivated agricultural where surrounding parcels range from 10 to 600 acres and are zoned AG-II-40 or AG-II-100 under the LUDC.

The existing Tepusquet Canyon EDRN comprises two separate areas at the northeastern edge of the Santa Maria Valley and is located predominantly in hilly country that marks the western terminus of the San Raphael Mountain Range. The EDRN area is accessed by Tepusquet Canyon Road, which connects to State Highway 166 on the north and Foxen Canyon Road on the south. Coulson Canyon Road is an unimproved road that extends to the east off of Tepusquet Canyon into Los Padres National Forest.



The San Antonio Creek Rural Region (also known as the Los Alamos Valley) lies directly to the south of the Santa Maria Valley. It consists of 79,000 acres within the San Antonio Creek watershed and surrounding the town of Los Alamos. This alluvial plain is generally cultivated in vineyards to the northeast of the creek and row crops to the southwest. The surrounding hillsides support livestock grazing operations.

The parcels proposed for consistency rezoning outside of the proposed EDRNs are distributed throughout the Santa Maria and Los Alamos valleys. Please refer to Appendix A for a map of affected parcels and proposed changes.

### **3.0 ENVIRONMENTAL SETTING**

All parcels proposed for land use and zoning designation changes are located in northwestern Santa Barbara County within the Santa Maria Valley and San Antonio Creek (also known as the Los Alamos Valley) rural regions of the County.

San Antonio Creek runs through the center of the Los Alamos Valley, formed by the Solomon Hills to the north and the Purisima Hills to the south. The area is rural in nature, and is characterized by rolling hills used for vineyards and cattle grazing, row crops located along the valley floor adjacent to the creek, and the town of Los Alamos. Major travel corridors include U.S. Highway 101 and State Highway 135. Dominant vegetation, excluding agricultural crops, vines and orchards, includes oak woodlands and savanna, native and nonnative grasslands, and riparian vegetation along creek corridors such as San Antonio Creek.

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 is composed mainly of alluvial plain and ancient sand dunes which support annual grasslands, remnants of coastal dune scrub, as well as oak woodlands and savanna in undisturbed areas. The dominant oak species is coast live oak (*Quercus Agrifolia*). The area is characterized by rolling hills covered in annual grasses and scattered oak woodlands in the south (predominantly used for cattle grazing), cultivated agriculture on the valley floor (mainly strawberry and vegetable crops), and the urban areas of Santa Maria, Orcutt, Guadalupe, Garey and Sisquoc. Among these uses are scattered amounts of remnant dune scrub. The Guadalupe Dunes extend along the coast south from the Santa Maria River Mouth to Mussel Point. Point Sal is located south of the Dunes and northwest of Vandenberg Air Force Base. Major travel corridors in this region include U.S. Highway 101, and State Highways 1, 135, and 166.

In the southeastern Santa Maria Valley and northern Los Alamos Valley, in which the main land uses are grazing and petroleum extraction and some vineyard development, and within the Tepusquet Canyon EDRN and proposed Long Canyon and Olivera Canyon EDRNs, oak woodlands and savanna on sloped areas are common.



The temperate Mediterranean climate and east-west orientation of mountains in northern Santa Barbara County create microclimates that 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, among others, all of which contribute to the robust and diverse agricultural industry present in Santa Barbara County.

All parcels included in the project area are located on land currently zoned for agriculture. Most properties adjacent to these parcels are also agriculturally zoned and are used for agriculture, open space, residential, or gas/petroleum drilling uses. In addition to residential uses, Tepusquet Canyon supports limited grazing operations, orchards, and vineyards.

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 parcels.<sup>2</sup> These ponds and surrounding upland habitat for CTS make up the Eastern Santa Maria metapopulation. There are 10 known or potential California tiger salamander breeding ponds within a 10,000-foot radius of the Prell Road (East and West), Dominion Road, and East Valley Farms EDRNs, including a potential CTS breeding pond located within the East Valley Farms EDRN on parcel number 129-240-031. Within a 10,000-foot radius of the Dominion Road EDRN, there are 15 potential, known, or former CTS breeding ponds. Some of these breeding ponds are located within federally-designated critical habitats.

The Olivera and Long Canyon EDRNs are located about three to four miles southeast of the Dominion Road EDRN, within the CTS range, but they are outside any known pond buffers and there are no former, potential, or known breeding ponds in the vicinity. The surrounding land use of the Olivera and Long Canyon EDRNs is primarily grazing. Annual grasslands, riparian, coast live oak woodland and coastal sage scrub vegetation are all present in the vicinity.

### **3.1 Cumulative Projects**

The cumulative project setting considered in this analysis includes both County programs and individual private development 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 proposed Ordinance 661 Consistency Rezone project. Please see Appendix D for a complete list of cumulative projects considered in this analysis, and Appendix A, Figure 11 for a map of cumulative projects.

There are several potential cumulative projects that are in the preliminary planning stages and therefore the analysis is general given the limited information for some of the projects and the fact

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<sup>2</sup> 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.



that many of the potential cumulative projects may not move out of the preliminary planning stages given the environmental constraints within the areas where the projects are proposed. It is also 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. For example, in the case of transportation infrastructure, large community developments such as the Bradley Lands Annexation east of the City of Santa Maria and the North Hills Project south of Orcutt would generate significant levels of new traffic on the County roads in those areas and likely would be required to construct the additional infrastructure that would be necessary to accommodate the traffic increases. Appendix E lists projects excluded from the cumulative analysis.



## 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.

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is “Potentially Significant” or “Potentially Significant Unless Mitigation Incorporated” as indicated by the checklist on the following pages.

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Aesthetics                       | <input type="checkbox"/> Agriculture Resources                 | <input type="checkbox"/> Air Quality            |
| <input type="checkbox"/> Biological Resources             | <input type="checkbox"/> Cultural Resources                    | <input type="checkbox"/> Geology/Soils          |
| <input type="checkbox"/> Hazards & Hazardous<br>Materials | <input type="checkbox"/> Hydrology/Water<br>Quality            | <input type="checkbox"/> Land Use/Planning      |
| <input type="checkbox"/> Mineral Resources                | <input type="checkbox"/> Noise                                 | <input type="checkbox"/> Population/Housing     |
| <input type="checkbox"/> Public Services                  | <input type="checkbox"/> Recreation                            | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities/Service<br>Systems     | <input type="checkbox"/> Mandatory Findings of<br>Significance |   |



	<b>Potentially Significant Impact</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
<b>I. <u>AESTHETICS</u> – Would the project:</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Change to the visual character of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Glare or night lighting which may affect adjoining areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Visually incompatible structures?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Project Impact Discussion:**

a) and b) 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 and the coastal and Sierra Madre Mountains and foothills.

The proposed project involves regulatory changes and does not include any physical development. Nevertheless, as discussed at length in Section XI, *Land Use and Planning*, some physical changes could be facilitated by the proposed new zoning designations for certain parcels. These primarily consist of the potential for approximately 150 new residential units (39 Residential Second Units (RSUs) and 111 single family dwellings) 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 are not discussed in this Initial Study.

Thirty-nine of the 150 potential new structures that could be facilitated by the proposed project 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. Due to its residential character, restricted size, and expected 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 not uncommon in agricultural areas, even in intensively farmed areas such as the eastern Santa Maria Valley. As discussed in Section XI, *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. Further, 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. 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. Among the applicable policies and regulations that would preclude significant impacts are:

1. *Height limits. Maximum height of Residential Second Units is 16 feet, unless they are above or below another approved accessory use, in which case the combined height limit is 25 feet. Single family dwellings are limited to 35 feet in height (LUDC Sections 35.21.050 and 35.42.230.F.3).*
2. *Design Review. Single family dwellings or RSUs on hillsides require approval by the Board of Architectural Review (LUDC Section 35.62.040.B).*

In addition, certain specific land uses (discussed and listed in Section XI *Land Use and Planning*, and in Appendix C) are allowed under the LUDC but not allowed at all under Ordinance 661. These include agricultural preparation facilities, commercial boarding of animals and riding stables, rifle ranges, greenhouses larger than 300 square feet, and farm labor camps, among others. Several of the uses were previously permitted under Ordinance 661 but the discretionary permit (i.e. conditional use permit) procedures were repealed in 1984. The County currently processes a “consistency rezone” to the corresponding LUDC agricultural zoning designation (e.g. Agriculture II) when a landowner with Ordinance 661 zoning requests a land use requiring a discretionary permit.

Hence, 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 processing step. Again, 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 that would result in adverse impacts to visual resources.

In summary, due to the dispersed pattern and moderate scale of potential new development facilitated by the proposed project, together with adherence to required policies and development standards that address visual resources, impacts affecting scenic vistas and visual character would be **less than significant**.

c) The introduction of up to 150 potential new residential units distributed throughout the project area would not result in glare or night lighting intense enough to adversely affect adjoining areas. Thirty-nine of the new structures would be modest in size (1,200 square feet or less for the potential RSUs), and the new units would not be concentrated in one area. In addition, adherence to existing development standards in the LUDC would preclude adverse impacts. Specifically,





Section 35.30.120 of the LUDC requires that “[a]ll outdoor lighting in all zones shall comply with the following standards:

1. *All exterior lighting shall be hooded and no unobstructed beam of exterior light shall be directed toward any area zoned or developed residential.*
2. *Lighting shall be designed so as not to interfere with vehicular traffic on any portion of a street.”*

Lighting and glare impacts would therefore be **less than significant**.

d) The potential new structures would be residential in nature, and at least 39 of the 150 structures would be restricted to the 1,200 square foot maximum size for RSUs. In addition, in the neighborhoods where these structures would be allowed, parcel sizes are relatively large, so structures would not be sited close together. Thus structures would be relatively small and spaced relatively far apart, consistent with the existing rural neighborhood development pattern. Finally, architectural compatibility would be less of an issue in the rural neighborhoods than it is in 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. Thus, impacts related to visually incompatible structures would be **less than significant**.

**Cumulative Impacts:** Several cumulative projects in the Santa Maria Valley Rural Region (Appendix D) have the potential to affect the rural visual character of the region. Principal among these projects are the City of Santa Maria Bradley Lands Annexation (2,300 acres) located east of Highway 101, and the North Hills Development (4,125 acres) located south of Orcutt. These potential cumulative projects may not move out of the preliminary planning stages given the environmental constraints within the areas where the projects are proposed. It is also 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 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 visual 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 visual resources and would be comparable to other agricultural lands within the study area. The project’s contribution to cumulative aesthetic resource 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.



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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**II. AGRICULTURAL RESOURCES --**

Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Convert prime agricultural land to non-agricultural use, impair agricultural land productivity (whether prime or non-prime) or conflict with agricultural preserve programs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have an effect upon any unique or other farmland of State or Local Importance?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Project Impact Discussion:**

a) and b) The proposed project involves regulatory changes and does not include any physical development. Nevertheless, as discussed at length in Section XI, *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 150 new residential units (39 Residential Second Units (RSUs) and 111 single family dwellings) 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 XI, *Land Use and Planning*, and in Appendix C) are allowed under the LUDC but not allowed at all under Ordinance 661. These include agricultural preparation facilities, commercial boarding of animals and riding stables, rifle ranges, greenhouses larger than 300 square feet, and farm labor camps, among others. Several of the uses were previously permitted under Ordinance 661 but the discretionary permit (i.e. conditional use permit) procedures were repealed in 1984. The County currently processes a “consistency rezone” to the corresponding LUDC agricultural zoning designation (e.g., Agriculture II) when a landowner with Ordinance 661 zoning requests a land use requiring a discretionary permit. 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 for accessory agricultural uses, but would not themselves result in physical changes.

This discussion examines potential impacts from the proposed new EDRNs and those from the proposed rural area consistency rezones in respective order.



*Proposed New EDRNs:*

The areas proposed for EDRN designation were chosen on the basis of their existing development and rural neighborhood character. The proposed six new EDRNs consist of groups of developed parcels that are substantially smaller than the surrounding large agricultural properties (averaging 10 acres or less). The primary use on most proposed EDRN parcels is residential. Many parcels also support farming, including row crops, grape vines, orchards or limited grazing uses.

The purpose of the proposed EDRN boundary is to keep pockets of rural residential development from expanding onto adjacent larger agricultural lands. This in turn helps reduce and contain potential land use conflicts that may otherwise pose a threat to active agriculture and cultivation. Ultimately, the purpose of applying the EDRN boundary is to protect surrounding productive agriculture. Nevertheless, the potential for construction of 39 RSUs on EDRN parcels, could be facilitated by the project (as discussed in Section XI, *Land Use and Planning*), have some limited potential to impact on existing agricultural operations.

The Olivera and Long Canyon EDRNs are located on nonprime soils that are not of statewide or local importance. Although the proposed EDRN parcels are not enrolled in the Williamson Act (agricultural preserves), adjacent grazing lands are under Williamson Act 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.

The remaining three EDRN areas on Dominion Road, Prell Road, and East Valley Farms, are located on either prime soils or land designated of statewide or local importance. Although the proposed EDRN parcels are not enrolled in the Williamson Act, they are adjacent to lands that are enrolled in the Williamson Act. Some parcels in the proposed EDRNs are also currently in active agricultural production, such as avocados, strawberries, outdoor flowers and rotational crops.

As stated above, the primary use on most proposed EDRN parcels is residential, although many also support small agricultural operations. In general, the parcel size of most proposed EDRN parcels averages 10 acres or less, which is in many cases considered too small for a viable, stand-alone commercial farming operation. This is especially true 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 in the AG-I and RR zone districts are limited to 1,200 square feet. Together with the principal dwelling, they 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. As such, continuation of existing agricultural operations is unlikely to be significantly affected.

Potential land use incompatibilities between RSUs and agricultural operations are discussed at length in Section XI, *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. Most EDRN parcels, although smaller than 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, 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 101 new residential units could potentially be built on rural agriculturally-zoned parcels as a result of the proposed regulatory changes, as legal parcels currently unbuildable under Ordinance 661 (due to minimum lot size requirements) would become eligible for a residential unit (or other accessory structure) under the proposed matching LUDC zoning designation. These changes are discussed in more detail in Section XI, *Land Use and Planning*.

The primary uses on most of these rural parcels are agriculture or oil and gas extraction. In general, the parcel sizes are large, from 40 acres to several hundred. A single residence (RSUs are not allowed in rural areas) would be considered incidental 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 onsite farming operations. In addition, as discussed in Section XI, *Land Use and Planning*, and above, any structures requiring a Land Use Permit must be 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 adversely affected. Finally, the proposed project would benefit land owners desiring to enroll their land in the County's agricultural preserve program since agricultural lands with Ordinance 661 zoning are not eligible for the program without a consistency rezone to either AG-I or AG-II under the LUDC. Impacts would be **less than significant**.

**Cumulative Impacts:** Several cumulative projects in the Santa Maria and San Antonio Creek rural region (Appendix D) have the potential to adversely impact agricultural resources through direct conversion of agricultural land to urban uses and/or permanent removal of agricultural soils from future agricultural production.

The potential cumulative projects that are in preliminary planning stages in the Santa Maria Valley and San Antonio Creek rural regions could potentially remove 7,382 acres of agricultural land from future agricultural production. The primary projects from the potential cumulative projects list include: the City of Santa Maria Bradley Lands Annexation (2,300 acres), City of Santa Maria Wastewater Treatment Plant Expansion and Annexation (254 acres), City of Santa Maria Los Flores Landfill (395 acres), City of Santa Maria Enos Ranchos Annexation (113 acres), North Hills Development (4,125 acres), OSR Enterprise/Rice Cooler (27 acres), North County Jail (50 acres), American Ethanol Plant (10 acres), and the Uniform Rules update (73 acres).

Many of the potential cumulative projects may not move out of the preliminary planning stages given the environmental constraints within the areas where the projects are proposed. It is also



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 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. Because most proposed EDRN parcels are 10 acres or less, an area considered too small for a viable, stand-alone commercial farming operation, these impacts are very different in nature and scale from other cumulative projects. Other cumulative projects are large scale and would replace agricultural areas with residential uses. The EDRN element of the Consistency Rezone Project, however, proposes the continuation of existing agricultural operations and thus would not have a substantial contribution to cumulative agricultural impacts.

The relatively small size, scale, and broad distribution of residential development that would be permitted would not result in adverse impacts to agricultural productivity or have an adverse effect upon prime agricultural land, unique or other farmland of State or local importance. The project’s contribution to cumulative agricultural resource impacts would be **less than significant**.

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

	<b>Potentially Significant Impact</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
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**III. AIR QUALITY -- Would the project result in:**

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) The violation of any ambient air quality standard, a substantial contribution to an existing or projected air quality violation, including CO hotspots, or exposure of sensitive receptors to substantial pollutant concentrations (emissions from direct, indirect, mobile and stationary sources)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) The creation of objectionable smoke, ash or odors?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Extensive dust generation?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Project Impact Discussion:**

- a) 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 XI, *Land Use and Planning*, below, some physical changes could be facilitated by the proposed new zoning designations for certain parcels. These consist primarily of the potential for approximately 150 new residential units (39 Residential Second Units (RSUs) and 111 single family dwellings) distributed throughout the Santa Maria and Los Alamos valleys. As 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 permitted under Ordinance 661 would be allowed under the proposed new LUDC designations. However, as further discussed in Section XI, these regulatory and process changes would not result in physical changes and therefore are not discussed in this section.

Santa Barbara County is currently classified by the California Air Resources Board (CARB) as a non attainment area for two pollutants: ozone and particulate matter (PM<sub>10</sub>). The Santa Barbara Air Pollution Control District (APCD) is responsible for the preparation of Clean Air Plans, which are primarily aimed at the attainment of the federal and state ambient air quality standards. The 2001 Clean Air Plan is the current State Implementation Plan for the County and the 2004 Clean Air Plan (CAP) is the most recently adopted Plan. Thus, the Santa Barbara County Air Pollution Control District has the primary regulatory responsibility for air quality issues in the County.

The 2004 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 2002 Regional Growth Forecast, the projected 2010 population for the County's unincorporated areas is 195,000.

Based on the Census 2000 average of 3.4 persons per household in the unincorporated Santa Maria area, buildout of 150 residential units would result in a population increase of 510 persons. When added to the current population of the county's unincorporated areas of 139,156 (City/County Population and Housing Estimates, 2006), this would bring the overall population to 139,666. This would represent an increase of less than 0.4 percent, and is well within the projected unincorporated area population of 195,000. 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**.



b) The 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. Impacts would be **less than significant**.

c) Development of up to 150 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 150 single family residences dispersed throughout the valley would be minor in the larger context of the surrounding agricultural operations.

**Cumulative Impacts:** As discussed above, the population forecasts upon which the Santa Barbara County Clean Air Plan (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 project's potential buildout of 150 residential units would result in a population increase estimated at 510 persons. When added to the current population of the county's unincorporated areas of 139,156 (City/County Population and Housing Estimates, 2006), this would bring the overall population to 139,666. This would represent an increase of less than 0.4 percent, and is well within the projected unincorporated area population of 195,000. 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. Cumulative impacts would be **less than significant**.

Many of the potential cumulative projects that are in preliminary planning stages in the Santa Maria Valley and San Antonio Creek rural regions are not accounted for in the 2004 Clean Air Plan; thus, the associated potential increase in population growth and traffic could result in significant air quality impacts and inconsistency with the CAP. Therefore, quantitative or qualitative cumulative impact analysis of air quality impacts from the proposed project and the other not yet proposed projects would be extremely speculative. The primary traffic generators within the potential cumulative projects list that are not accounted for in the 2004 CAP population forecast include the Bradley Lands Annexation east of Orcutt, the North Hills Development south of Orcutt, Purisima Hills development north of Lompoc, and UCSB Long Range Development Plan on the south coast. Many of the potential cumulative projects may not move out of the preliminary planning stages given the environmental constraints within the areas where the projects are proposed. It is also 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.

**Mitigation and Residual Impact:** No impacts to air quality have been identified; thus, no mitigation is required and there would be no significant residual impacts.



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>IV. <u>BIOLOGICAL RESOURCES</u> --</b>				
Would the project:				
<b>Flora</b>				
a) A loss or disturbance to a unique, rare or threatened plant community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A reduction in the numbers or restriction in the range of any unique, rare or threatened species of plants?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A reduction in the extent, diversity, or quality of native vegetation (including brush removal for fire prevention and flood control improvements)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) An impact on non-native vegetation whether naturalized or horticultural if of habitat value?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) The loss of healthy native specimen trees?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Introduction of herbicides, pesticides, animal life, human habitation, non-native plants or other factors that would change or hamper the existing habitat?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Fauna</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) A reduction in the diversity or numbers of animals onsite (including mammals, birds, reptiles, amphibians, fish or invertebrates)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) A deterioration of existing fish or wildlife habitat (for foraging, breeding, roosting, nesting, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Introduction of barriers to movement of any resident or migratory fish or wildlife species?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k) Introduction of any factors (light, fencing, noise, human presence and/or domestic animals) which could hinder the normal activities of wildlife?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>





**Project Impact Discussion:**

a)-f) 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 XI, *Land Use and Planning*, below, some physical changes could be facilitated by the proposed new zoning designations for certain parcels. These consist primarily of the potential for approximately 150 new residential units (39 Residential Second Units (RSUs) and 111 single family dwellings) distributed throughout the San Antonio and Santa Maria Valley rural regions. As 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 permitted under Ordinance 661 would be allowed under the proposed new LUDC designations. However, as further discussed in Section XI, these regulatory and process changes would not result in physical changes and are therefore not discussed in this section.

Table 4 provides a list of special-status plant species potentially occurring within the project area, along with a brief discussion of their likelihood to be found on parcels that would be affected by the project.

**Table 4  
 Special-Status Plant Species Potentially Occurring within the Project Area**

<b>Species</b>	<b>Status<sup>1</sup> Fed/CA/CNPS</b>	<b>Habitat Requirements and Blooming Period</b>	<b>Plan Area Suitability/Observations</b>
Aphanisma <i>Aphanisma blitoides</i>	--/--/List 1B	Coastal bluff scrub, coastal dunes, coastal scrub; On bluff and slopes near the ocean on sandy or clay soils.	Although suitable habitat within Western Santa Maria Valley (WSMV), potentially affected parcels further from coast, so occurrence unlikely.
Beach spectacle pod <i>Dithyrea maritima</i>	--/ST/List 1B	Coastal dunes, coastal scrub, sea shores, sand dunes, and other sandy places near the shore.	Although suitable habitat within WSMV, potentially affected parcels further from coast, so occurrence unlikely.
Black-flowered figwort <i>Scrophularia atrata</i>	--/--/List 1B	Riparian scrub and many coastal habitat types; moist to dry areas in sandy or diatomaceous shale soils. Blooms from April to July.	Marginal habitat within project area. Potential to occur on-site within riparian scrub and central coastal scrub habitats.
Blochman's leafy daisy <i>Erigeron blochmaniae</i>	--/--/List 1B*	Coastal dune and coastal scrub habitats on sandy soils. Blooms July to August.	Suitable coastal scrub habitat within most sections of the project area.
Crisp monardella <i>Monardella crispera</i>	--/--/List 1B*	Coastal dunes, coastal scrub. Often on the borders of open, sand areas, usually adjacent to typical back dune scrub vegetation. 5-120 meter elevation. Blooms April to August.	Suitable coastal scrub within most sections of the project area. Potential to occur at openings within coastal scrub habitat.
Davidson's saltscale <i>Atriplex serrenana</i> var. <i>davidsonii</i>	--/--/List 1B*	Coastal bluff scrub, coastal scrub on alkaline soils. Blooms from April to October.	Suitable coastal scrub habitat within most section of the project area.
Dune larkspur <i>Delphinium parryi</i> ssp. <i>Blochmaniae</i>	--/--/List 1B*	Chaparral (maritime), coastal dunes, on rocky areas and dunes. Blooms from April to May.	Little suitable habitat in the project area, not likely to occur within small amount of parcel area in the WSMV.



**Table 4  
 Special-Status Plant Species Potentially Occurring within the Project Area**

Species	Status <sup>1</sup> Fed/CA/CNPS	Habitat Requirements and Blooming Period	Plan Area Suitability/Observations
Dwarf calycadenia <i>Calycadenia villosa</i>	--/--/List 1B*	Chaparral, cismontane woodland, valley and foothill grassland, meadows and seeps. Open, dry meadows, hillsides, gravelly outwashes. 215-1275 meter elevation.	Potentially suitable grassland within project area, although current disturbance may preclude presence in project areas. Occurrence in San Antonio Creek Rural Region (SACRR).
Gambel's water cress <i>Rorippa gambelii</i>	FE/SE/List 1B	Marshes and swamps; freshwater and brackish marshes at the margins of lakes and along streams, in or just above water level. Blooms from April to September.	Unlikely as little appropriate habitat within project area. Potential to occur at edges of riverine habitat located throughout the project site.
Hoover's bent grass <i>Agrostis hooveri</i>	--/--/List 1B.2	Chaparral, cismontane woodland, valley and foothill grassland on sandy soils from 60 to 600 meter elevation. Blooms April to July.	Potentially suitable annual grassland habitat is present in most of the planned Rezone areas, but unlikely due to current disturbance.
Kellogg's horkelia <i>Horkelia cuneata ssp. Sericea</i>	--/--/List 1B	Closed-cone coniferous forest, coastal scrub, chaparral. Old dunes, coastal sand hills; in open areas. Blooms from April to September.	Suitable habitat within project area. Potential to occur on ancient dunes in coastal scrub habitat in northeastern portion of project site.
La Graciosa thistle <i>Cirsium loncholepis</i>	FE/ST/List 1B*	Coastal dunes, brackish marshes, riparian scrub along lake edges, riverbanks and other wetlands, often in dune area. Blooms from April to September.	Unlikely as little appropriate habitat within project area. Potential to occur at edges of riverine habitat located throughout the project site.
La Purisima manzanita <i>Arctostaphylos purissima</i>	--/--/List 1B	Chaparral on sandy soils from 60 to 300 meters. Blooms November to May.	Chaparral habitat is present in all areas for the planned Rezone.
Leafy tarplant <i>Deinandra increscens ssp. foliosa</i>	--/--/1B*	Valley and foothill grassland, 300-500 meters elevation.	Suitable grassland habitat onsite, occurrence in WSMV. Agricultural disturbance in project area may preclude likelihood
Lompoc yerba santa <i>Eriodictyon capitatum</i>	FE/SR/List 1B	Closed-coned coniferous forest, chaparral on sandy soils and terraces from 20-455 meters. Blooms July to August.	Appropriate habitat within project area, observed in CSMV. Potential to occur in chaparral on sandy soils.
Mesa horkelia <i>Horkelia cuneata ssp. Puberula</i>	--/--/List 1B	Chaparral, cismontane woodland, coastal scrub on sandy or gravelly soils. Blooms from February to September.	Suitable habitat in project area. Potential to occur on sandy soils within the coastal scrub habitat, occurrences in San Antonia Creek Rural Region (SACRR).
Miles' milk vetch <i>Astragalus didymocarpus var. milesianus</i>	--/--/List 1B*	Clay soils in coastal scrub, 20-90 meters elevation.	Potentially suitable habitat within coastal scrub habitats. Known occurrences in the Eastern and Far Eastern Santa Maria Valley (ESMV and FESMV).
Sand mesa manzanita <i>Arctostaphylos rudis</i>	--/--/List 1B*	Chaparral, coastal scrub, endemic from Santa Barbara and San Luis Obispo Counties. On sandy soils in	Appropriate habitat in project area. Potential to occur on sandy soils within the coastal scrub habitat. Occurrence in southern section of



**Table 4  
 Special-Status Plant Species Potentially Occurring within the Project Area**

Species	Status <sup>1</sup> Fed/CA/CNPS	Habitat Requirements and Blooming Period	Plan Area Suitability/Observations
		Lompoc/Nipomo area. Blooms from November to February.	Central Santa Maria Valley (CSMV).
Santa Ynez groundstar <i>Ancistrocarphus keilii</i>	--/--/List 1B	Sandy soils in chaparral and cismontane woodland. 40-130 meters elevation.	Appropriate habitat onsite within chaparral habitats. Known occurrence one mile south of project area.
Seaside bird's-beak <i>Cordylanthus rigidus</i> ssp. <i>Littoralis</i>	--/SE/List 1B*	Closed-cone coniferous forest, chaparral, cismontane woodland, coastal scrub, coastal dunes. Sandy often disturbed sites, usually within chaparral or coastal scrub. Blooms from May to October.	Although suitable habitat on-site, no CNDDB occurrences within project area. Potential to occur in disturbed areas within the coastal scrub habitat.

<sup>1</sup>FE=Federally Endangered; FT=Federally Threatened; SE=State Endangered; CNPS List 1B=rare or endangered in California and elsewhere; -- =no status.

\*On list of Rare Plants of Santa Barbara County (2005)

Please refer to Figure 12 in Appendix A for a map of critical habitat for Lompoc yerba santa and La Graciosa thistle in the project area.

The 150 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. In addition, these units would be distributed widely throughout the project area of approximately 369,000 acres (577 square miles). The majority of the parcels where additional development would be facilitated are currently zoned and used for active agriculture where 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.

As discussed in Section XI, *Land Use and Planning*, regardless of permit type, all projects must be found consistent with adopted County policies, ordinances and development standards in order to be approved. The Land Use Element contains, among other applicable policies, Hillside and Watershed Protection Policy #2, which calls for preservation of natural features including native plants and trees:

***Hillside and Watershed Protection Policy #2:*** All developments shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited to development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.

On-site vegetation is typically observed and characterized as part of the permit process. Special-status species are depicted on County and state resource maps that are reviewed for sites where development is proposed. Native vegetation such as coastal sage scrub, oak woodlands, riparian



corridors and other unique communities are then addressed during land use permit review and avoided in addition to avoiding healthy native specimen trees so that wildlife habitat is not adversely affected. Conditions of approval are applied to the project to protect sensitive species as called for in the policy. These communities are identified as important resources in the Comprehensive Plan's Conservation Element, which also includes recommendations for their avoidance and protection in general. 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. Threatened or endangered species are also protected by the state and federal endangered species acts.

The Comprehensive Plan's Conservation Element contains the following oak protection standards for all development in the County's rural areas:

***Development Standard 1:** All development shall avoid removal of or damage to mature oak trees, to the maximum extent feasible. Mature oak trees are considered to be live oak trees six inches or greater diameter at breast height and blue oak trees four inches or greater diameter at breast height, or live and blue oaks six feet or greater in height. Native oak trees that cannot be avoided shall be replanted on site. When replanting oak trees on site is not feasible, replanting shall occur on receiver sites known to be capable of supporting the particular oak tree species, and in areas contiguous with existing woodlands or savannas where the removed species occurs. Replanting shall conform to the County's Standard Conditions and Mitigation Measures. (This development standard applies to oak trees other than valley oaks. Valley oak trees are addressed in separate Development Standards.)*

***Development Standard 2:** All development shall avoid removal of or damage to protected valley oak trees. Development shall not encroach within six feet of the dripline of any protected valley oak trees. Protected valley oak trees are those valley oak trees two inches or greater diameter at breast height, or six feet or taller in height. Valley oak trees that cannot be avoided shall be appropriately replaced on site. If replanting valley oak trees on site is not feasible, replanting shall occur on receiver sites known to be capable of supporting valley oaks, and that allow re-planting in areas contiguous with existing woodlands or savannas where valley oaks occur. All oak tree replanting shall conform to the County's Standard Conditions and Mitigation Measures.*

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.*



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**.

g-k) Table 5 provides a list of special-status plant species potentially occurring within the project area, along with a brief discussion of their likelihood to be found on parcels that would be affected by the project.

**Table 5  
 Special-Status Animal Species Potentially Occurring within the Project area**

Species	Status* Fed/CA	Habitat Requirements	Plan Area Suitability/Observations
<b>MAMMALS</b>			
American badger <i>Taxidea taxus</i>	--/CSC	Open grasslands and edge of scrub and woodland habitats. Requires dry, loose soils for burrowing and shelter.	Potential to occur on-site within coastal scrub and adjacent to riparian scrub. May also occur as a transient within irrigated pasture habitat.
Pallid bat <i>Antrozous pallidus</i>	--/--/CSC	Deserts, grasslands, shrublands, woodlands, and forest. Most common in open, dry, habitats with rocky area for roosting. Roost must protect bats from high temperatures. Very sensitive to disturbance of roosting sites.	Suitable roosting habitat within coastal oak woodland in the project area, and could forage in many areas within the project area.
<b>BIRDS</b>			
White tailed kite <i>Elanus caeruleus</i>	--/FP	Grassland or herbaceous habitats or sparse scrub or woodland habitats often near agricultural areas.	Suitable habitat within agricultural areas and annual grassland within project areas. Potential to occur within riparian scrub and irrigated pasture.
Burrowing owl <i>Athene cucularia</i>	FSC/CSC	Burrow sites in open dry annual or perennial grasslands, deserts and scrublands characterized by low growing vegetation.	Suitable habitat on-site within seasonal dry areas in the irrigated pasture, and in openings in the coastal scrub habitat.
Least Bell's vireo <i>Vireo belli pusillus</i>	FE/SE	Summer resident of cottonwood-willow forest, oak woodland, shrubby thickets, and dry washes with willow thickets at the edges. Prefers dense willow-dominated riparian habitat with lush understory vegetation where they nest in shrubs or small trees and glean insects off vegetation. Occurs in central and southern coastal areas and along the western edges of deserts in desert riparian habitat.	Suitable nesting and foraging habitat for this species exists within the riparian areas within the project area.
California least tern <i>Sterna antillarum browni</i>	FE/SE, FP	Nests along the coast from San Francisco Bay south to Northern Baja California. Colonial breeder on bare or sparsely vegetated, flat substrates, sand beaches, alkali flats, land fills, or paved areas.	Little suitable habitat in the project area, as no parcels on the coast of the WSMV.



**Table 5  
 Special-Status Animal Species Potentially Occurring within the Project area**

<b>Species</b>	<b>Status* Fed/CA</b>	<b>Habitat Requirements</b>	<b>Plan Area Suitability/Observations</b>
Northern harrier <i>Circus cyaneus</i>	--/CSC (nesting)	Open areas, particularly grasslands, wet meadows, and marshes.	Suitable habitat on-site. Possible as a local transient during winter. Potential nesting habitat on-site within seasonal dry areas and wetlands in the irrigated pasture habitat.
Tricolored blackbird <i>Agelaius tricolor</i>	--/CSC	Colonial nester in emergent vegetation surrounding open water. Prefers riparian, ponds, and other wetland habitats.	Suitable habitat and known occurrence in ESMV. Potential to nest on-site on edges of riverine habitats.
Yellow warbler <i>Dendroica petechia brewsteri</i>	--/CSC	Riparian plant associations, prefers willows, cottonwoods, aspens, sycamores, and alders for nesting and foraging.	Suitable habitat within riparian scrub habitats.
Western snowy plover (Pacific population) <i>Charadrius alexandrinus nivosus</i>	FT/CSC	Sandy beaches, salt pond levees, and shores of large alkali lakes. Needs sandy, gravelly or friable soils for nesting.	Little suitable habitat in the project area, as no parcels on the coast of the WSMV.
<b>AMPHIBIANS/REPTILES</b>			
Arroyo toad	FE/FP	Breeds and deposits eggs in shallow sandy/gravelly, sometime ephemeral, pools along low gradient sections of streams usually bordered by sand-gravel terraces below 1.3 kilometers of elevation. Flood terraces and other upland terraces are typically used for foraging and overwintering sites.	Known occurrence in the ESMV. Suitable habitat on edges of riverine habitats and ephemeral pools.
California red-legged frog <i>Rana aurora draytonii</i>	FT/CSC	Lowland and foothills in or near permanent sources of deep water with dense, shrubby or emergent riparian vegetation	Suitable habitat on edges of riverine habitat within project area.
California tiger salamander (Central Population, Santa Barbara Region) <i>Ambystoma californiense</i>	FE/CSC	Vernal and seasonal pools and associated grasslands, oak savanna and woodland, and coastal scrub. Need underground refuges (i.e. ground squirrel burrows, pipes)	Suitable habitat on-site. Potential to occur within upland areas and within coastal scrub and riparian scrub habitats. Numerous occurrences have been documented within the vicinity of the project site.
Coast-horned lizard <i>Phrynosoma coronatum frontale</i>	FSC/CSC	Clearings in riparian woodlands, lowlands along sandy washes with scattered low bushes; open areas for sunning, bushes for cover, patches of loose soil for burial, and abundant supply of ants and other insects.	Suitable habitat within the coastal scrub, edges of riverine habitat, and dry washes on sandy soils.
Silvery legless lizard <i>Anniella pulchra pulchra</i>	FSC/CSC	Prefers open vegetation in chaparral and scrub habitats with sandy loose soils or wooded areas with loose soils and leaf debris.	Suitable habitat within the coastal scrub habitat in the project area.
Two-striped garter snake <i>Thamnophis</i>	--/CSC	Highly aquatic species known to occur in coastal drainages with riparian and wetland vegetation.	Suitable habitat adjacent to riverine habitats in project area.



**Table 5  
 Special-Status Animal Species Potentially Occurring within the Project area**

Species	Status* Fed/CA	Habitat Requirements	Plan Area Suitability/Observations
<i>hammondii</i>			
Western spadefoot <i>Spea (=Scaphiopus) hammondii</i>	FSC/CSC	Occurs primarily in grassland habitats, but can be found in valley-foothill hardwood woodlands. Vernal pools are essential for breeding and egg-laying.	Suitable habitat in mud puddles adjacent to riverine habitats within the project area.
FISH			
Tidewater goby <i>Eucyclogobius newberryi</i>	FE/CSC	Brackish water habitats along the California coast from Agua Hedionda Lagoon, San Diego County to the Mouth of the Smith River. Found in Shallow lagoons and lower stream reaches, they need fairly still but not stagnant water and high oxygen levels.	Suitable habitat within WSMV, only known occurrence is 1 mile inland on the Santa Maria River. Suitable habitat contained in potentially affected parcels along the Santa Maria River.
Unarmored threespine stickleback <i>Gasterosteus aculeatus williamsoni</i>		Weedy pools, backwaters, and among emergent vegetation at the stream edge in small Southern California streams. Occurs in cool, clear water with abundant vegetation.	Suitable habitat in streams in WSMV. Known occurrence near Casmaila in Shuman Creek 3.5 miles inland from coast.
INVERTEBRATES			
Monarch butterfly <i>Danaus plexippus</i>	G5/S3	Roosts located in wind-protected tree groves (eucalyptus Monterey pine, cypress) with nectar and water sources nearby. Species is common in general, but overwintering habitat considered sensitive by CDFG.	Potential to occur on-site in any eucalyptus windbreak habitat where eucalyptus trees may provide autumnal aggregation-sites and overwintering habitat. Three occurrences of winter aggregations in eucalyptus and pines in CSMV.
Vernal pool fairy shrimp <i>Branchinecta lynchi</i>	FT/SA	Endemic to the grasslands of the Central Valley, Central coast mountains, and South Coast mountains in static rain-filled pools. Inhabit small, clear-water sandstone-depression pools and grassy swale, earthy slump, or basalt-flow depression pools.	Suitable habitat within Southern vernal pool habitat known in CSMV and SACRR.

*FE – Federally Endangered; FT=Federally Threatened; FSC=Federal Species of Concern; and CSC=California Species of Special Concern. SA – California Special Animal. FP – Fully Protected Species. G5/S3—protected overwintering habitat*

Please refer to Figure 12 in Appendix A for a map of critical habitat in the project area for western snowy plover, California tiger salamander, arroyo toad and red-legged frog.

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 four of the proposed EDRNs are within CTS known pond buffers (i.e. within 1.2 miles of the pond), and all are within the range of CTS, the impact issues are complex because 1) 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; 2) the County reviews the potential for significant impacts as defined in the California



Environmental Quality Act (CEQA); and 3) 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 parcels.<sup>3</sup> These ponds and surrounding upland habitat for CTS make up the Eastern Santa Maria metapopulation. There are 10 known or potential California tiger salamander breeding ponds within a 10,000 foot radius of the Prell Road (East and West), Dominion Road and East Valley Farms EDRNs, including a potential CTS breeding pond located within the East Valley Farms EDRN on parcel number 129-240-031. Within a 10,000 foot radius of the Dominion Road EDRN, there are 15 potential, known or former CTS breeding ponds. Some of these breeding ponds are located within federally-designated critical habitats.

The Olivera and Long Canyon EDRNs are located about three to four miles southeast of the Dominion Road EDRN, within the CTS range, but they are outside any known pond buffers and there are no former, potential, or known breeding ponds in the vicinity. The surrounding land use of the Olivera and Long Canyon EDRNs is primarily grazing. Annual grasslands, riparian, coast live oak woodland and coastal sage scrub vegetation are all present in the vicinity.

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, the proposed changes are not likely to result in a substantial change in

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<sup>3</sup> 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.





impacts to CTS, 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.

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 mostly disturbed nature of the project area, 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 under subsections a-f, 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:** 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 XI, *Land Use and Planning*, below, some physical changes could be facilitated by the proposed new zoning designations for certain parcels. These physical changes are not of the geographical scope or scale of most of the cumulative projects. Large scale projects, such as the Bradley Lands project would cover dozens of acres and extensive impacts to biological species would probably occur on a regional scale involving loss of habitat corridors. The proposed project's potential impacts are small in scale, localized, and due to their small footprint, probably would not contribute to the habitat corridor reductions that the larger cumulative projects may cause. Any project approved under the Consistency Rezone would be reviewed for site-specific impacts during development review. It is expected that impacts from these projects would be extremely geographically limited compared to the projects in the cumulative project list. Further, because the potential projects are small in scale, such as projects adding a small residential unit, the adoption and implementation of mitigation measures would be feasible, thereby substantially reducing their potential to combine with the larger scale-potentially regional impacts of the cumulative projects. Individual projects would be reviewed on a case-by-case basis, and would have to be found consistent with state law and County policies and standard conditions of approval, as discussed above.

Many of the potential cumulative projects may not move out of the preliminary planning stages given the environmental constraints within the areas where the projects are proposed. Biological resource information associated with these preliminary planning projects is, therefore unknown at this time. It is also 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 be required to provide mitigations to off-set impacts.

The project’s contribution to potential Biological Resource impacts would be **less than significant**.

**Mitigation and Residual Impact:** Impacts to biological resources would be less than significant. No mitigation is required and there would be no significant residual impacts.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>V. <u>CULTURAL RESOURCES</u> --</b>				
Would the project:				
<b>Archaeological Resources</b>				
a) Disruption, alteration, destruction, or adverse effect on a recorded prehistoric or historic archaeological site (note site number below)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Disruption or removal of human remains?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Increased potential for trespassing, vandalizing, or sabotaging archaeological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Ground disturbances in an area with potential cultural resource sensitivity based on the location of known historic or prehistoric sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Ethnic Resources</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Increased potential for trespassing, vandalizing, or sabotaging ethnic, sacred, or ceremonial places?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) The potential to conflict with or restrict existing religious, sacred, or educational use of the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Project Impact Discussion:**

a) and c)-g) 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 XI, *Land Use and Planning*, below, some physical changes could be facilitated by the proposed new zoning designations for certain parcels. These consist primarily of the potential for approximately 150 new residential units (39 Residential Second Units (RSUs) and 111 single family dwellings) 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, and others that are not currently formally allowed under 661 would be allowed under the proposed new LUDC designations. However, as further discussed in Section XI, these regulatory and process changes would not result in physical changes and are therefore not discussed in this section.

Santa Barbara County has a rich history and pre-history given the Chumash population, Spanish colonial presence, and diverse geological/paleontological resources. The possibility exists that some of the potential new structures could be proposed in areas that support historic or prehistoric sites or artifacts. In general, the relatively small footprints of the potential development, and their wide distribution throughout the 369,000 acre project area, indicates that the overall potential impacts to cultural resources would be limited. In addition, these policies from the Comprehensive Plan Land Use Element's Historical and Archaeological Sites Policies are incorporated into the LUDC in Section 35.60.040, Archaeological Resources:

***A. Inland area and Coastal Zone requirements.***

- 1. Development proposed on a lot where archaeological or other cultural sites are located shall be designed to avoid impacts to the cultural sites if possible.*
- 2. When sufficient planning flexibility does not permit avoiding construction on an archaeological or other cultural site, adequate mitigation shall be required. Mitigation shall be designed in compliance with the guidelines of the State Office of Historic Preservation and the State of California Native American Heritage Commission.*
- 3. Native Americans shall be consulted when development proposals are submitted that impact significant archaeological or cultural sites.*

***B. Inland area requirements.*** *All available measures, including purchase of the site, tax relief, purchase of development rights, etc., shall be explored to avoid development on significant historic, prehistoric, archaeological and other classes of cultural sites.*

Individual projects would be reviewed on a case-by-case basis, and would have to be found consistent with these policies, as discussed in Section XI, *Land Use and Planning*. Impacts to Cultural Resources would be **less than significant**.

b) Pursuant to California Health and Safety Code Section 7050.5:

*In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined...that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law*



*concerning investigation of the circumstances, manner and cause of any death...If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.*

In addition, the following standard County condition for unexpected discovery of artifacts or remains (among other standard cultural resource protection conditions) is typically applied to construction projects involving grading or earthwork:

*In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a P&D qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the County Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with County Archaeological Guidelines and funded by the applicant.*

Required adherence to this state law and standard County conditions of approval would reduce impacts to a **less than significant** level.

**Cumulative Impacts:** 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 XI *Land Use and Planning*, below, some physical changes could be facilitated by the proposed new zoning designations for certain parcels. Individual projects would be reviewed on a case-by-case basis, and would have to be found consistent with state law and County policies and standard conditions of approval, as discussed above. Because the individual project sites are not related and because regional detailed studies and individual excavations have not been conducted on the proposed project areas or cumulative project areas, any cultural analysis would not have a necessary basis and conclusions would be speculative. Site specific cultural resource assessment and analysis is the customary and effective process for preserving and documenting cultural sites and would be followed during review of individual projects.

Many of the potential cumulative projects may not move out of the preliminary planning stages given the environmental constraints within the areas where the projects are proposed. Cultural resource information associated with these preliminary planning projects is unknown at this time. It is also 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 be required to provide mitigations to off-set impacts.

The project's contribution to potential Cultural Resource impacts would be **less than significant**.

**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.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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**VI. ENERGY -**

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Substantial increase in demand, especially during peak periods, upon existing sources of energy? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Requirement for the development or extension of new sources of energy?                           | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Project Impact Discussion:**

a) and b) The project, which could add up to 150 additional residential units throughout the Santa Maria and Los Alamos valleys, would not result in a substantial increase in the demand for energy. 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.

As discussed above in Section III, *Air Quality*, additional population that could be accommodated by the potential new units is within County and regional population projections that are the basis of regional planning. Moreover, 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. Potential energy impacts would be **less than significant**.

**Cumulative Impacts:** The proposed 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, Comprehensive Plan, Environmental Review and other State and Federal regulations. Additionally, 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. California’s Energy Efficiency Standards for Residential and Non-residential Buildings, established in Title 24, Part 6 of the Code of Regulations, include energy efficiency standards that must be complied with prior to issuance of individual building permits, therefore the potential energy demand and energy infrastructure requirements would be less than or comparable to other agricultural lands within the study area. The project’s contribution to cumulative energy impacts would be **less than significant**.



Many of the potential cumulative projects may not move out of the preliminary planning stages given the environmental constraints within the areas where the projects are proposed. Energy demand and infrastructure needs associated with these preliminary planning projects is unknown at this time. It is also 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 be required to provide mitigations to off-set impacts.

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

	<b>Potentially Significant Impact</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
<b>VII. FIRE PROTECTION -</b>				
Would the project result in:				
a) Introduction of development into an existing high fire hazard area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Project-caused high fire hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Introduction of development into an area without adequate water pressure, fire hydrants or adequate access for fire fighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Introduction of development that will hamper fire prevention techniques such as controlled burns or backfiring in high fire hazard areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Development of structures beyond safe Fire Dept. response time?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Project Impact Discussion:**

a) Due to its geographic location, Santa Barbara County is subject to wildland fires that are influenced by its Mediterranean climate patterns, variable topography, and vegetation mosaics. Oak woodlands, chaparral communities, and open space grasslands are subject to natural wildland fire cycle intervals. Dry season weather patterns often include strong hot and dry offshore winds that can create catastrophic damage and cannot be contained without massive fire suppression resources. With increasing residential development near high fire hazard areas throughout the County, fire hazard risks increase. Much of Santa Barbara County, including the entire study area, has been identified as a High Fire Hazard area in the Seismic Safety and Safety Element of the Santa Barbara County Comprehensive Plan.

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 use 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. These standards can be found at the Fire Department website (<http://www.sbcfire.com/fp/dr/index.html>), which is incorporated by reference.

Compliance with applicable Fire Department standards would reduce impacts to a **less than significant** level.

b) The proposed project may facilitate the development of up to 150 residences within designated High Fire Hazard Areas. (As 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 permitted under Ordinance 661 would be allowed under the proposed new LUDC designations. However, as further discussed in Section XI, these regulatory and process changes would not result in physical changes and are therefore not discussed in this section.) As noted above, this would increase the potential for exposure to wildland fire hazards. However, the residential development that would be facilitated by the proposed 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 generally inhibit wildland fires in the vicinity of new residential development. Impacts would be **less than significant**.

c) and e) Four County fire stations are located within the study area. These stations and their service areas are described below. Figure 13 in Appendix A shows the locations of the stations.

**Fire Station 21** is located at 3339 Terminal Drive in Santa Maria, next to the airport. Station 21 serves the Santa Maria area and provides emergency services at the airport. Station 21's service area roughly extends to Waller Lane to the north, Eileen Lane to the south, the river to the east, and the Guadalupe city limit to the west.

**Fire Station 22** is located at 1596 Tiffany Park Court in Orcutt. Station 22 serves the Orcutt area. Its jurisdiction is bounded by the Solomon Grade in the south, Santa Maria Way to the north, the Pacific Ocean to the west, and Dominion Road to the east.

**Fire Station 23** is located at 5003 Depot Avenue in Sisquoc. Station 23's jurisdictional area is bounded by Tepusquet Canyon to the north, Highway 101 and Aliso Canyon Road to the south, Foxen Canyon and Rancho Sisquoc to the east, and Dominion Road to the west.

**Fire Station 24** is located at 99 Centennial Street in Los Alamos. Station 24's jurisdictional area is roughly bordered by the Solomon Grade or the 9000 block of Foxen Canyon Road to the north, an area slightly north of Highway 154 to the south, Zaca Lake to the east, and San Antonio Road to the east.

The four stations can provide service to the majority of the study area, including each of the new EDRNs. A number of properties at the northwestern and northeastern fringes of the study area



that could accommodate residential units under the proposed regulatory changes are outside the current service areas of County fire stations. These include properties north and west of the City of Guadalupe and properties in the northeast corner of the study area, north and east of Station 23 in Sisquoc. Fire Department response times would be relatively high in these areas. However, as discussed above, 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. Compliance with applicable Fire Department standards would reduce impacts to a **less than significant** level.

d) The proposed project may facilitate the development of up to 150 residences within designated High Fire Hazard areas, including 39 RSUs within proposed new EDRNs and 101 single family residences on rural agricultural parcels. The 39 RSUs would be on residential properties within established rural residential neighborhoods. As such, they would not affect implementation of fire prevention techniques such as controlled burns or backfiring. Most of the rural parcels where single family homes could be accommodated are currently used for agriculture or oil and gas extraction. 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. Impacts would be **less than significant**.

**Cumulative Impacts:** The proposed 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, Comprehensive Plan, and County Fire Department regulations. Additionally, the size, scale and broad distribution of residential development that would be permitted in the project area would be comparable to similar existing rural development in the project area and would not result in the need for additional fire department infrastructure or personnel. The project's contribution to cumulative fire protection impacts would be **less than significant**.

Many of the potential cumulative projects may not move out of the preliminary planning stages given the environmental constraints within the areas where the projects are proposed. The need for expanded fire protection infrastructure and personnel could be significant for large residential and commercial developments such as the Bradley Lands Annexation located east of Highway 101 and the North Hills Development located south of Orcutt. Fire protection infrastructure needs associated with these preliminary planning projects are unknown at this time. It is also 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 be required to provide mitigations to off-set impacts.

**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.





	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>VIII. <u>GEOLOGY AND SOILS</u> –</b>				
Would the project:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Disruption, displacement, compaction or overcovering of the soil by cuts, fills or extensive grading?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Permanent changes in topography?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) The destruction, covering or modification of any unique geologic, paleontologic or physical features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Any increase in wind or water erosion of soils, either on or off the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) The placement of septic disposal systems in impermeable soils with severe constraints to disposal of liquid effluent?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Extraction of mineral or ore?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Excessive grading on slopes of over 20%?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Sand or gravel removal or loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k) Vibrations, from short-term construction or long-term operation, which may affect adjoining areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
l) Excessive spoils, tailings or over-burden?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Impact Discussion:**

a) The study area is within the alluvial plain of the Santa Maria River Basin, which contains a series of faults. These include the Bradley Canyon, Santa Maria Mesa, Santa Maria River, West Huasna and Garey faults. Within the Santa Maria fault system there are also the Foxen Canyon



and Little Pine faults in addition surrounding faults, including the Hosgri, Santa Ynez, Nacimiento, Rinconada and San Andreas faults.

According to the Seismic Safety and Safety Element of the Santa Barbara County's Comprehensive Plan, the EDRN areas are in either the low or low-moderate range for geological problems, liquefaction, slope stability and landslides, and have low ratings for soil creep and expansive soils. Similarly, the areas subject to regulatory changes that could accommodate individual single family residences are generally in areas subject to low to moderate geologic and seismic hazards. As 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 permitted under Ordinance 661 would be allowed under the proposed new LUDC designations. However, as further discussed in Section XI, these regulatory and process changes would not result in physical changes and are therefore not discussed in this section. Consequently, development that could be accommodated by the proposed regulatory changes generally would not be subject to severe seismic issues. In addition, all future developments would be subject to applicable provisions of the Uniform Building Code (UBC), individual Planning and Development determination of project consistency with the Zoning Ordinance, the Comprehensive Plan, and State and Federal regulations. Impacts would be **less than significant**.

b)-d) Individual RSUs and single family residences that could be facilitated by the proposed regulatory changes would involve minor topographic changes. However, the study area generally consists of flat to gently rolling terrain lacking unique geologic features. As future development would be limited to individual structures on large lots, it would not be expected to involve any substantial topographic changes. Development must be found consistent with County policies to be approved, including the following Hillside and Watershed Protection policies of the Land Use Element:

- 1. Plans for development shall minimize cut and fill operations. Plans requiring excessive cutting and filling may be denied if it is determined that the development could be carried out with less alteration of the natural terrain.*
- 2. All developments shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited to development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.*

All development would also be subject to the requirements of the County Grading Ordinance, which sets grading standards and limitations to which all projects would adhere. Continued implementation of the Grading Ordinance on all new development would reduce impacts to a **less than significant** level.

e) and f) Individual RSUs and single family residences that could be facilitated by the proposed regulatory changes would not affect beach sands or dunes, nor would it increase wind or soil erosion. Because the study area consists of flat to gently rolling terrain, individual developments that could be facilitated by the proposed project generally would not be expected to involve



substantial grading. Nevertheless, all new development would be subject to the requirements of the UBC and the County Grading Ordinance, which outlines Best Management Practices for new grading, excavations, fills, cuts, borrow pits, stockpiling, compaction of fill, and land reclamation projects. Conformance with these existing regulations would reduce impacts to a **less than significant** level.

g) 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. Generally speaking, the area is underlain by alluvial soils, sandstone, and claystone (California Department of Conservation, 1993-94). 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. This is required prior to zoning clearance and for consistency with Land Use Development Policy 4 of the Land Use Element:

*Prior to issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan...*

In addition, a separate, onsite sewage disposal system permit must be issued by Environmental Health prior to the issuance of a building permit by the Building and Safety Division of the Planning and Development Department. With implementation of these standard County requirements, impacts associated with the operation of individual septic systems would be **less than significant**.

h) The proposed regulatory changes may facilitate development of individual RSUs and single family homes. Such development would not involve extraction of minerals or ore. **No impact** would occur.

i) The project area generally consists of flat to moderately sloped, rolling terrain. The Seismic Safety and Safety Element of the Santa Barbara County Comprehensive Plan identify the entire project area as having low to moderate landslide potential. Some areas, particularly those within the Tepusquet Canyon, Long Canyon and Olivera Canyon EDRNs could accommodate development on slopes of over 20 percent. However, requirements of the Grading Ordinance and consistency with the Hillside and Watershed Protection policies quoted above reduce potential impacts to a **less than significant** level.

j) The proposed regulatory changes would not facilitate development that would involve sand or gravel removal. Topsoil loss could occur during grading of individual residences. However, development would be limited to isolated RSUs and single family residences. In addition, all new development would be subject to the requirements of the UBC and the County Grading



Ordinance, which outlines Best Management Practices for new grading, excavations, fills, cuts, borrow pits, stockpiling, compaction of fill, and land reclamation projects. Conformance with these existing regulations would reduce impacts relating to topsoil loss to a **less than significant** level.

k) 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. Therefore, **no impact** relating to vibration would occur.

l) Most of the study area consists of flat to gently rolling terrain and development that would be facilitated by the proposed regulatory changes would be limited to individual RSUs and single family homes. Therefore, substantial grading would not be needed to facilitate new development and the generation of excessive spoils, tailings, or over-burden would not be anticipated. **No impact** would occur.

**Cumulative Impacts:** The proposed 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, Comprehensive Plan, County Grading Ordinance and other State and Federal regulations. The project's contribution to cumulative geology and soils impacts would be **less than significant**.

Many of the potential cumulative projects may not move out of the preliminary planning stages given the environmental constraints within the areas where the projects are proposed. Information regarding geologic and soil constraints associated with these preliminary planning projects is unknown at this time. It is also 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.

**Mitigation and Residual Impact:** As no significant impacts to geological processes have been identified, no mitigation measures are required and there would be no significant residual impacts.



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>IX. <u>HAZARDS AND HAZARDOUS MATERIALS</u> - Would the project:</b>				
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) The use, storage or distribution of hazardous or toxic materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Possible interference with an emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) The creation of a potential public health hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Public safety hazards (e.g., due to development near chemical or industrial activity, producing oil wells, toxic disposal sites, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Exposure to hazards from oil or gas pipelines or oil well facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) The contamination of a public water supply?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Impact Discussion:**

a), f), and g) No sites on the U.S. Environmental Protection Agency’s Superfund List (<http://www.epa.gov/superfund/sites/cursites/>) or the Department of Toxic Substances Control’s Cortese List ([http://www.dtsc.ca.gov/SiteCleanup/Cortese\\_List.cfm](http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm)) are located within the study area. Therefore, it is not anticipated that future RSU or single family developments that could be facilitated by proposed regulatory changes would be exposed to hazards associated with any major contaminated sites.

The Prell/Telephone Road and East Valley Farms EDRNs are situated in an area of historic gas and petroleum exploitation and adjacent and surrounding parcels are still being used for petroleum and gas resource production. The Dominion Road EDRN is directly adjacent to this



same area of historic and current gas and petroleum production. Neither of the two remaining EDRNs would be exposed to risks associated with oil production.

Contaminants related to oil production could potentially be present in the vicinity of the Prell/Telephone Road, East Valley Farms, and Dominion Road EDRNs; however, to date, none have been identified. Should contaminated soils be discovered during the future development of an RSU anywhere within the study area, Planning and Development's standard condition of approval HAZ-1 would apply. This condition states that "[i]n the event that any unexpected contaminated soils or oilfield remnants (e.g., piping, wells) are encountered during normal grading operations, all grading operations in the area shall cease until the nature and extent of the potential contamination has been determined. Should contaminated materials be encountered, such materials shall be properly disposed of before project-related grading continues in the area of contamination." Implementation of this condition on all new RSU development within the EDRNs would mitigate potential impacts to a **less than significant** level.

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 (USTs). However, compliance with standard condition HAZ-1 on a case-by-case basis would entail remediation of any contamination exceeding regulatory action levels prior to grading and construction. This would reduce impacts relating to soil and/or groundwater contamination to a **less than significant** level.

b), c), and e) The proposed regulatory changes may facilitate the development of up to 150 individual RSUs and single family residences throughout the study 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, and others that are not currently permitted in Ordinance 661 would be allowed under the proposed new LUDC designations. However, as further discussed in Section XI, these regulatory and process changes would not result in physical changes and are therefore not discussed in this section. 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. Impacts would be **less than significant**.

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

h) The individual RSUs and single family residences 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 VIII, *Geology and Soils*, 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. With implementation of these standard County requirements, impacts to public water supplies would be **less than significant**.

**Cumulative Impacts:** The proposed 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, Comprehensive Plan, Environmental Review and other State and Federal regulations. The project’s contribution to cumulative hazard and hazardous materials impacts would be **less than significant**.

Many of the potential cumulative projects may not move out of the preliminary planning stages given the environmental constraints within the areas where the projects are proposed. Hazards and hazardous material information associated with these preliminary planning projects is unknown at this time. It is also 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.

**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.

	<b>Potentially Significant Impact</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
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**X. HISTORIC RESOURCES —**

Would the project:

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Beneficial impacts to an historic resource by providing rehabilitation, protection in a conservation/open easement, etc.?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Impact Discussion:**

a) and b) The proposed project does not include demolition or redevelopment, or land use or regulatory changes 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 V, *Cultural Resources*) would apply to individual projects, which would be reviewed on a case-by-case basis, and provide adequate protection for such resources. Impacts to historic resources would be **less than significant**.

**Cumulative Impacts:**

The proposed project is a regulatory change which does not encourage or facilitate demolition, modification or damage to existing structures or properties, historic or otherwise. Therefore, the project’s contribution to cumulative historic impacts is **less than significant**.

Many of the potential cumulative projects may not move out of the preliminary planning stages given the environmental constraints within the areas where the projects are proposed. Historic resource information associated with these preliminary planning projects is unknown at this time. It is also 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.

**Mitigation and Residual Impact:** As Impacts would be less than significant, no mitigation measures are required and there would be no residual impacts.

	<b>Potentially Significant Impact</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
<b>XI. <u>LAND USE AND PLANNING</u> --</b>				
Would the project:				
a) Involve structures and/or land use incompatible with existing land use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Induce substantial growth or concentration of population?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Extend sewer trunk lines or access roads with capacity to serve new development beyond this proposed project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>





	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>XI. <u>LAND USE AND PLANNING</u> --</b>				
Would the project:				
e) Result in the loss of existing affordable dwellings through demolition, conversion or removal?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in the loss of a substantial amount of open space?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in 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.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Conflict with adopted airport safety zones?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

In order to assess potential environmental and land use impacts of the proposed consistency rezoning, new EDRNs and adjustment of the Tepusquet 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 four categories:

- 1. Creation of new EDRNs.** Ordinance 661 does not permit Residential Second Units (RSUs) with the exception of the RA-O zone district. The proposed establishment of six new EDRN's and associated rezones would allow RSUs as a permitted use (allowed by right if they meet established development standards) in the AG-I-10, AG-I-20, RR-5 and RR-10 zone districts. (The Project will not affect RSU development potential on parcels to be rezoned from RA-O to RR-5 in the proposed Prell Road East EDRN, since, RSU's are currently permitted in the RA-O-zone district with a land use permit without a consistency rezoning. Thus, the proposed project could result in a number of new RSUs on parcels proposed for inclusion in an EDRN.



Approximately 123 parcels (56 in the existing Tepusquet Canyon EDRN and 67 in the new proposed EDRNs) would potentially become eligible to construct an RSU by right as a result of the proposed EDRN zoning designation amendments. Staff reviewed historical trend data for RSU applications since 2002 to develop a reasonable estimate of how many potential RSUs could be built. For the purposes of this analysis, it is assumed that a maximum of 30 percent of landowners would elect to apply for a RSU. (Thirty percent is substantially higher than the highest rate observed for any region or neighborhood in the County and for the County as a whole (pers. comm., County of Santa Barbara, Office of Long Range Planning staff, 2007)). Based on the 30% participation rate assumption, 39 new RSUs could potentially be built throughout the proposed new EDRNs and the existing Tepusquet Canyon EDRN. As virtually all of the parcels within the six proposed new EDRNs and some of the parcels within the Tepusquet Canyon EDRN would be eligible for this opportunity, it is further assumed that any new RSUs would be relatively evenly distributed throughout the seven EDRNs.

- 2. Consistency Rezone for Rural Parcels.** As discussed in Section 2.0 *Project Description*, the allowed land uses and the level of permit review required for certain land uses differ in some respects between the modern 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 C. As discussed in the Section 2.0, *Project Description*, Ordinance 661 is relatively descriptive, allowing more specific types of uses within nine 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:

- Wineries<sup>4</sup>
- Residential agricultural units (RAUs)
- Recreational facilities such as camps and hostels
- Rifle ranges
- Greenhouses larger than 300 square feet
- Sale of agricultural products (not allowed in the U zone)
- Four or fewer units of farm employee housing (not allowed in the U zone)
- Animal hospitals (not allowed in the U zone)
- Oil exploration and production (not allowed in the AL zone)
- Oil and gas treatment and processing (not allowed in the AL zone)
- Commercial livestock feed yards (not allowed in the AG or AL zones)
- Farm labor camps (not allowed in the U zone)

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<sup>4</sup> Pursuant to Section 35.42.270 of the LUDC, wineries that have two acres of vineyards on premises for every 1,000 cases of wine produced per year; have a production capacity of 20,000 or fewer cases per year; do not contain a tasting room; have an area of 20,000 square feet or less; have four or fewer special events per year of 150 or fewer attendees and are otherwise not open to the public may be permitted under a non-discretionary permit (Land Use Permit).



The proposed rezone would make these uses that are technically not allowed under Ordinance 661 formally available to the affected parcels. However, it should be noted that a landowner in a 661 zone district can currently apply for these uses, which are then processed along with a consistency rezone for the subject parcel to the corresponding LUDC zone, if that zone allows or conditionally can allow the use. The County has processed a number of projects in this way, including wineries.

As further shown in the Appendix C comparison table, most of the other differences between the two ordinances are differences in permitting processes for certain 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) they may be permitted without a discretionary permit, i.e. with a staff-level approval without discretionary review or a public hearing. Other potential land uses (for example, public kennels or family care homes) would also have simpler permit processes under the LUDC.

- 3. Different Minimum Parcel Sizes.** Most of the affected rural agricultural parcels and several of those proposed for EDRNs would be assigned zoning designations with different minimum parcel sizes than their current Ordinance 661 designation allows. In all but six of these cases, the proposed minimum parcel size is the same or larger than existing minimum parcel size. The typical proposed change is from a 10-acre or 20-acre minimum (i.e., those zoned U, 10-U, 10-AG, 20-AG or 20-AL) to a 40- or 100-acre minimum (i.e., AG-I-40, AG-II-40 or AG-II-100). For the vast majority of these parcels, the proposed new designations would have no effect on subdivision capability, as the parcels are too small to subdivide under either zoning's minimum parcel size. In cases where subdivision potential actually diminishes, no environmental impacts would result, as additional development potential would be decreased, if changed at all.<sup>5</sup>

The proposed new designations for seven of the affected parcels would have smaller minimum parcel sizes than those they have under their current Ordinance 661 zoning.

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<sup>5</sup> In most cases where the subdivision potential would be reduced by applying a larger minimum parcel size, there would likely be no practical effect as environmental constraints on most of those parcels, such as steep slopes, biological resources, waste disposal capability, agricultural viability and other issues addressed by adopted County policies and development standards already substantially limit subdivision potential. The County's adopted Land Use Development Policy 2 states that "[t]he densities specified in the Land Use Plan are maximums and may be reduced if it is determined that such a reduction is warranted by conditions specifically applicable to a site, such as topography, geologic or flood hazards, habitat areas, or steep slopes. However, density may be increased only under the programs of the Housing Element and the Residential Agricultural Unit (RAU) program."



**Table 6  
 Parcels Proposed for Smaller Minimum Parcel Size**

<b>Parcel #/Location</b>	<b>Existing Zoning</b>	<b>Proposed Zoning</b>	<b>Size (acres)</b>	<b>Increased subdivision potential?</b>
131-200-013 Tepusquet EDRN	20-U/40-U (split-zoned)	AG-I-20	120	Yes (+1 lot)
129-260-007 Tepusquet EDRN (proposed to be excluded from EDRN)	100-AG	AG-II-40	267.22	Yes (+4 lots)
129-020-019 Dominion Road EDRN	U	RR-5	12.02	Yes (+1 lot)
129-020-027 Dominion Road EDRN	U	RR-5	12.09	Yes (+1 lot)
129-020-029 Dominion Road EDRN	U	RR-5	6.02	No
129-020-033 Dominion Road EDRN	U	RR-5	3.02	No
129-020-034 Dominion Road EDRN	U	RR-5	3.02	No
<b>TOTAL</b>				<b>+ 7 lots</b>

As shown in Table 6, seven new lots could potentially be created as a result of the proposed project: one in the Tepusquet Canyon EDRN, four in the rural area adjacent to the Tepusquet Canyon EDRN and two in the Dominion Road EDRN. Three of these lie within EDRNs and are therefore eligible to build an RSU and a total of 10 potential new residential units exist.

- 4. Change from Non-buildable to Buildable lots.** Pursuant to sections 10.2.b and 25.2 of Ordinance 661, lots that are non-conforming as to size in the AL zone, AG zone, and U zone (where a minimum lot size is specified) are not buildable. [ i.e. must remain vacant other than agricultural use] However, the minimum building site standards in the LUDC would allow a dwelling and its accessory structures and uses to be located on a smaller existing legal lot, as long as the lot is not a fraction lot (Article 35.21.040.B). As a result, approximately 101 parcels could theoretically become buildable as a result of the consistency rezoning; thus this analysis assumes that 101 additional new residential units could theoretically be built throughout the project area with implementation of the proposed project. The 101 parcels do not include those parcels that are assumed to be unbuildable under either zoning due to size, shape or use restrictions (such as flood control easements).

The proposed land use designation amendments on non-EDRN parcels and the Tepusquet Canyon EDRN boundary adjustments would not facilitate any additional changes in land use or development potential.

In summary, the land use changes that would be facilitated by the proposed Ordinance 661 Consistency Rezone and EDRN subproject would be:



- The potential for approximately 39 new Residential Second Units within the six proposed new EDRNs and the existing Tepusquet Canyon EDRN , and 101 parcels that could become buildable under the new zoning;
- Potential creation of up to seven new lots, which could add ten more residential units for a total of 150 potential new residential units when combined with the newly buildable rural parcels and potential new RSUs; and
- Changes in permit processes for several land uses under the proposed new zone districts for the affected rural agricultural parcels.

### **Impact Discussion:**

a) The introduction of 39 new RSUs distributed throughout seven EDRNs in the eastern Santa Maria Valley would place additional residential uses and structures in developed residential neighborhoods. The potential creation of seven new lots, three of which could be in EDRNs, could add ten additional residential units. The new LUDC zoning designations on 101 sub-standard size parcels throughout the rural project areas could add 101 more units, for a total of 150 potential residential units. The seven rural neighborhoods are predominantly rural residential currently; it is for this reason that they are in existing or proposed EDRNs. Due to the mostly rural residential character of these neighborhoods, the RSUs would be compatible with existing surrounding land uses within the EDRNs. However, many of the rural neighborhood parcels that would become eligible for RSUs are adjacent to larger parcels outside the EDRN that support existing agricultural operations. In addition, most of the 101 new units in the rural areas would be on agricultural parcels and adjacent to agricultural parcels. Siting new residential units adjacent to those operations has the potential to create land use conflicts through future residents' complaints about dust, noise and odors from farming as well as the possibility of trespass or damage to the farming operations by people or pets.

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. The small scale of residential development (one RSU of 1,200 square feet per parcel) that would be associated with the new RSUs, and the fact that all of the potential new units would be distributed throughout the project area rather than concentrated in one area, would minimize the potential for land use conflicts with agricultural operations. 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.*

Virtually all of the parcels are well over one acre in size, and most are closer to 10 acres, or larger; thus they would have ample space on site to comply with these policies and site development to avoid impacts to agricultural or other resources.

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.*

With required adherence to these development standards and policies, impacts resulting from conflicts between potential new residential units and existing land uses including agricultural operations would be **less than significant**.

Certain specific land uses (discussed and listed in Section XI, *Land Use and Planning*, and in Appendix C) are allowed under the LUDC but not allowed at all under Ordinance 661. These include agricultural preparation facilities, commercial boarding of animals and riding stables, rifle ranges, greenhouses larger than 300 square feet, and farm labor camps, among others. Several of the uses were previously permitted under Ordinance 661, but the discretionary permit (i.e. conditional use permit) procedures were repealed in 1984. The County currently processes a “consistency rezone” to the corresponding LUDC agricultural zoning designation (e.g. Agriculture II) when a landowner with Ordinance 661 zoning requests a land use requiring a discretionary permit. Hence, 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 their processing.

Again, 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. 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.

Changes to the permit process, although affecting the cost and time involved in obtaining permits, would not have the potential to result in measurable environmental impacts. Regardless of permit type, all projects must be found consistent with adopted County policies, ordinances and development standards in order to be approved, and 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. Section 35.82.100.E.1.a.(1) of the LUDC requires that a “Land Use Permit application shall be approved or conditionally approved only if the Director first makes all of the following findings: The proposed development...will conform to the applicable provisions of the Comprehensive Plan including any applicable community or area plan and this Development Code.” The changes would therefore affect 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**.

b) The proposed project would implement and further adopted goals and policies of the Comprehensive Plan. For the EDRN subproject, 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, primarily residential parcels in the rural areas of the eastern Santa Maria Valley, 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. (The project’s consistency with applicable plans and policies is further discussed in Section 9.0, *Initial Review of Project Consistency with Applicable Subdivision, Zoning and Comprehensive Plan Requirements*.) No conflicts with adopted plans and policies are anticipated and impacts would be **less than significant**.

c) As discussed above, new growth that could lead to increased population could result from the potential for approximately 150 potential new residential and RSU units. None of the population growth associated with construction of these units would be concentrated in specific areas since the rezone areas are distributed throughout the seven existing and proposed EDRNs in the Santa Maria Valley. Impacts would be **less than significant**.

d) 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 39 new RSUs or 111 new single family dwellings, due to their widely distributed nature throughout the mostly rural project area, and because such rural residences use septic systems. **No impact** is anticipated related to this issue.



e)-g) 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 39 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. **No impact** is anticipated related to this issue.

h) The proposed project involves regulatory changes (primarily consistency rezoning of specific parcels) and does not include any physical development. No loss of open space would result from the project since potential new residential units would be constructed either within rural residential neighborhoods or widely dispersed throughout the 369,000-acre project area in increments of less than 10,000 square feet for building area, access and landscaping. Impacts would be **less than significant**.

i) 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. Impacts would be **less than significant**.

j) The nearest airport is the Santa Maria Airport. The closest proposed EDRN, East Valley Farms, is approximately 2.5 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 that could be facilitated (i.e., single-family residences) would be scattered throughout the valley 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 therefore would not present any flight hazards. **No impact is anticipated**.

**Cumulative Impacts:** The proposed regulatory changes could facilitate the construction of up to 150 residences dispersed throughout the 369,000-acre project area. The residential unit production enabled by the Ordinance 661 Consistency Rezone Project would represent an incremental increase in development in the rural area when considered along with regional residential unit production represented by the cumulative projects. The scale and type of residential units, along with additional land uses in the AG- I and AG-II zone districts are consistent with the development projected in the Land Use Element of the Comprehensive Plan and therefore would not result in potential cumulative land use impacts. The Ordinance 661 Consistency Rezone Project’s contribution to cumulative land use impacts would be **less than significant**.

**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.





	<b>Potentially Significant Impact</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
<b>XII. <u>NOISE</u> – Would the project result in:</b>				
a) Long-term exposure of people to noise levels exceeding County thresholds (e.g. locating noise sensitive uses next to an airport)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Short-term exposure of people to noise levels exceeding County thresholds?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Project-generated substantial increase in the ambient noise levels for adjoining areas (either day or night)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Project Impact Discussion:**

a) and c) As discussed in Section XI, *Land Use and Planning*, the nature of potential development that could be facilitated by the proposed project is primarily single family residential. These residential uses, by their nature, would not generate noise exceeding County thresholds. Increased traffic that would result from the potential construction of up to 150 new residential units may increase noise levels incrementally on roads serving the new residences. However, due to the dispersed nature of the potential development; the relatively low level of traffic on the rural roads serving the development; and the fact that most noise sensitive uses in the area (i.e. residences) are set back some distance from the roads due to the larger parcel sizes, the noise increases would be imperceptible. (As 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 permitted under Ordinance 661 would be allowed under the proposed new LUDC designations. However, as further discussed in Section XI, these regulatory and process changes would not result in physical changes and are therefore not discussed in this section.) Impacts would be **less than significant**.

b) Temporary noise impacts may result from construction of individual units. However, due to the dispersed nature of the potential development and the relatively large parcel sizes, which means increased distances between construction activities and the nearest residences, noise impacts would not exceed the thresholds established in the County noise ordinance. Where potential construction noise impacts may result, a standard condition limiting construction hours to weekdays, excluding early morning and late evening, is typically attached to Land Use Permits. Short-term noise impacts would be **less than significant**.

**Cumulative Impacts:** Large residential and commercial developments such as the Bradley Lands Annexation and North Hills Development could result in a significant noise increase above existing rural ambient noise levels from new residential and commercial development and associated vehicle trips. Information on noise generation associated with these preliminary



planning projects is unknown at this time. It is also 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 be required to provide mitigations to off-set impacts. Many of the potential cumulative projects may not move out of the preliminary planning stages given the environmental constraints within the areas where the projects are proposed.

The proposed Consistency Rezone Project involves regulatory changes (primarily consistency rezoning of specific parcels) and does not include any physical development. Nevertheless, as discussed at length in Section XI, *Land Use and Planning*, above, some physical changes could be facilitated by the proposed new zoning designations for certain parcels. Noise impacts associated with individual projects would be highly localized and due to the small size and regionally dispersed nature of each project, cumulative noise analysis would be ineffective and impractical. Since individual projects would be reviewed on a case-by-case basis, and would have to be consistent with state law, the County noise ordinance, and standard conditions of approval, as discussed above, the project’s contribution to potential cumulative noise impacts would be **less than significant**.

**Mitigation and Residual Impact:** As impacts would be less than significant, no mitigation is necessitated and there would be no residual impacts.

	<b>Potentially Significant Impact</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
<b>XIII. <u>PUBLIC SERVICES</u> –</b> Would the project result in:				
a) A need for new or altered police protection and/or health care services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Student generation exceeding school capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A need for new or altered sewer system facilities (sewer lines, lift-stations, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



### **Project Impact Discussion:**

a) Police protection in the unincorporated portion of Santa Barbara County is provided by Santa Barbara County Sheriff's Department (SBCSD), while the California Highway Patrol (CHP) provides secondary police protection. Currently, the SBCSD employs approximately 300 sworn Deputy Sheriffs, 175 sworn Corrections Officers and 200 civilian employees. The SBCSD serves over 189,000 people, which is roughly half of the County's population. SBCSD has eight stations throughout the County. The SBCSD's emergency response time is determined by the location of the patrol personnel at the time of dispatch. The SBCSD aims for a maximum response time of five minutes for emergency calls.

The Santa Maria Valley has one general hospital (Marian Medical Center), three urgent care centers and six convalescent hospitals. Additional medical facilities within an hour's drive of the Santa Maria Valley include San Luis Obispo's French Hospital, Santa Barbara Cottage Hospital and Arroyo Grande Community Hospital.

The 150 residences that could be facilitated by proposed regulatory changes would be spread throughout the study area on individual lots and agricultural properties. (As 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 permitted under Ordinance 661 would be allowed under the proposed new LUDC designations. However, as further discussed in Section XI, these regulatory and process changes would not result in physical changes and are therefore not discussed in this section.) New development would incrementally increase demand for police protection and health care service. However, as discussed previously, this level of new development would foster population growth within the study area of approximately 1.0 percent. This is within the projected growth for the area and would not fundamentally alter the demographic character of the study area or create the need for new or expanded SBCSD or health care facilities. Therefore, impacts would be **less than significant**.

b) It is estimated that the proposed regulatory changes could facilitate the development of 150 residences. The location of new residences cannot be predicted with any certainty as such development could occur throughout the study area. Based on generation rates of 0.4 elementary school students/household, 0.1 middle school students/household, and 0.2 high school students/household, the development of 150 housing units would add an estimated 60 elementary school students, 15 middle school students and 30 high school students to area school districts. Depending upon the location, these additional students could exacerbate overcrowded conditions at area schools. However, pursuant to Section 65995 (3)(h) of the California Government Code, the continued collection of state-mandated fees would reduce impacts to public schools to a **less than significant** level.

c) Based on an average of 2.7 persons per household (California Department of Finance, 2006) and an average annual solid waste generation rate of 0.95 tons of solid waste per person (Santa Barbara County Thresholds and Guidelines Manual, 2006), the 150 residences facilitated by proposed regulatory changes would generate an estimated 385 tons of solid waste per year. Assuming a diversion rate of 63% (the current countywide diversion rate according to the California



Integrated Waste Management Board, 2007), an estimated 142 tons of waste would be sent to Tajiguas Landfill annually. This is less than the County's 196 tons per year threshold; therefore, impacts would be **less than significant**.

d) The proposed regulatory changes could potentially facilitate up to 150 residences throughout the study area. Potential development in the rural area would be served by onsite septic systems. Therefore, new development within the study area would not create the need for new or altered sewer system facilities. **No impact** would occur.

e) The proposed regulatory changes could facilitate the construction of up to 150 residences throughout the 369,000-acre project area. This limited amount of development would not substantially alter surface runoff patterns or create the need to construct new storm water facilities or expand existing facilities. New development would be subject to applicable County regulations pertaining to the control of stormwater runoff. Impacts would be **less than significant**.

**Cumulative Impacts:** The proposed regulatory changes could facilitate the construction of up to 150 residences throughout the 369,000-acre project area. An additional 148 residential units could result from ministerial residential projects and discretionary projects on agriculturally zoned land in the study area (Appendix D - Tier 2 Projects). Together, these projects would incrementally increase demand for police protection and health services, and incrementally increase student generation and solid waste generation. The ministerial permits (Appendix D- Table 2B) within urban areas wastewater generation would be accommodated by individual community service districts. The Ordinance 661 Consistency Rezone Project's contribution to cumulative public service impacts would be **less than significant**.

Many of the potential cumulative projects may not move out of the preliminary planning stages given the environmental constraints within the areas where the projects are proposed. The need for expanded public services infrastructure and personnel could be significant for large residential and commercial developments such as the Bradley Lands Annexation located east of Highway 101 and the North Hills Development located south of Orcutt. Public service infrastructure needs associated with these preliminary planning projects is unknown at this time. It is also 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 be required to provide mitigations to off-set impacts.

**Mitigation and Residual Impact:** No significant impacts have been identified; thus, no mitigation measures are required and there would be no significant residual impacts.



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>XIV. RECREATION</b> – Would the project:				
a) Conflict with established recreational uses of the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with biking, equestrian and hiking trails?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Project Impact Discussion:**

a)-c) Two County parks are located within the study area. These include Waller County Park, a 153-acre facility located in Orcutt, and Los Alamos Park, a 51-acre facility located in Los Alamos. In addition, County residents can use City of Santa Maria parks and participate in City recreation programs (recreation classes and league play) for a small additional fee. Some Community Service Districts (CSDs) or other special districts provide parks and recreation. For example, the Los Alamos CSD provides parks and recreation within the Los Alamos community. Finally, the study area abuts the Los Padres National Forest, which provides thousands of acres of open space that can be used for passive recreational activities, and is near several public beaches.

Based on a current (2005) study area population of 39,500, the 204 acres of County parks within the study area provide 5.16 acres of parks per 1,000 residents. The existing Quimby Act park-to-population ratio requirement in Santa Barbara County is 4.7 acres of parkland per 1,000 residents.

The 150 new residences that could be facilitated by proposed regulatory changes would be built on established residential lots within the proposed EDRNs or on rural agricultural properties. Such development would not directly affect established parks, trails, or other recreational facilities within the study area.

Based on an average of 2.7 persons per household (California Department of Finance, 2006), the 150 new residences would accommodate a population increase estimated at 405 persons. Increasing the population by 405 persons would incrementally increase demand for park and recreation space, and would reduce the amount of park acreage per 1,000 residents to 5.11 acres. However, because this remains above the County’s 4.7 acres per 1,000 resident’s threshold, impacts would be **less than significant**.



**Cumulative Impacts:** As discussed above, the potential 150 new residences that could be facilitated by the proposed consistency rezone would not directly affect established parks, trails, or other recreational facilities in the study area. The estimated population increase of 405 residents would incrementally increase demand for park and recreation space, but would not exceed the County's threshold of 4.7 acres per 1,000 residents. The proposed project's contribution to cumulative recreation impacts is **less than significant**.

The potential cumulative projects in preliminary planning stages in the Santa Maria Valley rural region which could impact recreational resources include the Bradley Lands Annexation east of Orcutt, the Enos Ranchos Annexation northwest of Highway 101/Betteravia, and the Mahoney Ranch Specific Plan southeast of Betteravia Road/Mahoney Road. Each of these potential residential projects are proposed for annexation by the City of Santa Maria and would be required to meet City of Santa Maria park and recreation standards and provide mitigation to off-set impacts.

Within the unincorporated areas of the County, additional recreation demand would be generated by development of key sites within Orcutt under the County's Housing Element Update 2003-2008 and the North Hills Development south of Orcutt. These potential cumulative projects may not move out of the preliminary planning stages given the environmental constraints within the areas where the projects are proposed. It is also important to note that these potential cumulative projects that are in preliminary planning stages will require their own environmental review to assess recreation impacts and, if developed would be required to provide mitigations to off-set impacts.

**Mitigation and Residual Impact:** No significant impacts have been identified; thus, no mitigation measures are required and there would be no significant residual impacts.



	<b>Potentially Significant Impact</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
<b>XV. <u>TRANSPORTATION/CIRCULATION</u> —</b>				
Would the project:				
a) Generation of substantial additional vehicular movement (daily, peak-hour, etc.) in relation to existing traffic load and capacity of the street system?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A need for private or public road maintenance, or need for new road(s)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Effects on existing parking facilities, or demand for new parking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Alteration to waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Increase in traffic hazards to motor vehicles, bicyclists or pedestrians (including short-term construction and long-term operational)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Inadequate sight distance? ingress/egress? general road capacity? emergency access?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
h) Impacts to Congestion Management Plan system?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Impact Discussion:**

a) and h) The proposed project involves regulatory changes (primarily consistency rezoning of specific parcels) and does not include any physical development. Nevertheless, as discussed in Section XI, *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 150 new residential units (39 RSUs and 111 single family dwellings) 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, and others that are not currently permitted in Ordinance 661 would be allowed under the proposed new LUDC



designations. However, as further discussed in Section XI, these regulatory and process changes would not result in physical changes and are therefore not discussed in this section.

Based on a rate of 9.57 average daily trips (ADT) and 1.01 PM peak hour trips for single family residences and 6.63 ADT/0.62 PM peak hour trips for RSUs (ITE Trip Generation, 7<sup>th</sup> Edition, 2003), the potential 111 new single family residences and 39 RSUs would generate an estimated 1,321 ADT ((111 x 9.57) + (39 x 6.63)) and 136 PM peak hour trips. These trips would be distributed throughout the project area's road network, as the potential units would be distributed throughout the project area rather than concentrated on one site or in one neighborhood. The road network that would bring residents to the primary destinations of the City of Santa Maria and U.S. Highway 101 consists of rural, mostly two-lane roads that carry agricultural equipment and vehicles as well as typical rural car and truck traffic. These include the roads listed in Table 7, which are listed along with their current and cumulative traffic volumes.

**Table 7  
 Traffic Volumes for Selected Roadway Segments**

Roadway	Classification	Existing ADT <sup>1</sup>	Cumulative ADT <sup>2</sup>
Betteravia Rd w/o Black Rd	Collector	4,200	5,700
Betteravia Rd e/o Nicholson Rd	Major Road	6,800	8,400
Black Rd s/o Mahoney Rd	Secondary 1	6,000	8,300
Black Rd n/o Hwy 1	Secondary 1	6,000	9,200
Black Rd s/o Hwy 1	Secondary 1	1,500	2,000
Bonita School Rd n/o W Main St	Collector	4,500	5,800
Clark Ave e/o Hwy 101	Primary 2	3,100	4,600
Foxen Canyon Rd e/o Philbric Rd	Collector Road	6,200	6,800
Hwy 1 @ Hwy 135	2-Lane Expressway	16,000	20,300
Hwy 1 @ Casmalia Road	2-Lane Expressway	2,300	3,200
Hwy 1 @ Hwy 166	2-Lane Expressway	2,500	3,300
Rte 135 @ Hwy 1	Freeway	15,000	18,000
Rte 135 @ Old Hwy, Los Alamos	Arterial	3,000	3,300
Rte 135 @ Hwy 101	Arterial	5,700	6,200
Rte 166 @ Hwy 1	Arterial	10,000	13,900

<sup>1</sup> Existing volumes for County roads represent 2007 baseline conditions using current count data collected by the County, cities within the County, and data contained in recent traffic studies. Existing volumes for State highways represent 2007 baseline conditions using Caltrans data recorded in 2006.

<sup>2</sup> Cumulative volumes represent future conditions assuming buildout of adopted general plans, community plans, etc., that could result in additional traffic generation. Volume does not include traffic generated by the proposed Ordinance 661 Consistency Rezone project.

These roads are generally operating within their design capacities (Associated Transportation Engineers, *Cumulative Traffic Analysis for the Agricultural Preserves and Farmland Security Zone Uniform Rules Update Project EIR*, July 2007). As indicated by the existing ADTs on these roads, and because they are operating within design capacity, the addition of 1,321 trips distributed





throughout the network, accounting for about 1½ percent of total volume on just this portion of the network (other affected streets are discussed below), would not substantially affect traffic levels.

The roads that would be most affected would be those linking the eastern Santa Maria Valley, where most of the potential new units could be built, with the City of Santa Maria and U.S. Highway 101. These are East Betteravia Road, Tepusquet Road, East Clark Avenue, Prell Road, Telephone Road and Foxen Canyon Road. In general, these rural roads carry low volumes of traffic due to the sparse development and large parcel sizes. Intersections most likely to be affected by increased traffic would be the Betteravia Road and Clark Avenue interchanges with U.S. Highway 101.

At least two factors indicate that traffic impacts would be less than substantial in relation to existing traffic load and capacity of the road network serving the project area, particularly during peak hours. First, 111 of the potential new units would be the sole dwelling on parcels that are currently zoned and primarily used for agricultural operations. It is likely that many, if not most, of the residences that would be proposed for these parcels would be occupied by farm owners or workers. These residents would typically work in onsite or nearby agricultural operations and therefore would not regularly contribute to peak hour (i.e., commuter) traffic. Second, the road network offers several options for the widely distributed potential new residents to reach Santa Maria or U.S. Highway 101. At a minimum, it could be expected that the trips to those destinations from parcels east of Santa Maria would be roughly evenly distributed between Betteravia Road and Clark Avenue, reducing the contribution to either route. A small portion of the total trips would originate west of the City of Santa Maria, or far enough south of Orcutt that they could travel directly to U.S. Highway 101 via such rural roads as Palmer or Cat Canyon.

Based on the discussion above, the impacts to existing roads from project traffic would be **less than significant**.

b) The project could facilitate development of 150 new residences. Approximately 39 of these could be Residential Second Units. Residential Second Units may only be permitted if there is an existing primary residence on the property; in these cases, it is expected that adequate access already exists and that there would be no need for additional private or public road maintenance, or need for new roads. The remaining 111 potential units would not generally require new roads, as they would be distributed throughout the project area on existing parcels. Most parcels are served by agricultural roads at a minimum, which could be easily improved as required for safe access. Proposed development on those few parcels with no access and/or constraints on access such as steep terrain would be reviewed on a case-by-case basis, and would be required to comply with County policies that require, among other things, that grading be minimized. Finally, all development is required to comply with Land Use Development Policy #4, which states:

*Prior to issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or*



*private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan...*

The need for new roads or road maintenance resulting from development that would be facilitated by the proposed regulatory changes would not be substantial. Impacts would be **less than significant**.

c) The potential development of residential units on relatively large parcels distributed throughout the Santa Maria and Los Alamos valleys would not affect existing parking facilities or create parking problems. These lots typically have ample room to provide parking, and each project must meet the LUDC parking requirements for single family dwellings and RSUs. Impacts would be **less than significant**.

d) The rural areas and rural neighborhoods affected by the proposed project are not served by public transit. The routes of the nearest provider, Santa Maria Area Transit, generally stay within the urban Santa Maria area, although one route does connect Santa Maria to Guadalupe. The low density and wide distribution of proposed units does not call for additional transit, and would not have a substantial impact upon existing transit systems, and would not alter present patterns of circulation or movement of people or goods. There would be **no impact**.

e) The potential new units are single residences distributed throughout the project area, with maximum heights of 35 feet. Development would not affect the existing rail lines or alignments, and would not affect or be within navigable waterways. The project would not affect air, rail or waterborne traffic. There would be **no impact**.

f) Access to the potential new units would not be from busy streets, and vehicular access would not be concentrated in a manner that would result in traffic hazards to bicyclists or pedestrians. Construction of the single units spread throughout the project area would not require major construction operations that could affect traffic or road conditions. There would be **no impact**.

g) Access to the potential new units would not be from busy streets. Most of the rural roads that provide access to the affected parcels have widely spaced intersections and parcels have ample street frontage or widely spaced access points that would preclude such hazards as inadequate sight distance, ingress/egress, road capacity or emergency access. (Please see sections VII, *Fire Protection* and XIV, *Public Services* for discussions of the ability for emergency services to serve new development.) Impacts would be **less than significant**.

**Cumulative Impacts:** The cumulative traffic volume forecasts (buildout under adopted general plans and community plans) would be within the acceptable design capacities and the traffic generated by the proposed Ordinance 661 Consistency Rezone project would not exceed roadway capacities. The proposed project's impact would be **less than significant** under cumulative conditions since the estimated increase of 1,321 ADT spread across the Santa Maria Valley and San Antonio rural regions would result in using less than 1.5% of the capacity of the County roadway segments.



The road network that would bring residents to the primary destinations in the Santa Maria Valley and U.S. Highway 101 corridor to the greater County of Santa Barbara region consists of rural, mostly two-lane roads that carry agricultural equipment and vehicles as well as typical real car and truck traffic. The potential cumulative projects that are in preliminary planning stages in the Santa Maria Valley rural region could generate more than 178,000 ADT.

The primary traffic generators within the potential cumulative projects list include the Bradley Lands Annexation east of Orcutt, the Enos Ranchos Annexation northwest of Highway 101/Betteravia, and the Mahoney Ranch Specific Plan southeast of Betteravia Road/Mahoney Road. Additional traffic would be generated by development of key sites within Orcutt under the County's Housing Element Update 2003-2008. The potential cumulative projects that are in preliminary planning stages in the San Antonio Creek rural region include the Los Alamos Community Plan update, and the North Hills Development south of Orcutt. These projects could generate a combined total of 83,279 ADT within the region, resulting in significant traffic volume additions to County roadway segments. Many of the potential cumulative projects may not move out of the preliminary planning stages given the environmental constraints within the areas where the projects are proposed. It is also 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.

As described above the maximum expected daily traffic contribution of traffic generated by buildout of the potential 111 new single family residences and 39 RSUs would generate an estimated 1,321 ADT  $((111 \times 9.57) + (39 \times 6.63))$  and 136 PM peak hour trips. These vehicle trips would be dispersed throughout the greater Santa Maria rural region and the Highway 101 corridor due to the location of the potential projects that would be enabled by the Consistency Rezone Project. As indicated by the existing ADTs on these roads in Table 7 above, the addition of 1,321 trips distributed throughout the network, represent an incremental percentage of total volume on the region' road system and would not substantially affect future traffic conditions.

**Mitigation and Residual Impact:** Impacts would be less than significant, thus no mitigation measures are required and there would be no significant residual impacts.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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**XVI. WATER RESOURCES/FLOODING —**

Would the project result in:

a) Changes in currents, or the course or direction of water movements, in either marine or fresh waters?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in percolation rates, drainage patterns or the rate and amount of surface water runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>XVI. WATER RESOURCES/FLOODING —</b>				
Would the project result in:				
c) Change in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Alterations to the course or flow of flood water or need for private or public flood control projects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Alteration of the direction or rate of flow of groundwater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Overdraft or over commitment of any groundwater basin? Or, a significant increase in the existing overdraft or over commitment of any groundwater basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) The substantial degradation of groundwater quality including saltwater intrusion?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k) Substantial reduction in the amount of water otherwise available for public water supplies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l) Introduction of storm water pollutants (e.g., oil, grease, pesticides, nutrients, sediments, pathogens, etc.) into groundwater or surface water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



### **Project Impact Discussion:**

a) and c) The 150 new residences that could be facilitated by the proposed regulatory changes would not directly affect any surface water bodies, such as the ocean, rivers, or creeks. Thus, implementation of the proposed project would not alter the course or direction of water movements, in either marine or fresh waters, nor would it change the amount of water in any surface water body. **No impact** would occur.

b) Assuming 4,000 square feet of impermeable surface area per new residence, the 150 residences facilitated by the proposed regulatory changes would add about 600,000 square feet (13.77 acres) of impermeable surface area throughout the 369,000-acre project area. This would represent an increase in impermeable surface area of less than one-one hundredth of one percent. (As 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 permitted under Ordinance 661 would be allowed under the proposed new LUDC designations. However, as further discussed in Section XI, these regulatory and process changes would not result in physical changes and are therefore not discussed in this section.) Such a change would not substantially alter percolation rates or drainage patterns. Impacts would be **less than significant**.

d) and l) New development facilitated by the proposed regulatory changes would not directly discharge stormwater or associated pollutants into any water body. New developments would generate minor increases in surface runoff and surface water pollutants. It is not anticipated that any individual developments would meet the minimum 1-acre threshold that would require compliance with National Pollutant Discharge Elimination System (NPDES) stormwater runoff requirements. Projects less than one acre in size would not have any significant effects on surface water quality.

Any individual project exceeding one acre in size would be subject to NPDES requirements, which are implemented by the County under the Storm Water Management Program (SWMP). Under the SWMP, Santa Barbara County requires all new residential, commercial, industrial, and transportation development projects, including redevelopment projects, to address water quality through the use of best management practices (BMPs) as determined by the Director of Planning & Development and/or the Public Works Director. BMPs are to be applied in the following order or priority: site design, source control, and treatment control. Treatment control BMPs may be required on new development or redevelopment projects at the discretion of the Public Works Director.

Regulations under the federal Clean Water Act and the State also require projects larger than one acre in size to comply with the NPDES State General Construction Permit. The Permit requires the preparation of a Storm Water Pollution Prevention Plan (SWPPP) that contains specific actions, termed Best Management Practices (BMPs), to control the discharge of pollutants, including sediment, into local surface water drainages. A Notice of Intent (NOI) to perform work under the Permit must be filed with the State. Completion of a SWPPP and submittal of a NOI to the RWQCB satisfies the Erosion and Sediment Control Requirements for construction within the County SWMP.



Some projects that would become formally available to landowners when the existing Ordinance 661 designations are replaced with LUDC designations (See Section 4.11, *Land Use and Planning*), such as wineries and greenhouses, among others, could be over one acre in size. However, implementation of applicable regulatory requirements described above on new development within the study area would reduce impacts associated with proposed regulatory changes to a **less than significant** level.

e) and f) Portions of the study area are subject to 100-year flooding (please see Figure 14 in Appendix A). However, development located within the limits of the floodplain/floodway as shown on the current Federal Insurance Rate Maps (FIRM) may be required to process a FIRM map revision/amendment prior to land use clearance and/or recordation of a final map. Development within the floodplain/floodway is required to meet all requirements in the County's Floodplain Management Ordinance No. 3898 and the County's Setback Ordinance No. 3095. The Floodplain Management Ordinance requires new construction, substantial improvement, and other proposed new development to have the lowest floor, including the basement, elevated two feet above the base flood elevation (BFE), unless such minimum elevation is lowered by the floodplain administrator. The Setback Ordinance prohibits the placement of development within 50 feet of the top of the bank of any watercourse, or within 250 of the top of the bank of Santa Ynez, Santa Maria, Sisquoc, or Cuyama rivers, unless said development has been previously approved and the necessary permits have been obtained for such development. The building official is not to issue a building permit unless the proposed new development would not significantly reduce the capacity of existing watercourse, realign stream beds or otherwise adversely affect any other properties by increasing stream velocities or depths or diverting the flow, and the development would be reasonably safe from flow-related erosion and would not cause flow-related erosion hazards or otherwise aggravate existing flow-related erosion hazards. Implementation of these existing County standards on all new development would reduce impacts to a **less than significant** level.

g), h) and j) The proposed regulatory changes would facilitate the development of up to about 150 individual residences throughout the study area. Such development would not be expected to involve substantial excavation or intrusion into the groundwater table or changes in the direction or rate of flow of groundwater. **No impact** would occur.

i) and k) Future development within the study area would be expected to obtain water from the Santa Maria groundwater basin. According to the Santa Barbara County Water Agency's (SBCWA) Santa Barbara County Water Supply and Demand Comparisons 2002 Update, the portion of the Santa Maria Groundwater Basin within Santa Barbara County and the area within San Luis Obispo County known as the Oso Flaco unit are in overdraft of 2,368 acre-feet per year (AFY). Under current trends of usage and climate, by 2020 a slightly higher overdraft is anticipated. This analysis is a model result quantifying all inputs and outputs from the basin using a 1943-1999 base period. The results of this modeling effort are confirmed by water level readings made throughout the basin by the County and USGS. More recently, the Water Agency hired Hopkins Groundwater Consultants, Inc. to perform an unbiased evaluation of the methodologies and conclusions of basin studies to date. Hopkins concluded the overdraft is indeed somewhere between 2,000 to 3,000 AF per year. An overdraft of 3,000 AF per year lies in



the “gray area” of groundwater calculations and as well as previous work which implies the basin is in surplus or balance, is a function of climate, which cannot be reliably predicted. In all the analyses of groundwater conditions, the parameter of “base period” of climate is the dominant variable, and by using different “base periods” the analysis shows a range deficit or surplus conditions. The importation of state water takes considerable pressure off of the resource of groundwater in this basin.

The proposed regulatory changes would facilitate the development of up to about 150 individual residences throughout the study area. At 2.7 persons per household (the current countywide average, per the California Department of Finance), this number of units would generate a population of 405 persons. Based on the water demand estimations for individual indoor uses contained in the County Thresholds Manual, the per capita water demand is 18,697 gallons per year (assuming low flow toilets and showers, per County code requirements).<sup>6</sup> Therefore, overall water demand is estimated at 23.2 AFY (405 persons multiplied by 18,697 gallons/year/person, divided by 326,000 [the number of gallons in an acre-foot]). This is within the County’s 67 AFY threshold level for the Santa Maria groundwater basin. It should also be noted that a substantial percentage of water that is disposed of through septic systems returns to the groundwater basin through leach fields due to the area’s sandy soils, further reducing water demand; the calculations above do not take into account this return flow, and thus are highly conservative estimates. Therefore, although the increase in demand for water would incrementally increase the basin overdraft, the impact would be **less than significant** based on County thresholds.

**Cumulative Impacts:** As discussed above, the potential 150 new residences that could be facilitated by the regulatory changes associated with the consistency rezone would not directly discharge storm water or associated pollutants into any water body; expose people or property to water related hazards such as flooding; or result in a significant increase in the existing overdraft of the Santa Maria Groundwater Basin or the San Antonio Creek Groundwater Basin. Although the increase in demand for groundwater could incrementally increase the basin overdraft, the project’s cumulative contribution would be **less than significant** based on County significance thresholds of 23 AFY and 67 AFY respectively for the San Antonio Creek Groundwater Basin and Santa Maria Groundwater Basin.

Appendix D lists cumulative projects within the study area including Tier 1 programs (e.g., development which could be facilitated by the Uniform Rules update), and larger private development projects in Tier 2 (e.g. North County Jail, American Ethanol Plant, and OSR Enterprise/ Rice Cooler) which could potentially exceed the County significance thresholds of 23 AFY and 67 AFY respectively for the San Antonio Creek Groundwater Basin and Santa Maria Groundwater Basin. Tier 3 cumulative projects in preliminary planning stages in the Santa Maria Valley rural region include the Bradley Lands Annexation east of Orcutt, the Enos Ranchos Annexation northwest of Highway 101/Betteravia, and the Mahoney Ranch Specific Plan southeast of Betteravia Road/Mahoney Road. Each of these potential residential and commercial

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<sup>6</sup> The individual indoor use rates were used because all future residential development is anticipated to occur on already developed residential lots or agricultural properties; thus, no substantial increase in outdoor water use would be anticipated.



projects is proposed for annexation to the City of Santa Maria and would be served by City of Santa Maria municipal water.

Within the unincorporated areas of the County, additional water demand would generated by development of key sites within Orcutt under the County's Housing Element Update 2003-2008 and the North Hills Development south of Orcutt. These potential cumulative projects may not move out of the preliminary planning stages given the environmental constraints within the areas where the projects are proposed. It is also important to note that these potential cumulative projects that are in preliminary planning stages will require their own environmental review to assess recreation impacts and, if developed would be required to provide mitigations to off-set impacts.

**Mitigation and Residual Impact:** No significant impacts have been identified; thus, no mitigation is required and there would be no significant residual impacts.





## 5.0 INFORMATION SOURCES

### 5.1 Comprehensive Plan

<input checked="" type="checkbox"/>	Seismic Safety/Safety Element	<input checked="" type="checkbox"/>	Conservation Element
<input type="checkbox"/>	Open Space Element	<input checked="" type="checkbox"/>	Noise Element
<input type="checkbox"/>	Coastal Plan and Maps	<input type="checkbox"/>	Circulation Element
<input checked="" type="checkbox"/>	ERME	<input type="checkbox"/>	

### 5.2 Other Sources

<input type="checkbox"/>	Field work	<input checked="" type="checkbox"/>	Ag Preserve maps
<input checked="" type="checkbox"/>	Calculations	<input checked="" type="checkbox"/>	Flood Control maps
<input type="checkbox"/>	Project plans	<input checked="" type="checkbox"/>	Other technical references (reports, survey, etc.)
<input type="checkbox"/>	Traffic studies	<input checked="" type="checkbox"/>	Planning files, maps, reports
<input checked="" type="checkbox"/>	Records	<input checked="" type="checkbox"/>	Zoning maps
<input type="checkbox"/>	Grading plans	<input checked="" type="checkbox"/>	Soils maps/reports
<input type="checkbox"/>	Elevation, architectural renderings	<input type="checkbox"/>	Plant maps
<input checked="" type="checkbox"/>	Published geological map/reports	<input type="checkbox"/>	Archaeological maps/ reports
<input checked="" type="checkbox"/>	Topographical maps		

California Department of Conservation, Division of Mines and Geology, Geologic Maps of the Los Alamos, Orcutt, Sisquoc, Santa Maria Quadrangles (Dibblee Maps), 1993-1994.

California Department of Finance, California County Population Estimates and Percent Change, July 2006

California Department of Forestry and Fire Protection, Fire and Resource Assessment Program California Wildlife Habitat Relationship (CWHR) data, 2004.

[http://frap.cdf.ca.gov/webdata/maps/santa\\_barbara/fvegwhr\\_map.42.pdf](http://frap.cdf.ca.gov/webdata/maps/santa_barbara/fvegwhr_map.42.pdf)

California Integrated Waste Management Board, California Waste Stream Profiles, <http://www.ciwmb.ca.gov/Profiles/>, accessed April 2007.

Santa Barbara, County of, Agricultural Preserve and Farmland Security Zone Uniform Rules Update Project Proposed Final Environmental Impact Report, August 2006

Santa Barbara County Air Pollution Control District, 2004 Clean Air Plan, December 2004

Santa Barbara County Association of Governments, Regional Growth Forecast 2000-2030, March 2002

Santa Maria Valley Chamber of Commerce, [www.santamaria.com/chamber](http://www.santamaria.com/chamber), accessed April 2007.

U.S. Environmental Protection Agency, CERCLIS: <http://www.epa.gov/superfund/sites/cursites/>

Geotracker: <http://geotracker.swrcb.ca.gov/search/>



Department of Toxic Substances Control, Cortese list of Hazardous Waste and Substances Sites:

[http://www.dtsc.ca.gov/SiteCleanup/Cortese\\_List.cfm](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:

<http://www.epa.gov/enviro/html/bms/index2.html>



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

The project will have less than significant impacts (Class III) in all issue areas discussed in this Initial Study. No mitigation measures are indicated, and residual impacts would be less than significant.



## 7.0 MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) 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 or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have the potential to achieve short-term to the disadvantage of long-term environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) 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 XI, <i>Land Use and Planning</i> of the Initial Study, additional development could be facilitated by the proposed new zoning designations for parcels described in this Initial Study. The changes				



would enable the potential for approximately 150 new residential units (39 Residential Second Units (RSUs) and 111 single family dwellings) distributed throughout the eastern Santa Maria Valley. As discussed throughout the Initial Study, and particularly in Section IV, *Biology*, V, *Cultural Resources*, and X, *Historic Resources*, these potential physical changes do not have the potential to significantly 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.

b) 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 Initial Study, 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 by updating Ordinance 661 to be consistent with the LUDC agricultural zone districts, which implement the Comprehensive Plan. Therefore, the project would have no impact to the County's long-term environmental goals.

c) The proposed Ordinance 661 Consistency Rezone 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. The relatively small size, scale, and broad distribution of residential development that could be permitted would not result in adverse impacts to resource areas analyzed in this Initial Study\Negative Declaration. Therefore, the project's contribution to cumulative impacts is not cumulatively considerable.

d) As discussed throughout the Initial Study, environmental impacts, including those that would directly, or indirectly affect human beings, would be less than significant.

e) Neither Long Range Planning staff nor the report preparers (Rincon Consultants, Inc.) are 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 Initial Study.

## **8.0 PROJECT ALTERNATIVES**

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, it is unnecessary to consider alternatives given the adequacy of existing measures to mitigate potential significance.



## 9.0 INITIAL REVIEW OF PROJECT CONSISTENCY WITH APPLICABLE 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 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).*

**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.*

**Consistent:** Parcels located within existing and proposed EDRNs would be designated A-I or Residential Ranchette. The proposed land use designations reflect the characteristics and existing land uses within each EDRN. Parcel sizes are generally smaller than surrounding rural agricultural lands, and the predominant land use is rural residential development, although many also support small farms or limited grazing uses.

**Agricultural II (A-II) Land Use Designation Definition:** *This designation applies to acreages of farm lands and agricultural uses located outside Urban, Inner Rural, and Rural Neighborhood areas. General agriculture is permitted, including but not limited to livestock operations, grazing, and beef production as well as more intensive agricultural uses.*

**Consistent:** The proposed Ordinance 661 Consistency Rezone project also involves a Comprehensive Plan amendment to replace the Agricultural (A) and Open and Grazing land use designations with Agriculture II (A-II) and Agriculture Commercial (AC) land use



designations found in the Comprehensive Plan Land Use Element and Agricultural Element. The Agricultural (A) and Open and Grazing designations are older designations from the original 1965 Santa Barbara County General Plan which have been systematically replaced throughout the County.

## 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.*

Consistent: The proposed consistency rezone project would enhance the ability of agricultural land owners to continue, improve and expand agricultural operations. The LUDC zone districts that would replace the existing Ordinance 661 zones allow a broader range of agricultural support uses since many of the agricultural support uses requiring a discretionary permit (e.g. Tier 2 & 3 wineries, vegetable coolers, etc.) are not available under Ordinance 661. Additionally, uniform application of the AG-II and AC land use designations throughout the rural area is consistent with the Comprehensive Plan and Agricultural Element and would simplify the permit process and provide better regulatory consistency and equity for property owners throughout the project area.

***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.*

Consistent: The County of Santa Barbara Land Use Element - Existing Developed Rural Neighborhood (EDRN) boundary line is a planning tool for defining rural neighborhoods which historically developed over time with smaller parcel sizes than the surrounding rural agricultural areas. The proposed project would define new EDRN's within the eastern Santa Maria Valley and retract the existing Tepusquet EDRN to exclude seven parcels which are more characteristic of the rural agricultural lands. These project components would enhance and protect surrounding farmland by prohibiting expansion of pockets of rural residential development.

***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.

Consistent: The proposed project involves regulatory changes that would not adversely affect agricultural land or resources. Limited development of up to 150 additional single family dwellings and residential second units could be facilitated by the proposed new zoning designation. The relatively small size, scale and broad distribution of residential development would not result in adverse impacts to agricultural productivity or facilitate conversion of highly productive agricultural lands.

### **9.3 Housing**

***Housing Element Goal I:*** Promote the development of new housing with a diversity of types, sizes, tenures, densities, and locations in the necessary quantities to meet the needs of all economic segments of the community.

***Housing Element Policy 2.2:*** The County shall promote and facilitate development of farm employee housing on agriculturally zoned land (including single family dwellings, mobile homes, and group quarters such as bunk houses or dormitories). Developers of such projects shall not be limited to farm worker employers.

Consistent: The project would facilitate development of a modest number of housing units throughout the 369,000 acre project area, as a result of adopting new zoning designations with different allowances for primary single family residences on some rural parcels and Residential Second Units on parcels zoned AG-I and RR. Landowners would be afforded new housing opportunities that mirror the uses allowed within EDRNS throughout the County. Further, they would enhance the ability for farm owners and, in some cases, workers to live near the lands they manage.

### **9.4 Zoning: Land Use and Development Code Compliance**

***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.B, Purpose and Intent of the RR Residential Ranchette Zone District:*** The RR zone is applied in the inland area within Urban and Inner Rural areas and within Existing Developed Rural Neighborhoods where low density residential and agricultural uses are appropriate. this zone is intended to preserve the character of an area and to minimize the services required by providing for low density residential development.



Consistent: Parcels in the existing Tepusquet Canyon EDRN and parcels identified for inclusion in the proposed new EDRNs would be rezoned to AG-I and RR (Residential Ranchette). These designations are appropriate for EDRNs since they allow for parcel sizes substantially smaller (all 15 acres or less and most 10 acres or less) than the surrounding large agricultural properties. The primary use on most proposed new EDRN parcels is residential, although many also support small farms, orchards, or limited grazing uses. By identifying and designating the proposed new EDRNs, the County is appropriately applying the RR and AG-I designation consistent with the LUDC definitions.



## 10.0 RECOMMENDATION BY COMPREHENSIVE PLANNING STAFF

### On the basis of the Initial Study, the staff of Comprehensive Planning

- finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- finds that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- finds that although the proposed project could have a significant effect on the environment, because all potential significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Potentially significant unavoidable adverse impact areas:

\_\_\_ With Public Hearing      \_\_\_ Without Public Hearing

David Lackie

Signature

July 12, 2007

Date

David Lackie

Printed Name

For



## 11.0 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: Larry Faussett INITIAL STUDY DATE: 7/13/07  
SIGNATURE: Larry Faussett NEGATIVE DECLARATION DATE: 7/13/07  
SIGNATURE: Dawn Jackie REVISION DATE: 8/28/07  
for Larry Faussett  
SIGNATURE: Larry Faussett FINAL NEGATIVE DECLARATION DATE: 9/26/07

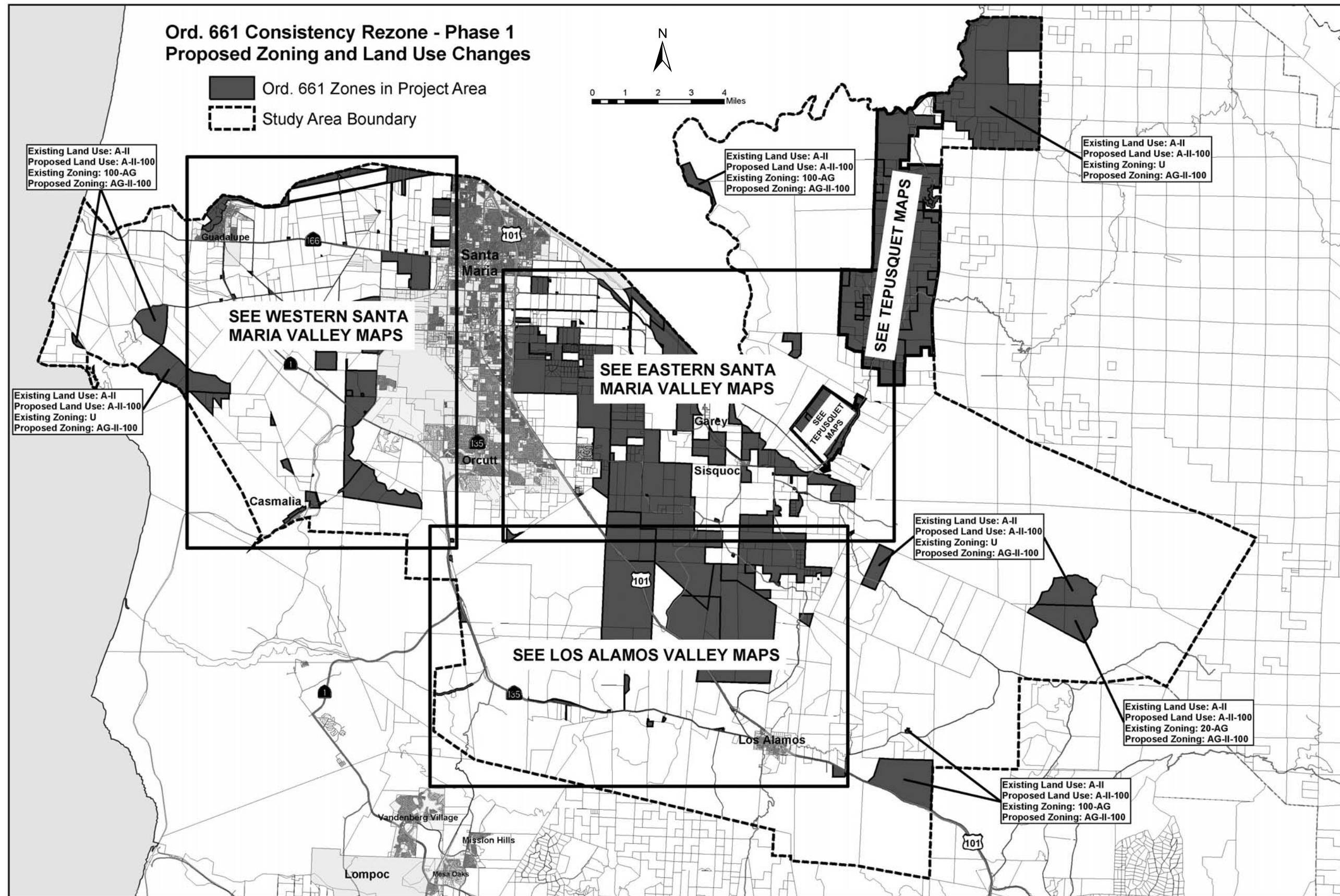


# **Appendix A**

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Project Area Maps





Project Overview and Index to Maps

Source: Santa Barbara County Planning & Development, January 2007.

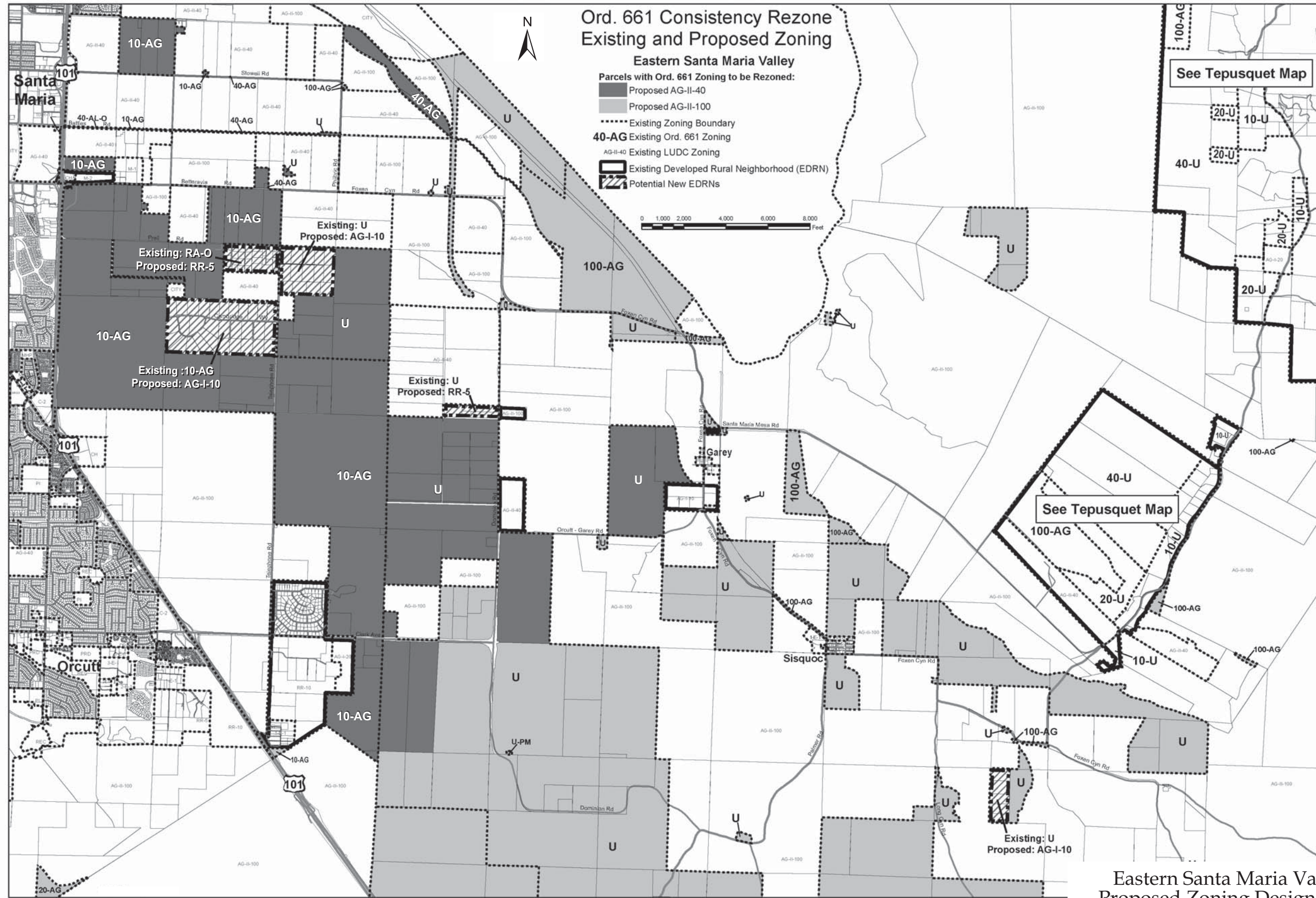








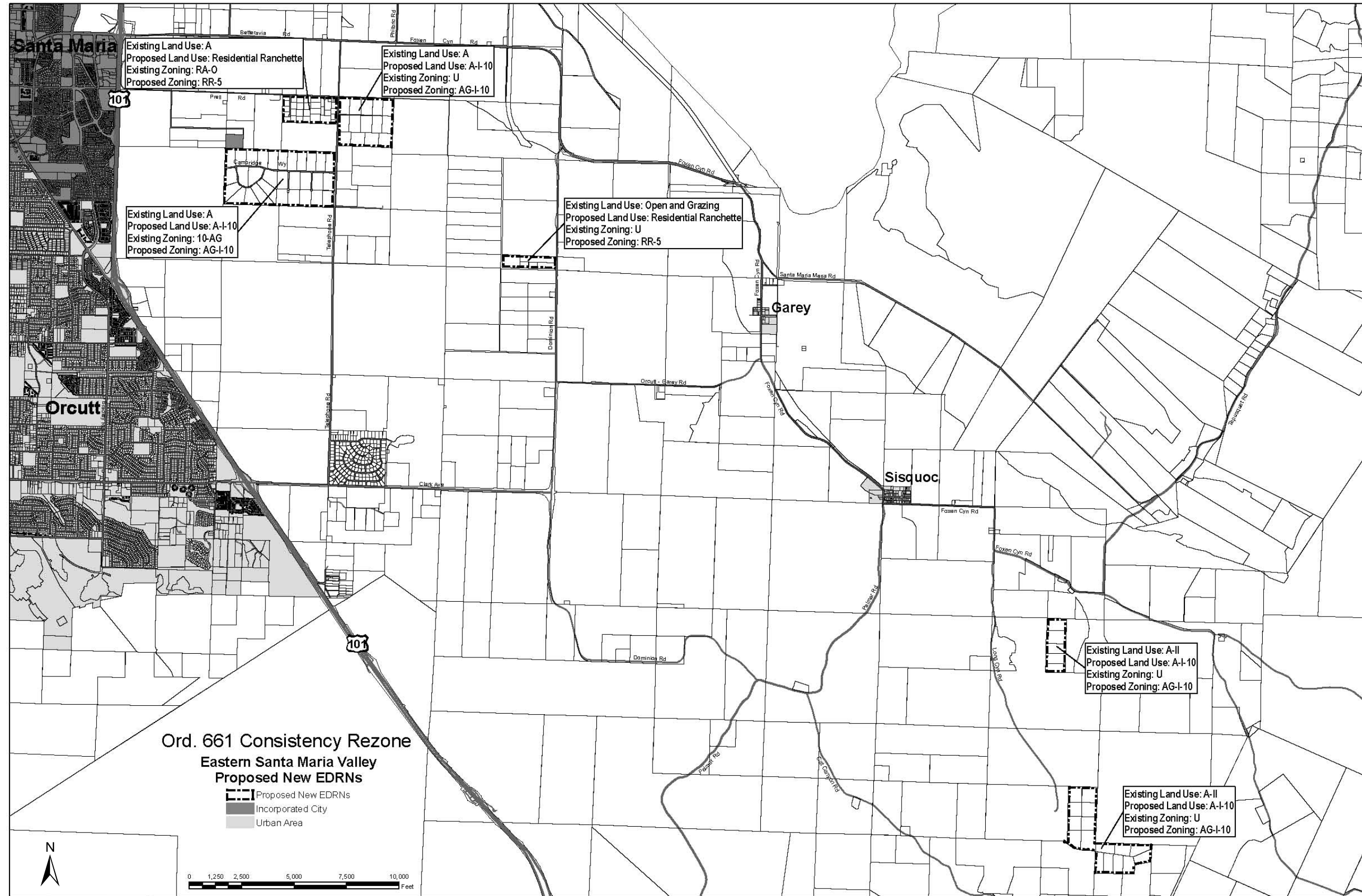




Eastern Santa Maria Valley  
Proposed Zoning Designations

Source: Santa Barbara County Planning & Development, February 2007.



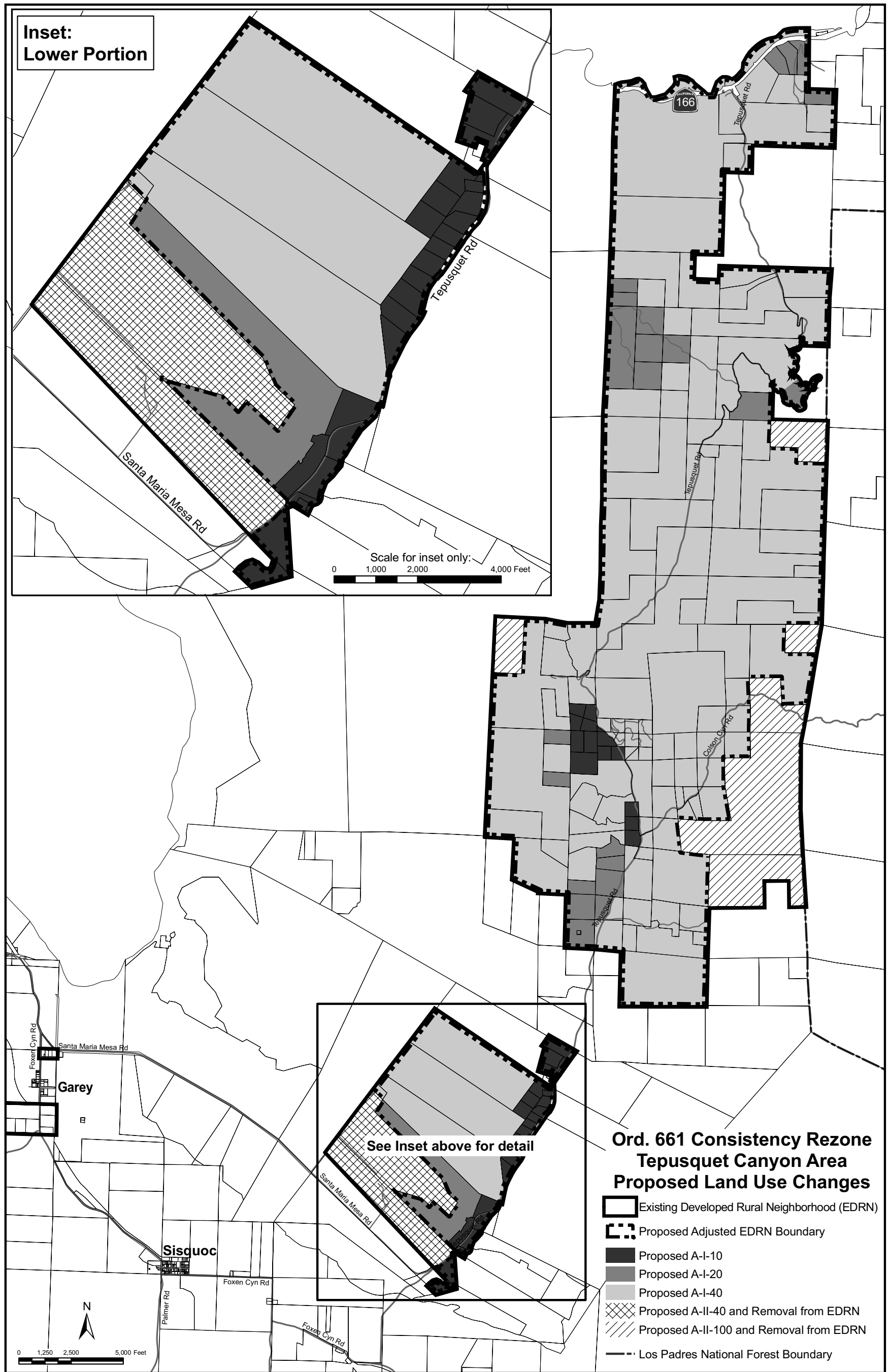


Proposed New EDNRs

Source: Santa Barbara County Planning & Development, January 2007.





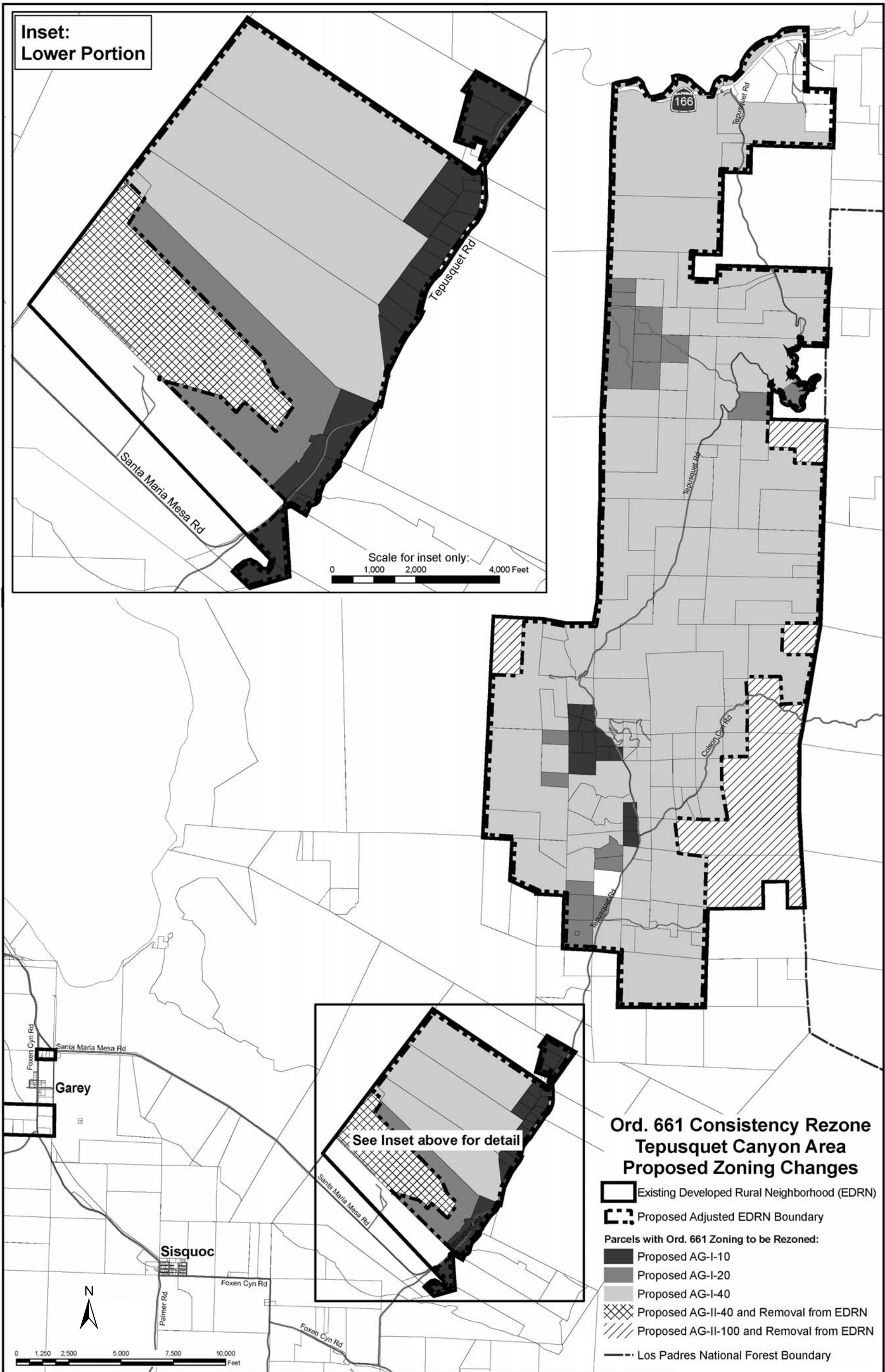


Tepusquet Canyon Area Proposed Land Use Designations

Figure 5



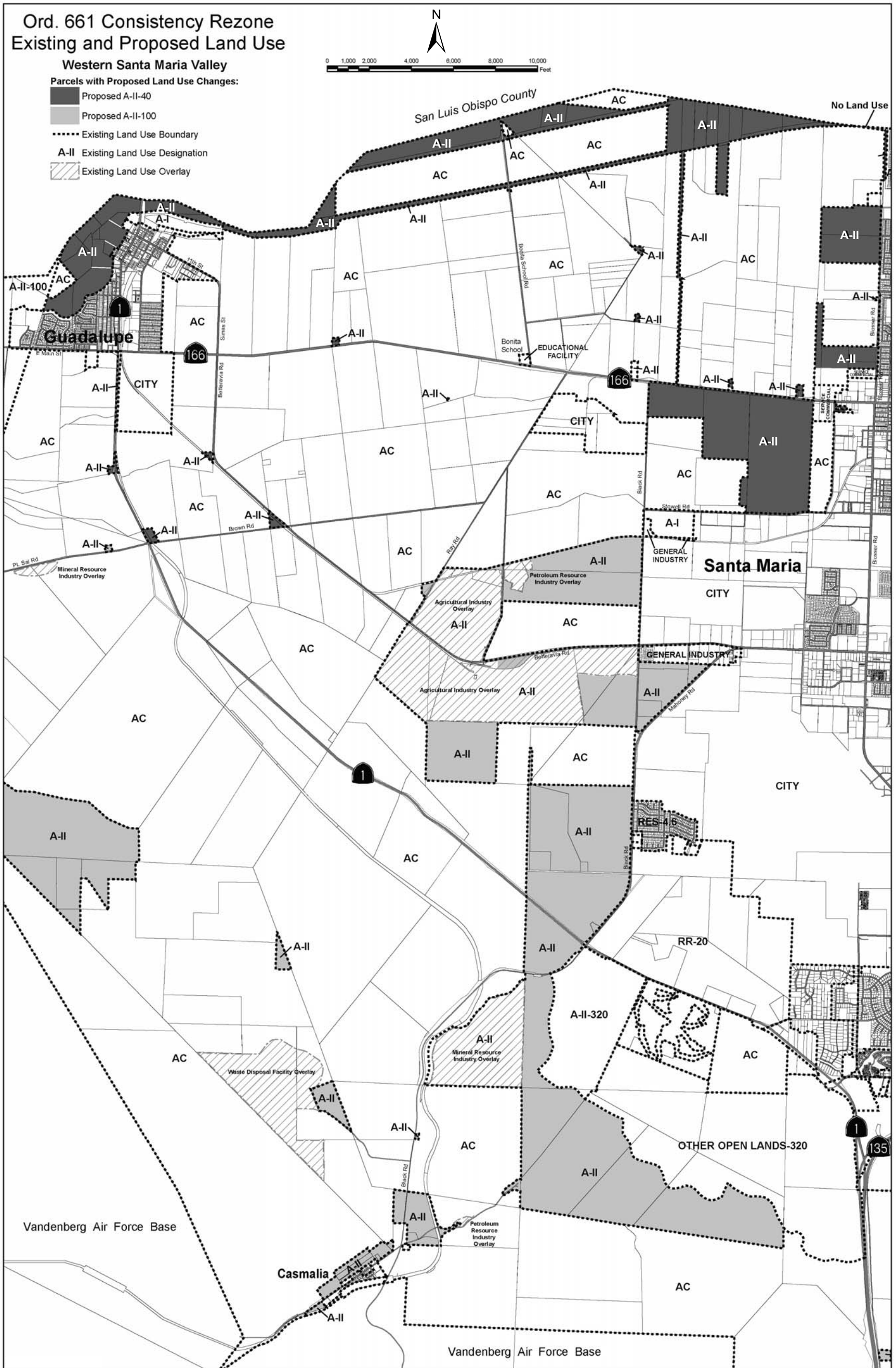




Tepusquet Canyon EDRN Proposed Zoning Designations

Figure 6



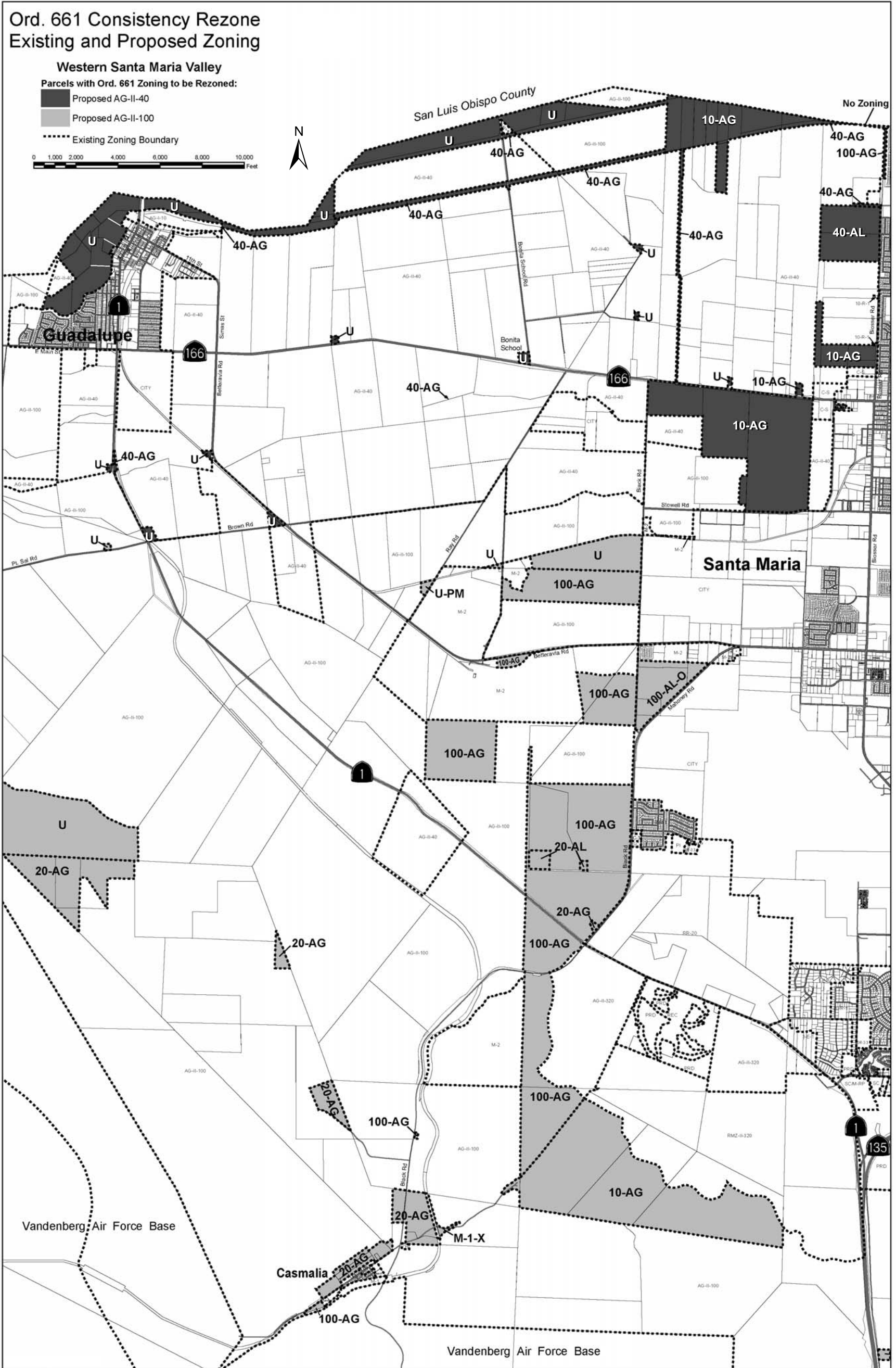


Source: Santa Barbara County Planning & Development, January 2007.

Western Santa Maria Valley Proposed Land Use Designations

Figure 7



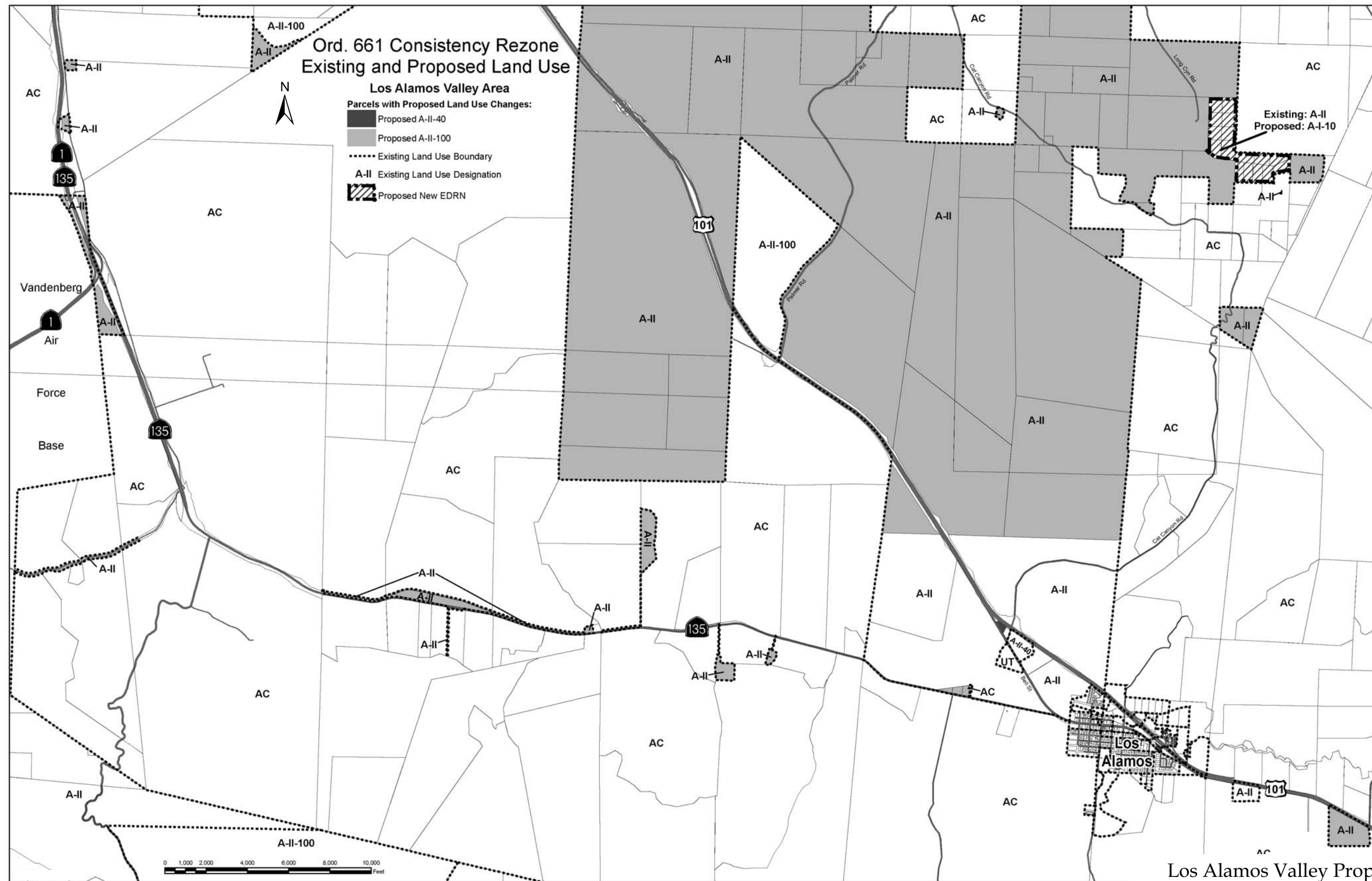


Western Santa Maria Valley Proposed Zoning Designations

Figure 8





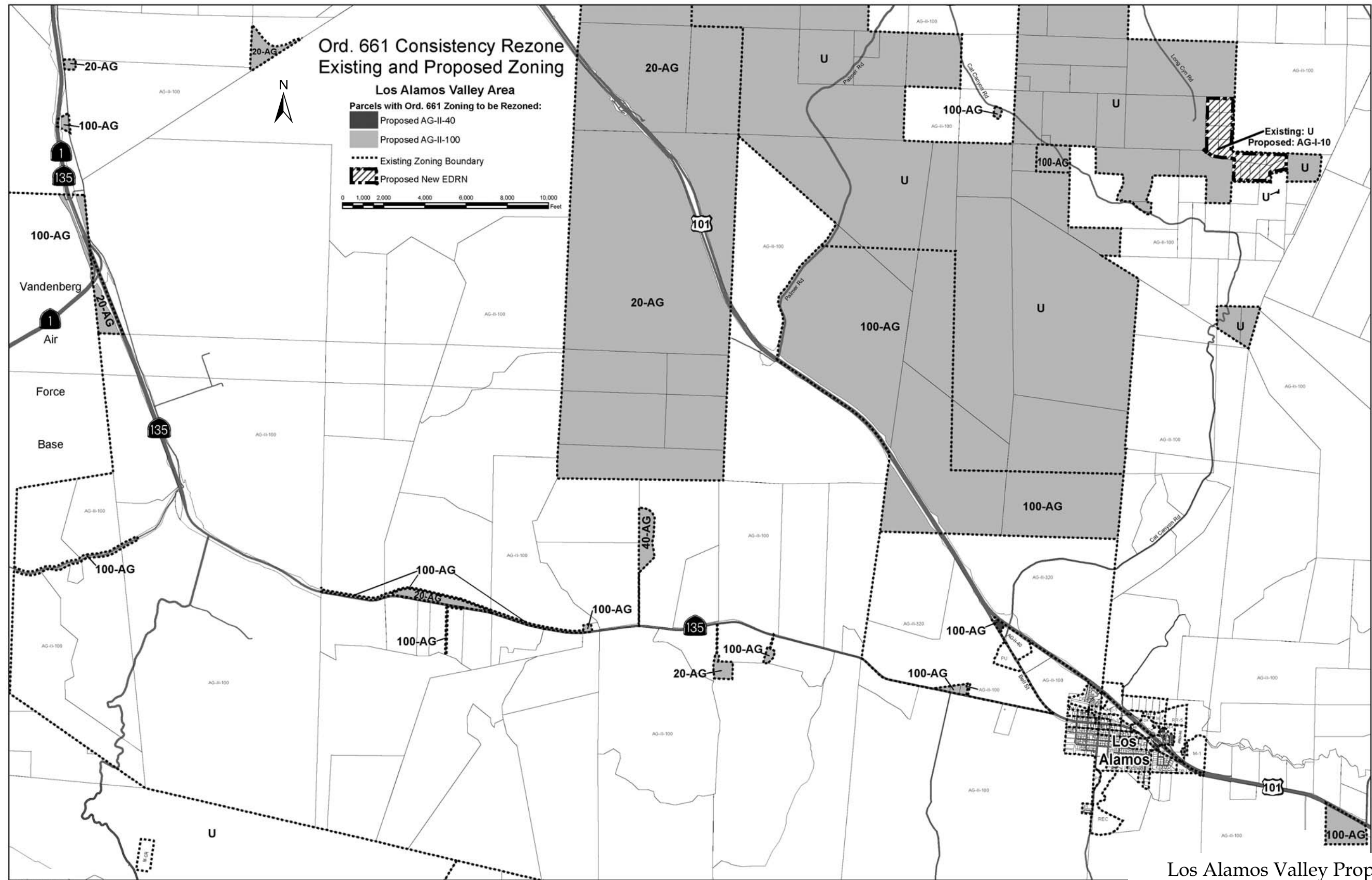


Los Alamos Valley Proposed Land Use Designations

Source: Santa Barbara County Planning & Development, January 2007.

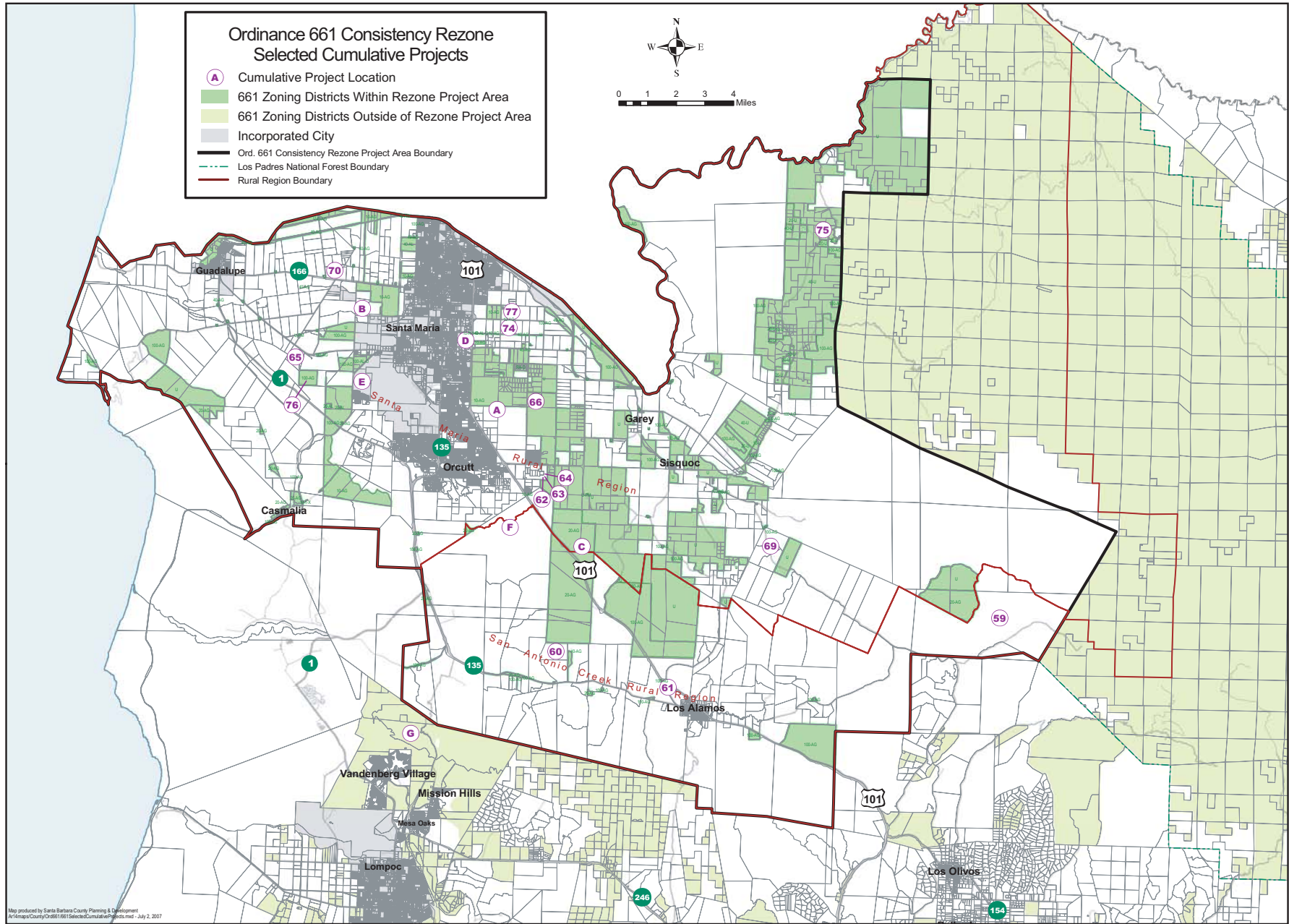






Source: Santa Barbara County Planning & Development, January 2007.





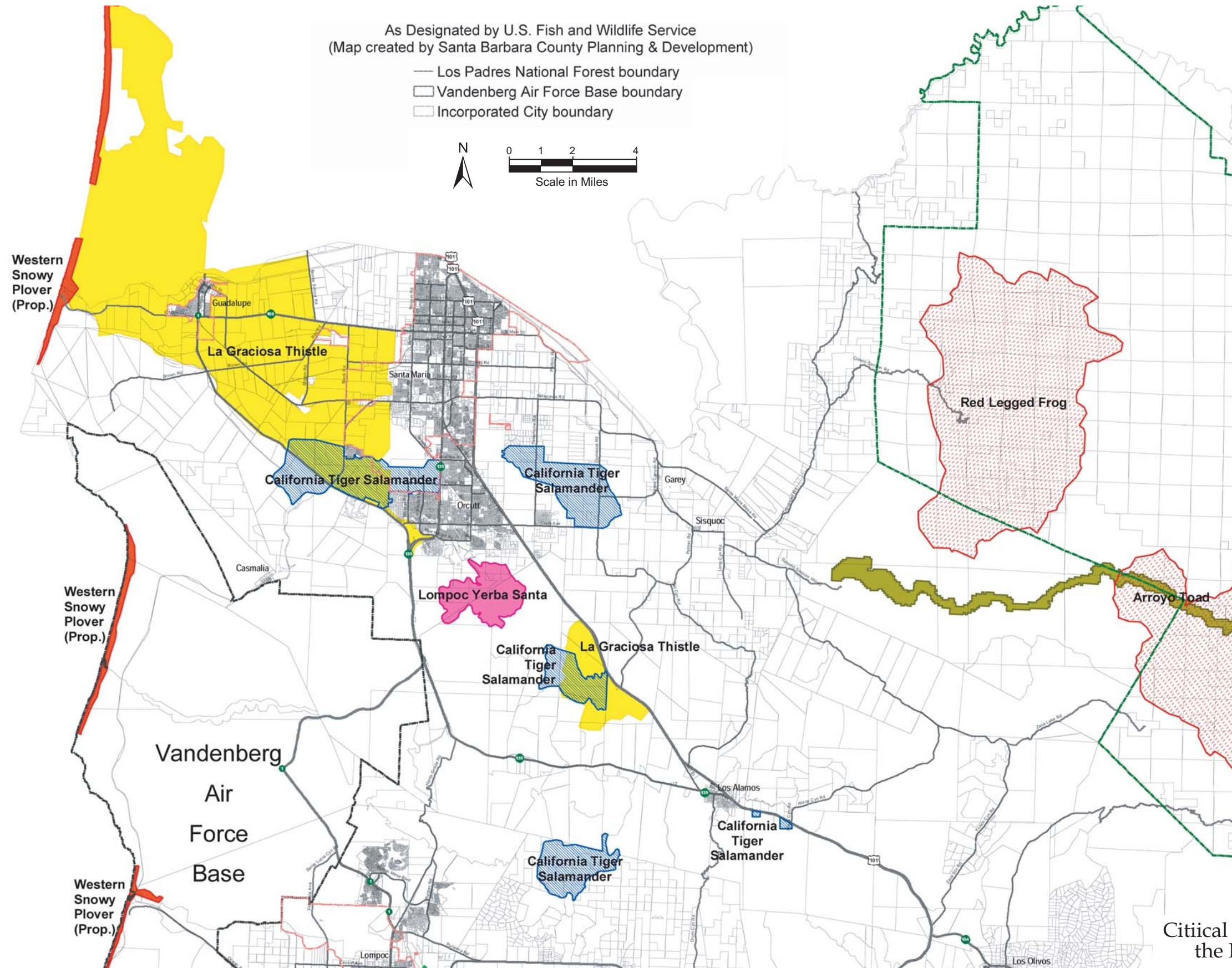
Source: Santa Barbara County Planning & Development, July 2007.

Selected Cumulative Project Location

Figure 11





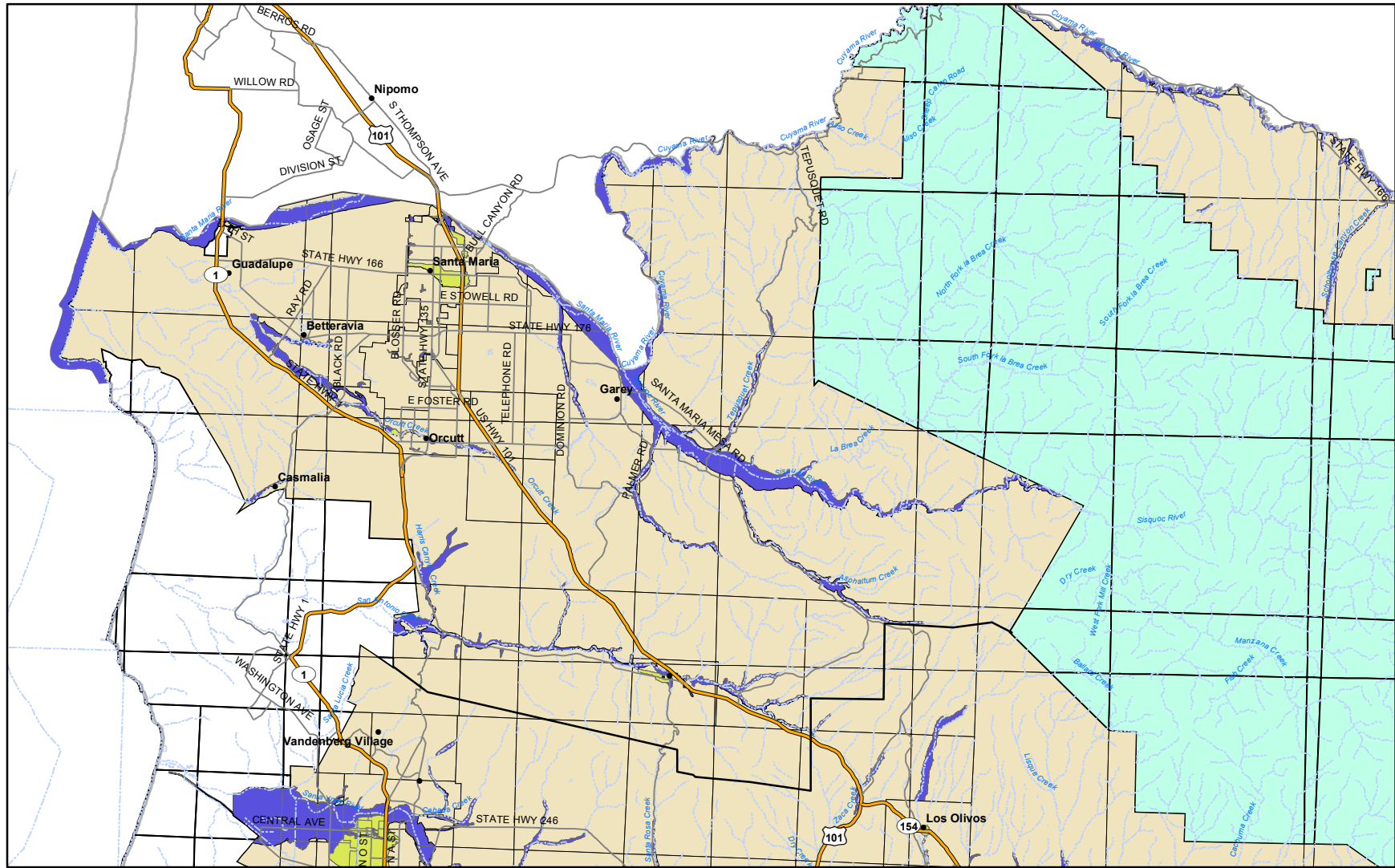


Critical Habitat within the Project Area

Figure 12

Source: Santa Barbara County Planning & Development, February 2007.





Source: Federal Emergency Management Agency Q3 Flood Data, May 1996 and U.S. Bureau of the Census TIGER 2000 data.

- |                                   |  |
|-----------------------------------|--|
| <b>FEMA Flood Zone</b>            | Possible but undetermined Flood Hazards (Zone D) |
| (100-year Floodplain (Zone A))    | Areas outside the 100-year Floodplain (Zone X)   |
| (500-year Floodplain (Zone X500)) | Area not Included (ANI)                          |

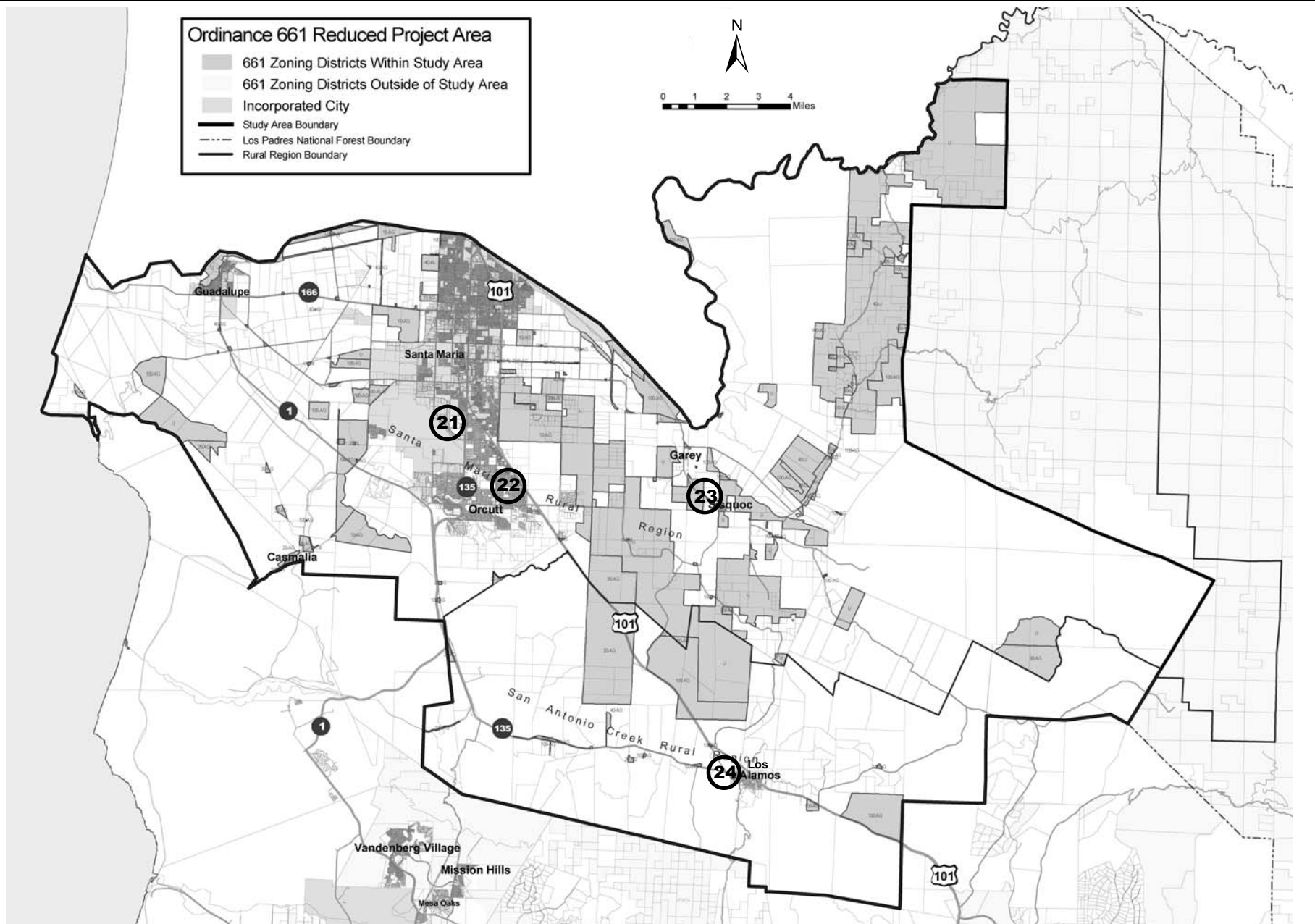


FEMA Floodzone Map

Figure 13









## **Appendix B**

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List of Affected Parcels, with Existing and Proposed  
Land Use and Zoning Designations



## Appendix B

### Ordinance 661 Consistency Rezone Land Use and Zoning Designation Amendments

#### Santa Maria Valley Rural Region and San Antonio Creek Rural Region

APN	Existing Land Use	Proposed Land Use	Existing Zone	Proposed Zone
095-030-010	A-II	A-II-100	100-AG	AG-II-100
099-010-051	A-II	A-II-100	100-AG	AG-II-100
099-020-010	A-II	A-II-100	20-AG	AG-II-100
099-020-011	A-II	A-II-100	20-AG	AG-II-100
099-020-015	A-II	A-II-100	100-AG	AG-II-100
099-030-008	A-II	A-II-100	100-AG	AG-II-100
099-030-031	A-II	A-II-100	20-AG	AG-II-100
099-050-005	A-II	A-II-100	100-AG	AG-II-100
099-050-008	A-II	A-II-100	100-AG	AG-II-100
101-020-010	A	A-II-100	10-AG	AG-II-100
101-020-019	A-II	A-II-100	20-AG	AG-II-100
101-020-041	A-II	A-II-100	20-AG	AG-II-100
101-020-046	A-II	A-II-100	100-AG	AG-II-100
101-030-001	A-II	A-II-100	U	AG-II-100
101-030-002	A-II	A-II-100	U	AG-II-100
101-030-003	A-II	A-II-100	U	AG-II-100
101-030-004	A-II	A-II-100	U	AG-II-100
101-030-006	A-II	A-II-100	U	AG-II-100
101-030-007	A-II	A-II-100	U	AG-II-100
101-030-008	A-II	A-II-100	U	AG-II-100
101-030-009	A-II	A-II-100	U	AG-II-100
101-030-010	A-II	A-II-100	20-AG	AG-II-100
101-030-011	A-II	A-II-100	U	AG-II-100
101-030-013	A-II	A-II-100	20-AG	AG-II-100
101-030-014	A-II	A-II-100	20-AG	AG-II-100
101-030-016	A-II	A-II-100	U	AG-II-100
101-030-017	A-II	A-II-100	U	AG-II-100
101-030-018	A-II	A-II-100	U	AG-II-100
101-030-019	A-II	A-II-100	U	AG-II-100
101-040-003	A-II	A-II-100	U	AG-II-100
101-040-005	A-II	A-II-100	U	AG-II-100
101-040-006	A-II	A-II-100	U	AG-II-100
101-040-007	A-II	A-II-100	U	AG-II-100
101-040-008	A-II	A-II-100	U	AG-II-100
101-040-009	A-II	A-II-100	U	AG-II-100
101-040-011	A-II	A-II-100	U	AG-II-100
101-040-012	A-II	A-II-100	U	AG-II-100
101-040-013	A-II	A-II-100	U	AG-II-100
101-040-014	A-II	A-II-100	U	AG-II-100

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
101-040-017	A-II	A-II-100	U	AG-II-100
101-040-018	A-II	A-II-100	U	AG-II-100
101-040-019	A-II	A-II-100	U	AG-II-100
101-040-020	A-II	A-II-100	U	AG-II-100
101-040-022	A-II	A-II-100	U	AG-II-100
101-040-023	A-II	A-II-100	100-AG	AG-II-100
101-050-003	A-II	A-II-100	U	AG-II-100
101-050-013	A-II	A-II-100	U	AG-II-100
101-050-014	A-II	A-II-100	U	AG-II-100
101-050-038	A-II	A-II-100	U	AG-II-100
101-050-047	A-II	A-II-100	U	AG-II-100
101-060-002	A-II	A-II-100	20-AG	AG-II-100
101-060-046	A-II	A-II-100	U/100-AG	AG-II-100
101-060-051	A-II	A-II-100	100-AG	AG-II-100
101-060-052	A-II	A-II-100	U	AG-II-100
101-060-053	A-II	A-II-100	U	AG-II-100
101-060-054	A-II	A-II-100	U	AG-II-100
101-060-055	A-II	A-II-100	U	AG-II-100
101-060-056	A-II	A-II-100	U	AG-II-100
101-060-057	A-II	A-II-100	100-AG/U	AG-II-100
101-060-058	A-II	A-II-100	100-AG	AG-II-100
101-060-059	A-II	A-II-100	100-AG	AG-II-100
101-060-061	A-II	A-II-100	100-AG/U	AG-II-100
101-060-064	A-II	A-II-100	20-AG	AG-II-100
101-060-065	A-II	A-II-100	20-AG	AG-II-100
101-060-066	A-II	A-II-100	20-AG	AG-II-100
101-060-067	A-II	A-II-100	20-AG	AG-II-100
101-060-068	A-II	A-II-100	20-AG	AG-II-100
101-060-069	A-II	A-II-100	20-AG	AG-II-100
101-060-070	A-II	A-II-100	20-AG	AG-II-100
101-070-001	A-II	A-II-100	U	AG-II-100
101-070-002	A-II	A-II-100	U	AG-II-100
101-070-003	A-II	A-II-100	100-AG	AG-II-100
101-070-004	A-II	A-II-100	U	AG-II-100
101-070-005	A-II	A-II-100	U	AG-II-100
101-070-007	A-II	A-II-100	U	AG-II-100
101-070-008	A-II	A-II-100	U	AG-II-100
101-070-016	A-II	A-II-100	U	AG-II-100
101-070-020	A-II	A-II-100	U	AG-II-100
101-070-021	A-II	A-II-100	U	AG-II-100
101-070-050	A-II	A-II-100	U	AG-II-100
101-080-014	A-II	A-II-100	20-AG	AG-II-100
101-080-018	A-II	A-II-100	100-AG	AG-II-100
101-080-055	A-II	A-II-100	40-AG	AG-II-100
101-080-060	A-II	A-II-100	100-AG	AG-II-100
101-080-061	A-II	A-II-100	100-AG	AG-II-100
101-080-091	A-II	A-II-100	20-AG	AG-II-100
101-090-017	A-II	A-II-100	100-AG	AG-II-100

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
101-090-018	A-II	A-II-100	100-AG	AG-II-100
101-090-019	A-II	A-II-100	100-AG	AG-II-100
101-100-002	A-II	A-II-40	100-AG	AG-II-40
111-020-002	A-II	A-II-100	100-AL-O	AG-II-100
111-020-003	A-II	A-II-100	100-AL-O	AG-II-100
111-020-009	A-II	A-II-100	100-AL-O	AG-II-100
111-020-016	A-II	A-II-100	100-AL-O	AG-II-100
111-130-001	A-II	A-II-100	100-AL-O	AG-II-100
113-010-007	A-II	A-II-100	M-1-X	AG-II-100
113-010-021	A-II	A-II-40	U	AG-II-40
113-010-026	A-II	A-II-40	U	AG-II-40
113-010-027	A-II	A-II-40	U	AG-II-40
113-010-028	A-II	A-II-40	U	AG-II-40
113-010-030	A-II	A-II-100	U-PM	AG-II-100
113-010-034	A-II	A-II-100	U	AG-II-100
113-010-035	A-II	A-II-100	U	AG-II-100
113-030-008	A-II	A-II-40	U	AG-II-40
113-030-010	A-II	A-II-40	U	AG-II-40
113-030-011	A-II	A-II-40	U	AG-II-40
113-030-012	A-II	A-II-40	U	AG-II-40
113-040-010	A-II	A-II-40	40-AG	AG-II-40
113-040-012	A-II	A-II-40	U	AG-II-40
113-040-014	A-II	A-II-40	U	AG-II-40
113-040-015	A-II	A-II-40	U	AG-II-40
113-040-016	A-II	A-II-40	U	AG-II-40
113-040-017	A-II	A-II-40	U	AG-II-40
113-040-018	A-II	A-II-40	U	AG-II-40
113-050-007	EDUCATIONAL FACILITY	A-II-40	U	AG-II-40
113-050-027	A-II	A-II-40	U	AG-II-40
113-050-028	A-II	A-II-40	U	AG-II-40
113-050-034	A-II	A-II-40	U	AG-II-40
113-050-035	A-II	A-II-40	U	AG-II-40
113-050-036	A-II	A-II-40	40-AG	AG-II-40
113-050-037	A-II	A-II-40	U	AG-II-40
113-050-044	A-II	A-II-40	40-AG	AG-II-40
113-050-055	A-II	A-II-40	40-AG	AG-II-40
113-080-009	A-II	A-II-40	U	AG-II-40
113-080-014	A-II	A-II-40	U	AG-II-40
113-080-020	A-II	A-II-40	40-AG	AG-II-40
113-080-021	A-II	A-II-40	U	AG-II-40
113-090-014	A-II	A-II-40	40-AG	AG-II-40
113-100-001	A-II	A-II-40	U	AG-II-40
113-100-005	A-II	A-II-100	U	AG-II-100
113-100-022	A-II	A-II-40	U	AG-II-40
113-100-023	A-II	A-II-40	U	AG-II-40
113-120-008	A-II	A-II-100	U	AG-II-100
113-140-005	A-II	A-II-100	U-PM	AG-II-100

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
113-150-002	A-II	A-II-100	U	AG-II-100
113-150-020	A-II	A-II-100	100-AG	AG-II-100
113-150-022	A-II	A-II-100	100-AG	AG-II-100
113-160-007	A-II	A-II-100	100-AG	AG-II-100
113-170-003	A-II	A-II-100	U	AG-II-100
113-170-004	A-II	A-II-100	U	AG-II-100
113-180-001	A-II	A-II-100	100-AG	AG-II-100
113-190-001	A-II	A-II-100	U	AG-II-100
113-210-004	A-II	A-II-100	100-AG	AG-II-100
113-210-009	A-II	A-II-100	100-AG	AG-II-100
113-210-013	A-II	A-II-100	100-AG	AG-II-100
113-210-015	A-II	A-II-100	100-AG	AG-II-100
113-220-002	A-II	A-II-100	20-AG	AG-II-100
113-220-003	A-II	A-II-100	20-AG	AG-II-100
113-220-004	A-II	A-II-100	20-AG	AG-II-100
113-220-006	A-II	A-II-100	20-AG	AG-II-100
113-220-011	A-II	A-II-100	20-AG	AG-II-100
113-240-003	A-II	A-II-100	100-AG	AG-II-100
113-240-005	A-II	A-II-100	20-AL	AG-II-100
113-240-006	A-II	A-II-100	100-AG	AG-II-100
113-240-007	A-II	A-II-100	20-AG	AG-II-100
113-240-008	A-II	A-II-100	100-AG	AG-II-100
113-240-011	A-II	A-II-100	20-AL	AG-II-100
113-240-013	A-II	A-II-100	100-AG	AG-II-100
113-240-014	A-II	A-II-100	100-AG	AG-II-100
113-250-018	A-II	A-II-100	100-AG	AG-II-100
113-260-004	A-II	A-II-100	20-AG	AG-II-100
113-260-012	A-II	A-II-100	100-AG	AG-II-100
113-260-015	A-II	A-II-100	20-AG	AG-II-100
113-260-017	A-II	A-II-100	20-AG	AG-II-100
113-270-002	A-II	A-II-100	100-AG	AG-II-100
113-270-003	A-II	A-II-100	100-AG	AG-II-100
113-270-005	A-II	A-II-100	10-AG	AG-II-100
113-270-009	A-II	A-II-100	20-AG	AG-II-100
113-270-010	A-II	A-II-100	M-1-X	AG-II-100
113-270-014	A-II	A-II-100	20-AG	AG-II-100
113-270-016	A-II	A-II-100	20-AG	AG-II-100
113-270-017	A-II	A-II-100	20-AG	AG-II-100
113-280-001	A-II	A-II-100	100-AG	AG-II-100
113-280-002	A-II	A-II-100	10-AG	AG-II-100
113-280-005	A-II	A-II-100	10-AG	AG-II-100
113-280-006	A-II	A-II-100	10-AG	AG-II-100
113-290-004	A-II	A-II-100	20-AG	AG-II-100
113-290-005	A-II	A-II-100	20-AG	AG-II-100
113-290-006	A-II	A-II-100	20-AG	AG-II-100
113-290-007	A-II	A-II-100	20-AG	AG-II-100
113-290-008	A-II	A-II-100	20-AG	AG-II-100
115-020-001	A-II	A-II-40	U	AG-II-40



<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
115-020-002	A-II	A-II-40	U	AG-II-40
115-020-003	A-II	A-II-40	U	AG-II-40
115-020-004	A-II	A-II-40	U	AG-II-40
115-020-005	A-II	A-II-40	U	AG-II-40
115-020-017	A-II	A-II-40	U	AG-II-40
115-020-019	A-II	A-II-40	U	AG-II-40
115-020-020	A-II	A-II-40	U	AG-II-40
115-020-021	A-II	A-II-40	U	AG-II-40
115-020-036	A-II	A-II-40	U	AG-II-40
115-091-011	A-II	A-II-40	U	AG-II-40
115-121-001	A-II	A-II-40	U	AG-II-40
117-020-019	A-II	A-II-40	10-AG	AG-II-40
117-020-030	A-II	A-II-40	10-AG	AG-II-40
117-020-031	A-II	A-II-40	10-AG	AG-II-40
117-020-033	A-II	A-II-40	10-AG	AG-II-40
117-020-035	A-II	A-II-40	U/10-AG	AG-II-40
117-020-041	A-II	A-II-40	10-AG	AG-II-40
117-020-042	A-II	A-II-40	10-AG	AG-II-40
117-020-045	A-II	A-II-40	10-AG	AG-II-40
117-020-053	A-II	A-II-40	10-AG	AG-II-40
117-020-054	A-II	A-II-40	10-AG	AG-II-40
117-020-058	A-II	A-II-40	10-AG	AG-II-40
117-020-060	A-II	A-II-40	40-AG	AG-II-40
117-020-062	A-II	A-II-40	10-AG	AG-II-40
117-020-063	A-II	A-II-40	10-AG	AG-II-40
117-020-065	A-II	A-II-40	10-AG	AG-II-40
117-020-069	A-II	A-II-40	10-AG	AG-II-40
117-020-070	A-II	A-II-40	10-AG	AG-II-40
117-020-071	A-II	A-II-40	40-AG	AG-II-40
117-020-074	A-II	A-II-40	U	AG-II-40
117-020-075	A-II	A-II-40	U	AG-II-40
117-020-076	A-II	A-II-40	U	AG-II-40
117-030-021	A-II	A-II-40	40-AL	AG-II-40
117-030-029	A-II	A-II-40	40-AG	AG-II-40
117-030-050	A-II	A-II-40	40-AG	AG-II-40
117-030-055	A-II	A-II-40	100-AG	AG-II-40
117-030-056	A-II	A-II-40	100-AG	AG-II-40
117-030-058	A-II	A-II-40	100-AG	AG-II-40
117-030-060	A-II	A-II-40	40-AL/40-AG	AG-II-40
117-030-086	A-II	A-II-40	100-AG	AG-II-40
117-160-001	A-II	A-II-40	U	AG-II-40
117-160-004	A-II	A-II-40	U	AG-II-40
117-160-005	A-II	A-II-40	U	AG-II-40
117-160-006	A-II	A-II-40	U	AG-II-40
117-160-021	A-II	A-II-40	U	AG-II-40
117-160-035	A-II	A-II-40	U	AG-II-40
117-160-042	A-II	A-II-40	40-AG	AG-II-40
117-160-044	A-II	A-II-40	40-AG	AG-II-40

APN	Existing Land Use	Proposed Land Use	Existing Zone	Proposed Zone
117-160-048	A-II	A-II-40	40-AG	AG-II-40
117-170-005	A-II	A-II-40	10-AG	AG-II-40
117-170-013	A-II	A-II-40	10-AG	AG-II-40
117-170-014	A-II	A-II-40	10-AG	AG-II-40
117-170-052	A-II	A-II-40	10-AG	AG-II-40
117-170-056	A-II	A-II-40	10-AG	AG-II-40
117-170-063	A-II	A-II-40	10-AG	AG-II-40
117-191-001	A-II	A-II-40	10-AG	AG-II-40
117-191-002	A-II	A-II-40	10-AG	AG-II-40
117-191-003	A-II	A-II-40	10-AG	AG-II-40
117-191-005	A-II	A-II-40	10-AG	AG-II-40
117-191-006	A-II	A-II-40	10-AG	AG-II-40
117-191-007	A-II	A-II-40	10-AG	AG-II-40
117-191-012	A-II	A-II-40	10-AG	AG-II-40
117-820-010	A-II	A-II-40	10-AG	AG-II-40
128-001-003	A-II	A-II-40	10-AG	AG-II-40
128-001-005	A-II	A-II-40	40-AG	AG-II-40
128-001-006	A-II	A-II-40	40-AG	AG-II-40
128-001-007	A-II	A-II-100	U	AG-II-100
128-064-002	A-II	A-II-40	10-AG	AG-II-40
128-064-003	A-II	A-II-40	10-AG	AG-II-40
128-064-004	A-II	A-II-40	10-AG	AG-II-40
128-064-005	A-II	A-II-40	10-AG	AG-II-40
128-071-005	A-II	A-II-40	40-AL-O/10-AG/40-AG	AG-II-40
128-091-001	A	A-II-40	10-AG	AG-II-40
128-091-002	A	A-II-40	10-AG	AG-II-40
128-091-003	A	A-II-40	10-AG	AG-II-40
128-091-004	A	A-II-40	10-AG	AG-II-40
128-091-005	A	A-II-40	10-AG	AG-II-40
128-091-006	A	A-II-40	10-AG	AG-II-40
128-091-007	A	A-II-40	10-AG	AG-II-40
128-092-002	A	A-II-40	10-AG	AG-II-40
128-092-003	A	A-II-40	10-AG	AG-II-40
128-092-004	A	A-II-40	10-AG	AG-II-40
128-092-005	A	A-II-40	10-AG	AG-II-40
128-092-006	A	A-II-40	10-AG	AG-II-40
128-092-008	A	A-II-40	10-AG	AG-II-40
128-093-021	A-II	A-II-40	10-AG	AG-II-40
128-093-025	A	A-II-40	10-AG	AG-II-40
128-093-026	A	A-II-40	10-AG	AG-II-40
128-094-005	A-II	A-II-100	U	AG-II-100
128-094-006	A-II	A-II-100	U	AG-II-100
128-094-023	A-II	A-II-40	10-AG	AG-II-40
128-094-026	A-II	A-II-40	10-AG	AG-II-40
128-094-028	A-II	A-II-40	40-AG	AG-II-40
128-094-032	A-II	A-II-100	100-AG	AG-II-100
128-094-033	A-II	A-II-100	100-AG	AG-II-100

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
128-094-035	A-II	A-II-40	40-AG	AG-II-40
128-094-036	A-II	A-II-40	40-AG	AG-II-40
128-094-037	A-II	A-II-40	40-AG	AG-II-40
128-095-005	A-II	A-II-40	40-AG	AG-II-40
128-095-007	A-II	A-II-40	40-AG	AG-II-40
128-096-007	A-II	A-II-40	10-AG	AG-II-40
128-096-008	A-II	A-II-40	10-AG	AG-II-40
128-096-010	A-II	A-II-40	40-AG	AG-II-40
128-097-001	A	A-II-40	AG-II-40	AG-II-40 (No Change)
128-097-002	A	A-II-40	AG-II-40	AG-II-40 (No Change)
129-010-035	A	A-II-40	AG-II-40	AG-II-40 (No Change)
128-097-003	A	A-II-40	10-AG	AG-II-40
128-097-004	A	A-II-40	10-AG	AG-II-40
128-097-005	A	A-II-40	10-AG	AG-II-40
128-097-006	A	A-II-40	10-AG	AG-II-40
128-097-007	A	A-II-40	10-AG	AG-II-40
128-098-001	A	A-II-40	10-AG	AG-II-40
128-098-002	A	A-II-40	10-AG	AG-II-40
128-098-003	A	A-II-40	10-AG	AG-II-40
128-098-005	A	A-II-40	10-AG	AG-II-40
128-099-002	A-II	A-II-40	40-AG/U	AG-II-40
128-099-003	A-II	A-II-40	40-AG	AG-II-40
128-099-010	A-II	A-II-40	U	AG-II-40
128-099-011	A-II	A-II-100	U	AG-II-100
128-099-012	A-II	A-II-100	U	AG-II-100
128-100-014	A	A-II-40	U	AG-II-40
128-100-017	A-II	A-II-100	U	AG-II-100
128-100-023	A-II	A-II-100	U	AG-II-100
128-100-026	A-II	A-II-100	U	AG-II-100
128-101-001	A-II	A-II-100	U	AG-II-100
128-101-002	A-II	A-II-100	U	AG-II-100
128-101-003	A-II	A-II-100	100-AG	AG-II-100
128-101-004	A-II	A-II-100	U	AG-II-100
128-101-007	A-II	A-II-100	100-AG/U	AG-II-100
128-101-008	A-II	A-II-100	100-AG	AG-II-100
128-101-009	A-II	A-II-100	U	AG-II-100
128-101-011	A-II	A-II-100	100-AG	AG-II-100
128-101-018	A-II	A-II-100	U	AG-II-100
129-010-001	A	A-II-40	10-AG	AG-II-40
129-010-007	A	A-II-40	U	AG-II-40
129-010-008	A	A-II-40	10-AG	AG-II-40
129-010-010	A	A-II-40	10-AG	AG-II-40
129-010-011	A	A-II-40	10-AG	AG-II-40
129-010-013	A	A-II-40	10-AG	AG-II-40
129-010-015	A	A-II-40	U	AG-II-40
129-010-018	A	A-II-40	10-AG	AG-II-40
129-010-019	A	A-II-40	10-AG	AG-II-40
129-010-020	A	A-II-40	10-AG	AG-II-40

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
129-010-021	A	A-II-40	10-AG	AG-II-40
129-010-022	A	A-II-40	10-AG	AG-II-40
129-010-023	A	A-II-40	10-AG	AG-II-40
129-010-024	A	A-II-40	10-AG	AG-II-40
129-010-032	A	A-II-40	U	AG-II-40
129-010-033	A	A-II-40	U	AG-II-40
129-010-034	A	A-II-40	U	AG-II-40
129-010-035	A	A-II-40	AG-II-40	AG-II-40
129-010-036	A	A-II-40	U	AG-II-40
129-020-006	A-II	A-II-100	U	AG-II-100
129-020-007	A-II	A-II-100	U	AG-II-100
129-020-013	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-014	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-015	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-017	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-018	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-043	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-045	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-047	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-048	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-050	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-052	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-053	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-054	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-059	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-060	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-030-003	A-II	A-II-100	U	AG-II-100
129-030-004	A-II	A-II-100	U	AG-II-100
129-030-005	A-II	A-II-100	U	AG-II-100
129-030-009	A-II	A-II-100	100-AG	AG-II-100
129-030-012	A-II	A-II-100	100-AG	AG-II-100
129-030-013	A-II	A-II-100	100-AG	AG-II-100
129-030-014	A-II	A-II-100	100-AG	AG-II-100
129-030-015	A-II	A-II-100	100-AG	AG-II-100
129-030-016	A-II	A-II-100	100-AG	AG-II-100
129-030-018	A-II	A-II-100	100-AG	AG-II-100
129-030-019	A-II	A-II-100	100-AG	AG-II-100
129-040-001	A-II	A-II-100	U	AG-II-100
129-040-002	A-II	A-II-100	100-AG	AG-II-100
129-040-003	A-II	A-II-100	100-AG	AG-II-100
129-040-007	A-II	A-II-100	U	AG-II-100
129-050-010	A-II	A-II-100	U	AG-II-100
129-100-005	A-II	A-II-100	U	AG-II-100
129-100-011	A-II	A-II-100	U	AG-II-100
129-100-012	A-II	A-II-100	U	AG-II-100
129-100-019	A-II	A-II-100	U	AG-II-100
129-100-021	A-II	A-II-100	U	AG-II-100
129-100-025	A-II	A-II-100	U	AG-II-100

APN	Existing Land Use	Proposed Land Use	Existing Zone	Proposed Zone
129-100-026	A-II	A-II-100	U	AG-II-100
129-100-032	A-II	A-II-40	U	AG-II-40
129-100-037	A-II	A-II-40	U	AG-II-40
129-110-001	A-II	A-II-100	100-AG	AG-II-100
129-110-004	A-II	A-II-100	100-AG	AG-II-100
129-110-005	A-II	A-II-100	100-AG	AG-II-100
129-110-008	A-II	A-II-100	U	AG-II-100
129-110-013	A-II	A-II-100	U	AG-II-100
129-110-014	A-II	A-II-100	U	AG-II-100
129-110-015	A-II	A-II-100	U	AG-II-100
129-110-016	A-II	A-II-100	U	AG-II-100
129-110-017	A-II	A-II-100	U	AG-II-100
129-110-018	A-II	A-II-100	U	AG-II-100
129-110-020	A-II	A-II-100	U	AG-II-100
129-110-021	A-II	A-II-100	U	AG-II-100
129-110-024	A-II	A-II-100	U	AG-II-100
129-120-010	A	A-II-40	10-AG	AG-II-40
129-120-016	A	A-II-40	10-AG	AG-II-40
129-120-019	A	A-II-40	10-AG	AG-II-40
129-120-025	A	A-II-40	10-AG	AG-II-40
129-120-026	A	A-II-40	10-AG	AG-II-40
129-151-043	A	A-II-40	10-AG	AG-II-40
129-151-044	A-II	A-II-40	10-AG	AG-II-40
129-151-045	A	A-II-40	10-AG	AG-II-40
129-151-046	A	A-II-40	10-AG	AG-II-40
129-151-047	A	A-II-40	10-AG	AG-II-40
129-151-048	A	A-II-40	10-AG	AG-II-40
129-170-005	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-170-006	A-II	A-II-40	U	AG-II-40
129-170-008	A-II	A-II-100	U	AG-II-100
129-170-009	A-II	A-II-100	U	AG-II-100
129-170-010	A-II	A-II-100	U	AG-II-100
129-170-011	A-II	A-II-100	U-PM	AG-II-100
129-170-012	OPEN AND GRAZING	A-II-100	U	AG-II-100
129-170-013	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-170-014	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-170-015	OPEN AND GRAZING	A-II-100	U	AG-II-100
129-170-016	A-II	A-II-100	U	AG-II-100
129-170-023	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-170-025	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-170-027	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-170-028	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-170-029	OPEN AND GRAZING	A-II-100	U	AG-II-100
129-170-030	OPEN AND GRAZING	A-II-100	U	AG-II-100
129-170-031	OPEN AND GRAZING	A-II-100	U	AG-II-100
129-170-032	OPEN AND GRAZING	A-II-100	U	AG-II-100
129-170-033	OPEN AND GRAZING	A-II-100	U	AG-II-100
129-170-034	OPEN AND GRAZING	A-II-100	U	AG-II-100

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
129-180-003	A-II	A-II-100	U	AG-II-100
129-180-004	A-II	A-II-100	U	AG-II-100
129-180-006	A-II	A-II-100	U	AG-II-100
129-180-007	A-II	A-II-100	U	AG-II-100
129-180-008	A-II	A-II-100	U	AG-II-100
129-180-009	A-II	A-II-100	U	AG-II-100
129-180-015	A-II	A-II-100	U	AG-II-100
129-180-018	A-II	A-II-100	U	AG-II-100
129-180-019	A-II	A-II-100	U	AG-II-100
129-180-020	A-II	A-II-100	100-AG	AG-II-100
129-180-021	A-II	A-II-100	100-AG	AG-II-100
129-180-025	A-II	A-II-100	U	AG-II-100
129-180-035	A-II	A-II-100	U	AG-II-100
129-180-036	A-II	A-II-100	U	AG-II-100
129-210-001	A-II	A-II-100	U	AG-II-100
129-210-004	A-II	A-II-100	U	AG-II-100
129-210-005	A-II	A-II-100	U	AG-II-100
129-210-008	A-II	A-II-100	U	AG-II-100
129-210-015	A-II	A-II-100	U	AG-II-100
129-210-020	A-II	A-II-100	U	AG-II-100
129-210-022	A-II	A-II-100	100-AG	AG-II-100
129-210-026	A-II	A-II-100	U	AG-II-100
129-210-028	A-II	AC	100-AG	AG-II-100
129-210-037	A-II	A-II-100	U	AG-II-100
129-220-016	A-II	A-II-100	U	AG-II-100
129-220-017	A-II	A-II-100	U	AG-II-100
129-220-023	A-II	A-II-100	U	AG-II-100
129-220-024	A-II	A-II-100	U	AG-II-100
129-220-034	A-II	A-II-100	U	AG-II-100
129-220-043	A-II	A-II-100	100-AG	AG-II-100
129-260-005	A-II	A-II-100	100-AG	AG-II-100
131-030-003	A-II	A-II-100	U	AG-II-100
131-030-019	A-II	A-II-100	U	AG-II-100
131-030-021	A-II	A-II-100	U	AG-II-100
131-030-022	A-II	A-II-100	U	AG-II-100
131-030-023	A-II	A-II-100	U	AG-II-100
131-030-024	A-II	A-II-100	U	AG-II-100
131-030-038	A-II	A-II-100	U	AG-II-100
131-030-039	A-II	A-II-100	U	AG-II-100
131-030-040	A-II	A-II-100	U	AG-II-100
131-030-042	A-II	A-II-100	U	AG-II-100
131-030-043	A-II	A-II-100	U	AG-II-100
131-030-045	A-II	A-II-100	U	AG-II-100
131-030-047	A-II	A-II-100	U	AG-II-100
131-030-048	A-II	A-II-100	U	AG-II-100
131-030-049	A-II	A-II-100	U	AG-II-100
131-030-051	A-II	A-II-100	U	AG-II-100
131-030-052	A-II	A-II-100	U	AG-II-100

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
131-050-013	A-II	A-II-100	100-AG	AG-II-100
131-070-003	A-II	A-II-100	U	AG-II-100
131-070-004	A-II	A-II-100	U	AG-II-100
131-070-005	A-II	A-II-100	U	AG-II-100
131-070-006	A-II	A-II-100	U	AG-II-100
131-070-007	A-II	A-II-100	U	AG-II-100
131-070-008	A-II	A-II-100	U	AG-II-100
131-070-009	A-II	A-II-100	U	AG-II-100
131-070-031	A-II	A-II-100	U	AG-II-100
131-070-032	A-II	A-II-100	U	AG-II-100
131-070-035	A-II	A-II-100	U	AG-II-100
131-070-037	A-II	A-II-100	U	AG-II-100
131-070-038	A-II	A-II-100	U	AG-II-100
131-070-039	A-II	A-II-100	U	AG-II-100
131-130-002	A-II	A-II-100	U	AG-II-100
131-130-012	A-II	A-II-100	U	AG-II-100
131-130-013	A-II	A-II-100	U	AG-II-100
131-130-014	A-II	A-II-100	U	AG-II-100
131-130-015	A-II	A-II-100	U	AG-II-100
131-150-011	A-II	A-II-100	100-AG	AG-II-100
131-190-017	A-II	A-II-100	U	AG-II-100
133-140-007	A-II	A-II-100	100-AG	AG-II-100
133-050-011	A-II	A-II-100	U	AG-II-100
133-050-015	A-II	A-II-100	U	AG-II-100
133-070-001	A-II	A-II-100	100-AG	AG-II-100
133-070-004	A-II	A-II-100	U	AG-II-100
133-080-004	A-II	A-II-100	20-AG	AG-II-100
133-080-005	A-II	A-II-100	20-AG	AG-II-100
133-100-028	A-II	A-II-100	100-AG	AG-II-100
133-140-005	A-II	A-II-100	100-AG	AG-II-100
099-010-003	A-II	A-II-100	100-AG	AG-II-100
099-010-004	A-II	A-II-100	100-AG	AG-II-100
129-260-007	A-II-100	A-II-40	100-AG	AG-II-40
131-090-023	A-II-100	A-II-100	100-AG	AG-II-100
131-090-033	A-II-100	A-II-100	100-AG	AG-II-100
131-090-034	A-II-100	A-II-100	100-AG	AG-II-100
131-090-077	A-II-100	A-II-100	100-AG	AG-II-100
131-210-031	A-II-100	A-II-100	100-AG	AG-II-100
131-220-011	A-II-100	A-II-100	100-AG	AG-II-100

**Tepusquet Canyon EDRN**

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
129-220-021	A-I(10-40)	A-I-10	10-U	AG-I-10
129-220-047	A-I(10-40)	A-I-10	10-U	AG-I-10
129-220-048	A-I(10-40)	A-I-10	10-U	AG-I-10
129-250-001	A-I(10-40)	A-I-10	10-U	AG-I-10
129-250-002	A-I(10-40)	A-I-10	10-U	AG-I-10
129-250-003	A-I(10-40)	A-I-10	10-U	AG-I-10
129-250-004	A-I(10-40)	A-I-10	10-U	AG-I-10
129-250-005	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-009	A-I(10-40)	A-I-40	40-U/10-U	AG-I-40
129-260-010	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-011	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-012	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-013	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-014	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-015	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-016	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-017	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-019	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-020	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-021	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-022	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-025	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-026	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-027	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-028	A-I(10-40)	A-I-40	40-U	AG-I-40
129-260-029	A-I(10-40)	A-I-40	40-U	AG-I-40
129-260-030	A-I(10-40)	A-I-40	40-U/10-U	AG-I-40
129-260-031	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-032	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-033	A-I(10-40)	A-I-20	20-U/10-U	AG-I-20
131-090-011	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-012	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-013	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-024	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-025	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-027	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-028	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-030	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-031	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-032	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-039	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-040	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-043	A-I(10-40)	A-I-10	10-U	AG-I-10
131-090-044	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-046	A-I(10-40)	A-I-40	40-U	AG-I-40



**Tepusquet Canyon EDRN**

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
131-090-047	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-048	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-052	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-053	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-054	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-057	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-059	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-061	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-062	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-063	A-I(10-40)	A-I-10	10-U	AG-I-10
131-090-064	A-I(10-40)	A-I-10	10-U	AG-I-10
131-090-065	A-I(10-40)	A-I-10	10-U	AG-I-10
131-090-066	A-I(10-40)	A-I-10	10-U	AG-I-10
131-090-067	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-069	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-070	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-073	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-074	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-075	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-076	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-078	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-079	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-080	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-081	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-082	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-083	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-084	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-085	A-I(10-40)	A-I-40	40-U	AG-I-40
131-141-001	A-I(10-40)	A-I-40	40-U	AG-I-40
131-141-002	A-I(10-40)	A-I-20	20-U	AG-I-20
131-141-003	A-I(10-40)	A-I-40	40-U	AG-I-40
131-141-004	A-I(10-40)	A-I-20	20-U	AG-I-20
131-141-006	A-I(10-40)	A-I-10	10-U	AG-I-10
131-141-058	A-I(10-40)	A-I-40	40-U	AG-I-40
131-141-059	A-I(10-40)	A-I-40	40-U	AG-I-40
131-141-060	A-I(10-40)	A-I-40	40-U	AG-I-40
131-141-068	A-I(10-40)	A-I-10	10-U	AG-I-10
131-141-069	A-I(10-40)	A-I-10	10-U	AG-I-10
131-150-003	A-I(10-40)	A-I-40	40-U	AG-I-40
131-180-001	A-I(10-40)	A-I-40	40-U	AG-I-40
131-180-005	A-I(10-40)	A-I-20	20-U	AG-I-20
131-180-006	A-I(10-40)	A-I-20	20-U	AG-I-20
131-180-007	A-I(10-40)	A-I-40	40-U	AG-I-40
131-180-008	A-I(10-40)	A-I-20	20-U	AG-I-20
131-180-009	A-I(10-40)	A-I-40	40-U	AG-I-40
131-180-010	A-I(10-40)	A-I-40	40-U	AG-I-40

**Tepusquet Canyon EDRN**

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
131-180-011	A-I(10-40)	A-I-40	40-U	AG-I-40
131-180-012	A-I(10-40)	A-I-40	40-U/20-U	AG-I-40
131-190-001	A-I(10-40)	A-I-40	40-U	AG-I-40
131-190-002	A-I(10-40)	A-I-40	40-U	AG-I-40
131-190-003	A-I(10-40)	A-I-40	40-U	AG-I-40
131-190-004	A-I(10-40)	A-I-40	40-U	AG-I-40
131-190-005	A-I(10-40)	A-I-40	40-U	AG-I-40
131-190-013	A-I(10-40)	A-I-40	40-U	AG-I-40
131-190-014	A-I(10-40)	A-I-40	40-U	AG-I-40
131-190-016	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-001	A-I(10-40)	A-I-20	20-U	AG-I-20
131-200-002	A-I(10-40)	A-I-20	20-U	AG-I-20
131-200-003	A-I(10-40)	A-I-40	40-U/20-U	AG-I-40
131-200-004	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-005	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-008	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-009	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-010	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-011	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-012	A-I(10-40)	A-I-20	20-U	AG-I-20
131-200-013	A-I(10-40)	A-I-20	20-U/40-U	AG-I-20
131-200-014	A-I(10-40)	A-I-20	20-U	AG-I-20
131-200-015	A-I(10-40)	A-I-20	20-U	AG-I-20
131-200-016	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-018	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-019	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-021	A-I(10-40)	A-I-20	20-U	AG-I-20
131-200-022	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-023	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-024	A-I(10-40)	A-I-20	20-U	AG-I-20
131-200-025	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-026	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-027	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-028	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-029	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-030	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-001	A-I(10-40)	A-I-10	10-U	AG-I-10
131-210-002	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-003	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-004	A-I(10-40)	A-I-10	10-U	AG-I-10
131-210-005	A-I(10-40)	A-I-10	10-U/40-U	AG-I-10
131-210-006	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-007	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-008	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-009	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-010	A-I(10-40)	A-I-40	40-U	AG-I-40

**Tepusquet Canyon EDRN**

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
131-210-011	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-012	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-013	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-014	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-015	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-016	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-017	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-018	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-019	A-I(10-40)	A-I-10	10-U	AG-I-10
131-210-020	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-021	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-022	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-023	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-024	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-025	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-026	A-I(10-40)	A-I-10	10-U	AG-I-10
131-210-027	A-I(10-40)	A-I-10	10-U	AG-I-10
131-210-028	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-029	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-030	A-I(10-40)	A-I-40	40-U	AG-I-40
131-220-001	A-I(10-40)	A-I-20	20-U	AG-I-20
131-220-002	A-I(10-40)	A-I-20	20-U	AG-I-20
131-220-003	A-I(10-40)	A-I-20	20-U	AG-I-20
131-220-005	A-I(10-40)	A-I-20	20-U	AG-I-20
131-220-006	A-I(10-40)	A-I-40	40-U	AG-I-40
131-220-007	A-I(10-40)	A-I-40	40-U/20-U	AG-I-40
131-220-008	A-I(10-40)	A-I-40	40-U	AG-I-40
131-220-009	A-I(10-40)	A-I-40	40-U/10-U	AG-I-40
131-220-010	A-I(10-40)	A-I-40	40-U	AG-I-40
131-220-013	A-I(10-40)	A-I-40	40-U	AG-I-40
131-220-014	A-I(10-40)	A-I-40	40-U	AG-I-40
131-220-015	A-I(10-40)	A-I-40	40-U	AG-I-40
131-220-016	A-I(10-40)	A-I-40	40-U	AG-I-40
131-220-017	A-I(10-40)	A-I-40	40-U	AG-I-40
131-220-018	A-I(10-40)	A-I-40	40-U	AG-I-40
129-220-045	A-I(10-40)	A-I-10	10-U	AG-I-10
131-190-018	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-017	A-I(10-40)	A-I-20	20-U	AG-I-20

**Dominion Road EDRN**

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
129-020-019	Open & Grazing	Residential Ranchette	U	RR-5
129-020-027	Open & Grazing	Residential Ranchette	U	RR-5
129-020-029	Open & Grazing	Residential Ranchette	U	RR-5
129-020-033	Open & Grazing	Residential Ranchette	U	RR-5
129-020-034	Open & Grazing	Residential Ranchette	U	RR-5

**East Valley Farms EDRN**

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
129-240-001	Agriculture	A-I-10	10-AG	AG-I-10
129-240-002	Agriculture	A-I-10	10-AG	AG-I-10
129-240-003	Agriculture	A-I-10	10-AG	AG-I-10
129-240-004	Agriculture	A-I-10	10-AG	AG-I-10
129-240-005	Agriculture	A-I-10	10-AG	AG-I-10
129-240-006	Agriculture	A-I-10	10-AG	AG-I-10
129-240-007	Agriculture	A-I-10	10-AG	AG-I-10
129-240-008	Agriculture	A-I-10	10-AG	AG-I-10
129-240-009	Agriculture	A-I-10	10-AG	AG-I-10
129-240-010	Agriculture	A-I-10	10-AG	AG-I-10
129-240-011	Agriculture	A-I-10	10-AG	AG-I-10
129-240-012	Agriculture	A-I-10	10-AG	AG-I-10
129-240-013	Agriculture	A-I-10	10-AG	AG-I-10
129-240-014	Agriculture	A-I-10	10-AG	AG-I-10
129-240-015	Agriculture	A-I-10	10-AG	AG-I-10
129-240-016	Agriculture	A-I-10	10-AG	AG-I-10
129-240-018	Agriculture	A-I-10	10-AG	AG-I-10
129-240-021	Agriculture	A-I-10	10-AG	AG-I-10
129-240-022	Agriculture	A-I-10	10-AG	AG-I-10
129-240-023	Agriculture	A-I-10	10-AG	AG-I-10
129-240-024	Agriculture	A-I-10	10-AG	AG-I-10
129-240-025	Agriculture	A-I-10	10-AG	AG-I-10
129-240-026	Agriculture	A-I-10	10-AG	AG-I-10
129-240-027	Agriculture	A-I-10	10-AG	AG-I-10
129-240-028	Agriculture	A-I-10	10-AG	AG-I-10
129-240-029	Agriculture	A-I-10	10-AG	AG-I-10
129-240-030	Agriculture	A-I-10	10-AG	AG-I-10
129-240-031	Agriculture	A-I-10	10-AG	AG-I-10
129-240-032	Agriculture	A-I-10	10-AG	AG-I-10
129-240-037	Agriculture	A-I-10	10-AG	AG-I-10
129-240-038	Agriculture	A-I-10	10-AG	AG-I-10

**Long Canyon Road EDRN**

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
101-050-033	A-II	A-I-10	U	AG-I-10
101-050-021	A-II	A-I-10	U	AG-I-10
101-050-022	A-II	A-I-10	U	AG-I-10
101-050-023	A-II	A-I-10	U	AG-I-10
101-050-024	A-II	A-I-10	U	AG-I-10
101-050-027	A-II	A-I-10	U	AG-I-10
101-050-028	A-II	A-I-10	U	AG-I-10
101-050-034	A-II	A-I-10	U	AG-I-10
101-050-037	A-II	A-I-10	U	AG-I-10
101-070-042	A-II	A-I-10	U	AG-I-10
101-070-043	A-II	A-I-10	U	AG-I-10
101-070-044	A-II	A-I-10	U	AG-I-10
101-070-045	A-II	A-I-10	U	AG-I-10
101-070-046	A-II	A-I-10	U	AG-I-10
101-070-047	A-II	A-I-10	U	AG-I-10
101-070-048	A-II	A-I-10	U	AG-I-10
101-070-049	A-II	A-I-10	U	AG-I-10

**Olivera Canyon Road EDRN**

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
101-050-030	A-II	A-I-10	U	AG-I-10
101-050-031	A-II	A-I-10	U	AG-I-10
101-050-032	A-II	A-I-10	U	AG-I-10
101-050-040	A-II	A-I-10	U	AG-I-10
101-050-041	A-II	A-I-10	U	AG-I-10

**Prell Road East Road EDRN**

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
129-010-027	A	A-I-10	U	AG-I-10
129-010-028	A	A-I-10	U	AG-I-10
129-010-029	A	A-I-10	U	AG-I-10
129-010-030	A	A-I-10	U	AG-I-10
128-100-005	Agriculture	A-I-10	U	AG-I-10
128-100-006	Agriculture	A-I-10	U	AG-I-10
128-100-007	Agriculture	A-I-10	U	AG-I-10
128-100-009	Agriculture	A-I-10	U	AG-I-10
128-100-010	Agriculture	A-I-10	U	AG-I-10
128-100-011	Agriculture	A-I-10	U	AG-I-10
128-100-012	Agriculture	A-I-10	U	AG-I-10
128-100-013	Agriculture	A-I-10	U	AG-I-10
128-100-032	Agriculture	A-I-10	U	AG-I-10
128-100-033	Agriculture	A-I-10	U	AG-I-10

**Prell Road West EDRN**

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
128-098-006	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-007	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-008	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-009	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-010	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-011	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-012	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-013	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-014	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-015	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-016	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-017	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-018	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-019	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-020	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-021	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-022	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-024	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-025	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-026	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-027	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-028	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-029	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-030	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-031	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-032	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-033	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-034	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-035	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-037	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-038	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-039	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-040	Agriculture	Residential Ranchette	RA-O	RR-5

## **Appendix C**

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Land Use and Permit Comparison:  
Ordinance 661 vs. Ag-II-Zone





## LAND USE AND PERMIT COMPARISON: Ord. 661 (AG, AL, U ZONES) vs. LUDC (AG-II ZONE)

The table below identifies the land uses *currently* available to a property owner for land zoned U, AG or AL under Ordinance 661 compared to land uses available in the AG-II zone under 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	Use only allowed in this zone district
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Permit Types: E = Exempt, P = Permitted Use, MCUP = Minor Conditional Use Permit, CUP = Major Conditional Use Permit

**TABLE COMPARING AGRICULTURAL ZONES FROM ORDINANCE 661 AND the LUDC**

Land Use	Ordinance 661			LUDC
	AG	AL	U	AG-II
<b>Uses allowed without a permit</b>				
The growing of plants (exclusive of structures)	E	E	E	E
Raising and keeping of animals (exclusive of structures)	E	E	E	E
Sale of agricultural products	E	E	Not allowed	E
Aquaculture (exclusive of structures)	P	P	P	CUP
<b>Uses Permitted with a Land Use Permit</b>				
Single-family dwelling or mobile home on a foundation system	P	P	P	P
Guest house	P	P	P	P
Artist studio	P	P	P	P
Farm labor camp, boarding, lodging house for employees working <i>on premises</i>	P	Not allowed	Not allowed	CUP
Farm employee housing (up to 4 units)	P	P	Not allowed	MCUP**
Residential Agricultural Unit (RAU) on Williamson Act land, clustered	Not allowed under Ordinance 661			P
Winery (Tier 1 winery)	P			P
Commercial boarding of animals and riding stable, or riding arena	P	Not allowed		P
Greenhouses (require a DP if 20,000 SF or more)	Permitted if under 300 sf			P
Animal hospital	P	Not allowed	Not allowed	P
Onshore oil exploration and production	P	Not allowed	P	P
Private kennel	P	P	P	P
Public kennel	Not allowed under Ordinance 661			P
Special care home, large	P	P	P	P
Special care home, small	P	P	P	P
Excavation or quarrying of building or construction material	P	P	P	P
Uses, buildings and structures accessory and customarily incidental to the above uses	P	P	P	P

Land Use	Ordinance 661			LUDC
	AG	AL	U	AG-II
<b>Uses Permitted with a Major Conditional Use Permit<sup>1</sup></b>				
Facility for the sorting, cleaning, packing, freezing, storage of horticultural & agricultural produce in their natural form from off-premises	Not allowed under Ordinance 661			CUP
Sorting, cleaning, breaking and storing of abalone shells	Not allowed under Ordinance 661			CUP
Agricultural Industry Overlay (AIO)	Not allowed under Ordinance 661			CUP
Family care home, large	Not allowed under Ordinance 661			CUP
Guest ranch	Not allowed under Ordinance 661			CUP
Recreational facilities (camps, hostels)	Not allowed under Ordinance 661			CUP
Rifle range	Not allowed under Ordinance 661			CUP
Shooting farm, duck	Not allowed under Ordinance 661			CUP
Trout Farm	Not allowed under Ordinance 661			CUP
Onshore oil & gas treatment & processing	Not allowed under Ordinance 661			CUP
Commercial livestock feed yard	Not allowed under Ordinance 661			CUP
<b>Uses Permitted with a Minor Conditional Use Permit</b>				
Commercial composting facility	Not allowed under Ordinance 661			MCUP
Residential Agricultural Unit (RAU) on Williamson Act land, remote site	Not allowed under Ordinance 661			MCUP

\*\* Use is being evaluated by the Process Improvement Oversight Committee for a permit level similar to the level under Ordinance 661

**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.

<sup>1</sup> Conditional use may previously have been permitted in Ordinance 661 prior to 1984.

## **Appendix D**

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### Cumulative Projects List



## Cumulative Project List Criteria

The main determinant for purposes of inclusion and evaluation in this Cumulative Impact Analysis is whether an individual project, program, policy initiative, or conceptual future project is considered a closely related project with respect to the proposed Ordinance 661 Consistency Rezone Project (CEQA Guidelines 15355(b)). Factors applied in deciding whether to include or exclude a particular policy, program, project, or annexation from evaluation include:

- Is the project geographically related to the Ordinance 661 project (i.e., have the potential to affect similar resources in the rural area);
- whether or not the program, project, or item is a past, present, and reasonably foreseeable future matter;
- whether or not the development potential for a project/program/item is known, unknown, and/or speculative;
- whether or not the project description is sufficiently defined for consideration purposes;
- whether or not the timing for implementation of the program, project, or item is too remote for consideration or analysis;
- whether or not the item is only procedural in nature;
- whether or not the item will result in any direct or indirect physical change in the environment ;
- whether or not a project is sufficiently defined in scope and implementation; and
- whether or not an application has been submitted.



**Table 1**

**Tier 1 Projects**

**COUNTY POLICY INITIATIVES\PROGRAMS AFFECTING RURAL LANDS**

The following projects are included in the Ordinance 661 Consistency Rezone cumulative impact analysis.					
PROJECT NAME	DESCRIPTION	LOCATION	CEQA PROCESS	STATUS	DISCUSSION
<b>1</b>	<p><b>Winery Permit Process Ordinance</b></p> <p>Permit process amendment to establish three permit tiers of winery development based on case production, winery footprint and marketing activities.</p> <p>The tiered permit process acknowledges the potential differences in scale among winery projects and accounts for various types and/or magnitudes of impacts. The intent is to promote the orderly development of wineries, ensure that they are compatible with surrounding land uses, and streamline the permit process. Small, low intensity wineries (Tier 1) may be permitted at the staff level; mid-size wineries of moderate intensity (Tier 2) may be permitted at the Zoning Administrator level; and only the large and more intensive wineries (Tier 3) would be required to go</p>	Inland areas of County	Negative Declaration (ND)	Board of Supervisors Adopted 2004	<p>Tier 1 projects are processed as ministerial projects that would not typically require project specific environmental review. Projects that fall within Tiers 2 and 3 would require a discretionary permit and full environmental analysis under existing ordinance language (i.e., preparation of an Initial Study to determine whether a Mitigated Negative Declaration or an Environmental Impact Report will be sufficient to fulfill CEQA requirements). Projects that would qualify for processing under Tiers 2 and 3 currently require a discretionary permit and environmental analysis. As Tier 2 and 3 projects would still receive environmental review on a case by case basis, it was determined that the creation of these tiers would not create the potential for any significant environmental impacts. Therefore, environmental analysis of Tiers 2 and 3 was not required for this ordinance amendment.</p>

**The following projects are included in the Ordinance 661 Consistency Rezone cumulative impact analysis.**

PROJECT NAME	DESCRIPTION	LOCATION	CEQA PROCESS	STATUS	DISCUSSION
		before the Planning Commission.			
2	<b>Temporary Use Ordinance Amendments</b>	Establish permit requirements for various temporary uses such as special events	County-wide	Negative Declaration (ND)	Board of Supervisors Adopted 2005  For lots five acres or greater in size there is no limit on the number of charitable events that could occur in any given year and still remain exempt from a land use permit, provided the owner receives no remuneration and the number of persons at the event does not exceed 300. If the property is less than five acres in size, then the five times per year limit is retained in order to maintain exemption.
3	<b>Winery Permit Process Ordinance 661 Amendment</b>	The purpose of the amendment is to allow small wineries that qualify as a Tier 1 winery and comply with specific development standards to be permitted with a land use permit (LUP) on property that is zoned Limited Agriculture (AL), General Agriculture (AG) and Unlimited Agriculture (U) under Ordinance 661.	County-wide land zoned for property that is zoned AL, AG and U under Ordinance 661	Negative Declaration (ND)	Board of Supervisors Adopted 2006  In order to qualify as a Tier 1 winery, the development would have to comply with the following criteria:  1. For every 1,000 cases of wine produced per year there shall be at a minimum two acres of vineyard planted on the winery premises.  2. The production capacity of the winery shall not exceed 20,000 cases per year.  3. There shall be no onsite tasting room associated with the winery.  4. All winery structural development shall not exceed 20,000 square feet.  Winery special events occurring on the winery premises shall not exceed four per year and the attendance at each event shall not exceed 150 attendees. Otherwise, the winery shall not be open to the public and



The following projects are included in the Ordinance 661 Consistency Rezone cumulative impact analysis.

PROJECT NAME	DESCRIPTION	LOCATION	CEQA PROCESS	STATUS	DISCUSSION	
						shall not offer tours and retain wine sales to the public.
4	<p><b>Housing Element Update 2003-08</b></p>	<p>The Housing Element Action phase implements the Housing Element of the Santa Barbara County Comprehensive Plan that was adopted in May 2006. The actions identified in the Housing Element are designed to facilitate the construction of new residential units to meet the demand projected in the Regional Housing Needs Allocation (RHNA). The actions include but are not limited to:</p> <p>1) Rezoning of at least 62 acres for residential development at a density of 20 units per acre. The proposed project considers ten sites within the urban areas of Orcutt, Los Alamos, Mission Hills and Vandenberg Village to accommodate affordable multiple family housing. <b>The proposed rezone could result in anticipated buildout of 1,240 multi-family residential units resulting from the rezoning of lands to meet the current RHNA shortfall for the very-low and low income categories.</b></p> <p>2) Encourage the development of</p>	County-wide	EIR	Notice of Preparation issued November 2006. Draft EIR expected Fall 2007.	

**The following projects are included in the Ordinance 661 Consistency Rezone cumulative impact analysis.**

PROJECT NAME	DESCRIPTION	LOCATION	CEQA PROCESS	STATUS	DISCUSSION	
						<p>new housing for farm workers on agricultural land by:</p> <p>a) downshift permit for Residential Second Units (RSU's)(attached and detached) on AG-I (5-20 acre) parcels to a land use permit (LUP);</p> <p>b) newly permit RSU's on AG-I-40 and larger AG-II zoned lands (that are not under a Agricultural Preserve contract and not in the Coastal zone) with a LUP; and</p> <p>c) downshift agricultural employee unit permits as follows:</p> <p>4 or fewer units: downshift from minor CUP to LUP                      5 or more units: downshift from major CUP to minor CUP</p> <p>Based on historical permit trends and prevailing market conditions, this ordinance amendment could result in <b>development of up to 110 new RSUs on inland agricultural lands.</b></p>

**The following projects are included in the Ordinance 661 Consistency Rezone cumulative impact analysis.**

PROJECT NAME		DESCRIPTION	LOCATION	CEQA PROCESS	STATUS	DISCUSSION
5	<b>Uniform Rules for Agricultural Preserves and Farmland Security Zones - Update</b>	Set of rules by which the County administers its Agricultural Preserve Program under the California Land Conservation Act of 1965, better known as the Williamson Act.	County-wide	EIR	Proposed Final EIR released August 2006. Re-circulation of cumulative impact analysis pending.	<p>Santa Maria Valley Rural Region: The proposed Uniform Rule changes could result in an estimated increase of 4,063 ADT within the Santa Maria Valley Rural Region.<sup>1</sup> Principal traffic generators could include potential development within a 15-acre and 30-acre Agricultural Industry Overlay, a 15-acre preparation facility, a 13-acre large scale winery, and a 35-acre commercial composting facility.</p> <p>San Antonio Creek Rural Region: The proposed Uniform Rule changes could result in an estimated increase of 1,885 ADT.<sup>2</sup> Principal traffic generators could include potential development within a 15-acre Agricultural Industry Overlay, a 20-acre large scale winery, and a 35-acre commercial composting facility.</p>
6	<b>Santa Ynez Valley Community Plan</b>	<p>The Santa Ynez Valley Community Plan updates the Comprehensive Plan and provides planning goals, policies and development standards to guide future land use within the designated Plan Area.</p> <p><b>Buildout associated with the draft plan could result in 31 additional units compared to potential buildout under the</b></p>	Santa Ynez Valley Plan Area	EIR	Notice of Preparation issued 07/18/2007	

<sup>1</sup> Uniform Rules for Agricultural Preserves and Farmland Security Zones - Proposed Final EIR, August 2006

<sup>2</sup> Ibid.

**The following projects are included in the Ordinance 661 Consistency Rezone cumulative impact analysis.**

PROJECT NAME		DESCRIPTION	LOCATION	CEQA PROCESS	STATUS	DISCUSSION
		<p><b>current land use and zoning designations within the Plan Area.</b></p> <p>Rural (AG-II zones): 468 units                      Inner Rural (AG-I, RR zones): 501 units                      Urban (Residential, MHP zones): 587 units</p>				
7	<b>Expanded Home Occupations Ordinance Amendment</b>	<p>The amendment would revise the existing regulations regarding home occupations to provide additional opportunities for home occupations on agricultural lots provided that the home occupation can comply with specific development standards designed to protect the surrounding neighborhood area from any potential negative effects of conducting such an expanded home occupation.</p> <p>The amendment proposes to allow use of buildings other than principal residence for home occupation (allowable commercial activities), and up to 3 off-site employees.</p>	County-wide agriculturally-zoned land	Proposed CEQA Exemption Section 15061(b)(3)	County Planning Commission recommended approval on 07/12/06. Amendment is currently on hold.	

**Table 2A****Tier 2 Projects****DISCRETIONARY PROJECTS ON AGRICULTURALLY ZONED\RURAL LAND**

		Rural Region	Units (other)	Farm Units	Bldg size (sq. ft.)	Wine Cases	Special Events	Ag Soil Covering\loss (>1 acre)
58	Logue Specific Plan <sup>3</sup>	San Antonio Creek	196		105,000			104
59	Rancho La Laguna TPM	San Antonio Creek	13					
60	Silverado Premium Properties	San Antonio Creek	4					
61	The Winery at Los Alamos	San Antonio Creek			33,000			
62	Addamo Winery	Santa Maria Valley			33,000	25,000		
63	Addamo Winery DP Amendment	Santa Maria Valley			5,000			
64	Addamo Winery / Diamante TM	Santa Maria Valley	7					
65	American Ethanol Plant	Santa Maria Valley			400,000			10
66	Better Cooling Produce Cooler	Santa Maria Valley			52,000			1
67	Burinda TPM	Santa Maria Valley	2					
68	Daniels TPM	Santa Maria Valley	2					
69	Frontier Cooling Development Plan	Santa Maria Valley			35,500			
70	Foxen Tier III Winery	Santa Maria Valley			22,500	20,000	12	
71	Hayes-Holden TPM	Santa Maria Valley	2					
72	Hin Industrial Use	Santa Maria Valley			9,000			
73	Linn / Tantara Wineries	Santa Maria Valley			3,000	10,000		
74	Mid Coast Cooling CUP	Santa Maria Valley			42,300			

<sup>3</sup> The Los Alamos Planning Advisory Committee (LAPAC) voted at their April 16, 2007 public meeting to reject a proposal by the applicant to expand the western urban boundary line which could facilitate the Logue Specific Plan ("Los Alamos Commons"). The project is not included in the cumulative project list due to its speculative nature.

75	Nathe Lot Split	Santa Maria Valley	4					
76	North County Jail	Santa Maria Valley			475,000			50
77	OSR Enterprise / Rice Cooler	Santa Maria Valley	3		1,100,000			27
78	River Bench Winery	Santa Maria Valley			2,200			
79	Teixeira Winery Development	Santa Maria Valley			5,700	10,000	30	

**Table 2B**

**Tier 2 Projects**

**MINISTERIAL RESIDENTIAL –TYPE UNITS BY RURAL REGION**

	San Antonio Creek		Santa Maria Valley		Total	
	Rural	Urban	Rural	Urban	Rural	Urban
New SFR units						
RSU		13	12	78	12	91
RAU			1	4	1	4
Ag Employee Housing	3				3	
Sub-Total	3	13	13	82	16	3

**Table 3**

**Tier 3 Projects**

**PENDING & POTENTIAL FUTURE ANNEXATIONS & LARGE URBAN PROJECTS**

The following projects are included in the Ordinance 661 Consistency Rezone cumulative impact analysis.				
Project Name		Description	Status	Discussion
<b>A</b>	<b>City of Santa Maria:</b> Bradley Lands annexation	Potential future annexation of approximately 2,300 acres of agriculturally zoned land located east of Highway 101 near Santa Maria Way.	Pending	The project applicant has met with the City of Santa Maria and presented potential land use concepts to the Local Agency Formation Commission. The potential project could result in the development of approximately 9,400 units (3,500 single family dwellings, 1,800 condominiums, 2,300 apartment units, 400 senior housing units, and 1,400 mixed use residential units). The project may also include 350 acres of commercial and office space; three schools, and associated recreation, open space, and visitor serving uses.
<b>B</b>	<b>City of Santa Maria:</b> Santa Maria Wastewater Treatment Plant Annexation	The City of Santa Maria proposes to annex approximately 254 acres of agricultural land located northeast of the intersection of Black Road and Stowell Road. The annexation would facilitate the City's wastewater treatment plant expansion, and construction of the City's proposed corporation yard, City Police Department storage yard for impound vehicles, and Humane Society facility.	Pending	A draft Environmental Impact Report (EIR) has been prepared (August 2006) for the Santa Maria Wastewater Treatment Plant and Annexation.

**The following projects are included in the Ordinance 661 Consistency Rezone cumulative impact analysis.**

Project Name		Description	Status	Discussion
<b>C</b>	<b>City of Santa Maria:</b> Los Flores Landfill	The City of Santa Maria purchased approximately 1,760 acres located 5-miles SE of the city, and east of Hwy 101, for potential solid waste landfill and recreational area.	Pending	Notice of Preparation (NOP) issued October 2006 to prepare EIR for landfill on 395 acres.
<b>D</b>	<b>City of Santa Maria:</b> Enos Ranchos annexation	The City of Santa Maria proposes to annex 113 acres of agricultural land located north of Betteravia Road and west of Highway 101. Project would amend existing specific plan to allow up to 344 residential units and 66-acres of commercial land.	Pending	A Draft EIR was released for public review in May 2007.
<b>E</b>	<b>City of Santa Maria:</b> Mahoney Ranch Specific Plan Amendments	Amendment to the Mahoney Ranch Specific Plan, originally approved under the City of Santa Maria Sphere of Influence Boundary Amendment and Concurrent Annexation EIR. The proposed project would provide for up to 1,100 residential units, a 7-acre neighborhood commercial site, and a 16.8 acre public school/park facility.	Pending	A Draft EIR was released for public review in June 2007.
<b>F</b>	<b>Orcutt:</b> North Hills development	Land development concept on 4,125 acres in the Rural Area located south of Orcutt, between Highway 135 and Highway 101. Land is zoned	Pending	On June 12, 2007 the Santa Barbara Planning Commission voted 4-1 to recommend against initiating a Comprehensive Plan amendment that would facilitate potential development of the North Hills project. At the applicant's request, the Board of Supervisors initiation



**The following projects are included in the Ordinance 661 Consistency Rezone cumulative impact analysis.**

Project Name		Description	Status	Discussion
		for agriculture and subject to Williamson Act contract through December 31, 2009. It is estimated to provide 7,500 dwelling units and 2 million square feet of commercial.		hearing, originally scheduled for July 10, 2007, was withdrawn.
<b>G</b>	<b>City of Lompoc:</b> Purisima Hills development and annexation	Request for Sphere of Influence study, annexation, general plan and zone changes, and specific plan for potential development of 1,300 residences on 804 acres located on Harris Grade Road approximately 3-miles north of the current city limit line. The land is within the unincorporated rural area of Santa Barbara County.	Pending	On January 29, 2007 the City of Lompoc Planning Commission held a public hearing to consider the General Plan consistency of the pre-annexation request. The project will be reviewed by the City Council Summer 2007.
<b>H<sup>4</sup></b>	<b>UCSB</b> Long Range Development Plan	Long range plan to guide campus development. Development plan would predominantly affect urban resources	Pending	The University is in the process of updating their long range development plan to guide future campus development through 2025. The draft plan objectives include a net increase of: 5,000 student enrollment; 1,700 faculty\staff positions; 1.6 million square feet of academic space; 4,800 bed spaces; 184 student family housing units; and 1,800 faculty\staff housing units.

<sup>4</sup> This project is considered only for the Air Quality resources cumulative impact analysis.



## **Appendix E**

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Projects Excluded From Cumulative Analysis



## Cumulative Project List Criteria

The main determinant for purposes of inclusion and evaluation in this Cumulative Impact Analysis is whether an individual project, program, policy initiative, or conceptual future project is considered a closely related project with respect to the proposed Ordinance 661 Consistency Rezone Project (CEQA Guidelines 15355(b)). Factors applied in deciding whether to include or exclude a particular policy, program, project, or annexation from evaluation include:

- Is the project geographically related to the Ordinance 661 project (i.e., have the potential to affect similar resources in the rural area);
- whether or not the program, project, or item is a past, present, and reasonably foreseeable future matter;
- whether or not the development potential for a project/program/item is known, unknown, and/or speculative;
- whether or not the project description is sufficiently defined for consideration purposes;
- whether or not the timing for implementation of the program, project, or item is too remote for consideration or analysis;
- whether or not the item is only procedural in nature;
- whether or not the item will result in any direct or indirect physical change in the environment ;
- whether or not a project is sufficiently defined in scope and implementation; and
- whether or not an application has been submitted.

Further, the criteria listed below were used to support a determination that projects in this appendix are not considered closely related with respect to the proposed Ordinance 661 Consistency Rezone, and therefore were excluded from the cumulative impact analysis.

### **Tier 1 – County Policy Initiatives\Programs Affecting Rural Lands** (e.g. Community Plans, zoning ordinance amendments)

Tier 1 programs *excluded* from the cumulative impact analysis include:

- County policy initiatives and ordinance amendments which are unfunded and not included in a Board of Supervisors adopted work program;
- County policy initiatives and ordinance amendments which are not “geographically” related to the Ordinance 661 Consistency rezone project ( i.e., amendments which do not apply to the rural areas of the county);
- County policy initiatives and ordinance amendments which are procedural in nature; and
- A County policy initiative or ordinance amendment project description which is unspecified, uncertain, loosely defined, or speculative. This criteria would apply to programs which have not undergone environmental review or been formally initiated by the Board of Supervisors.

**Tier 2 – Discretionary & Ministerial Projects Affecting Rural Lands**  
(e.g. Pending and approved development projects)

Table 2 and 2A (Appendix D) list the pending and recently approved development projects in the rural unincorporated areas of the project area. These projects are included in the cumulative impact analysis.

**Tier 3 – Pending & Potential Future Annexations & Large Urban Projects**  
(e.g. City annexations)

Tier 3 projects *excluded* from the cumulative impact analysis include:

- A project description which is unspecified, uncertain, loosely defined, or speculative. This criterion applies to: 1) projects which have not submitted a formal application to the respective jurisdiction, and/or 2) projects which have not been formally initiated or discussed by the respective jurisdiction\decision-maker at a publicly noticed meeting.

## Tier 1 Projects

### COUNTY POLICY INITIATIVES\PROGRAMS AFFECTING RURAL LANDS

**The following projects are not included in the Ordinance 661 Consistency Rezone Project cumulative impact analysis.**

PROJECT NAME	DESCRIPTION	LOCATION	CEQA PROCESS	STATUS	DISCUSSION
<b>Los Alamos Community Plan Update</b>	Update to the community plan including consideration of expansion of the urban boundary line.	Los Alamos	TBD	Initial public participation underway	The Los Alamos Planning Advisory Committee (LAPAC) voted to reject a proposal to expand the western urban boundary line at their April 16, 2007 public meeting. The LAPAC will conduct additional public meetings throughout the spring and summer 2007 to discuss potential policy and ordinance amendments that could facilitate mixed use development within the existing planning area along Bell Street corridor. Development potential associated with these mixed use development concepts is unknown and speculative. Because the project description is not sufficiently defined at this time, <i>the project is not included in the cumulative impact analysis.</i>
<b>Cuyama Valley Land Use Strategies</b>	Review of community infrastructure needs resulting in a list of potential community improvement projects such as public services, roads and parks.	Cuyama Valley	TBD	Not activated. Project kick-off Summer 2007	This future planning effort will provide a forum for valley residents to discuss important issues pertaining to land use, resources, community services and infrastructure, and to develop a collaborative strategy and vision for the future of the Cuyama Valley. The planning effort is not anticipated to begin until Summer 2007 and a draft project description\visioning document could

The following projects are not included in the Ordinance 661 Consistency Rezone Project cumulative impact analysis.

PROJECT NAME	DESCRIPTION	LOCATION	CEQA PROCESS	STATUS	DISCUSSION
					potentially be formulated by the end of 2007. A draft project description identifying potential development strategies or policy changes for would not be available until well after community input. Because the project description is not sufficiently defined at this time, <i>the project is not included in the cumulative impact analysis.</i>
<b>LUDC amendment: Residential Agricultural Ordinance (RAU)</b>	Consider amending existing Residential Agricultural Unit (RAU) ordinance.	Agricultural zoned lands subject to Williamson Act contract within inland area	TBD	Not activated	This planning effort is not a component of the Housing Element update. Due to work program priorities, it is not anticipated to begin until the Housing Element EIR is completed and certified by the Board of Supervisors. Since the project description is not sufficiently defined at this time, <i>the project is not included in the cumulative impact analysis.</i>
<b>Land Use Development Code (LUDC) amendment: Development Plan Threshold</b>	Consider raising the threshold for triggering a development plan on agriculturally zoned property. All structures totaling 20,000 sq.ft. Or more currently require a development plan regardless of zoning or parcel size.	County-wide agriculturally-zoned land	TBD	On hold pending completion of the Housing Element Update EIR	This planning effort is not a component of the Housing Element update. Due to work program priorities, it is not anticipated to begin until the Housing Element EIR is completed and certified by the Board of Supervisors. Since the project description is not sufficiently defined at this time, <i>the project is not included in the cumulative impact analysis.</i>



The following projects are not included in the Ordinance 661 Consistency Rezone Project cumulative impact analysis.

PROJECT NAME	DESCRIPTION	LOCATION	CEQA PROCESS	STATUS	DISCUSSION
<b>Natural Resource Conservation Strategy</b>	Preparation of a habitat conservation plan for urban and rural areas of north county, excluding Cuyama Valley	North County	Future CEQA/NEP A process TBD	Started in 2006	A conservation steering committee has been formed and will conduct public workshops from Spring 2007 through Fall 2007. A public draft plan is not anticipated until December 2007. Because the project description is not sufficiently defined at this time, <i>the project is not included in the cumulative impact analysis.</i>
<b>Agricultural land buffers</b>	This future planning effort will provide a forum for county residents to discuss important issues pertaining to urban land use encroachment adjacent to agricultural land. The planning effort will seek to develop a collaborative strategy and vision with respect to agricultural\urban buffers.	County-wide	Future CEQA process TBD	Not activated	This project is not funded, nor included in the Office of Long Range Planning adopted work program for Fiscal Years 2006-2007 or 2007-2008. Since the project scope is currently undefined and the project timing uncertain, <i>the project is not included in the cumulative impact analysis.</i>
<b>Goleta Valley Community Plan Update</b>	Revisions to land use policies and development standards/guidelines particular to the Goleta Valley Community Plan area.	Eastern Goleta Valley - Goleta Community Plan Area	Future CEQA process TBD	Not activated	This future planning effort will provide a forum for residents to discuss important issues pertaining to land use, resources, community services and infrastructure, and to develop a collaborative strategy and vision for the future of Eastern Goleta Valley. The initial public workshops are not anticipated to begin until December 2007. Potential project descriptions for this Plan update would not be available until well after community input. Because the project description is not sufficiently defined at this time, <i>the project is not included in the</i>

The following projects are not included in the Ordinance 661 Consistency Rezone Project cumulative impact analysis.

PROJECT NAME	DESCRIPTION	LOCATION	CEQA PROCESS	STATUS	DISCUSSION
					<i>cumulative impact analysis.</i>
<b>Grading Ordinance: Revision of Ag Grading Provisions</b>	Review and revise provisions in the Grading Ordinance that apply to grading in conjunction with agriculture.	County-wide agriculturally-zoned land	Future CEQA process TBD	Not activated	This project is not funded, nor included in the Office of Long Range Planning adopted work program for Fiscal Years 2006-2007 or 2007-2008. Since the project scope is currently undefined and the project timing uncertain, <i>the project is not included in the cumulative impact analysis.</i>
<b>Zoning Clearance for previously approved CUPs/DPs</b>	Revise the follow-up permit process for conditional use permits (CUP) and development plans (DP) so that the actual development may be approved with a Zoning Clearance (and Building Permit) provided any revisions to the project as originally approved by the CUP or DP do not require the approval of a substantial conformity determination. If the revisions do require the approval of a substantial conformity determination, then a Land Use Permit (and Building Permit) is required.	County-wide	Proposed CEQA Exemption Section 15061(b)(3)	Adopted by the BOS on 05/15/07. Certification of Local Coastal Program amendments pending.	This amendment to the County's Zoning Ordinances is procedural only and will not result in the possibility of any direct or indirect physical change in the environment or significant environmental effects. Therefore, <i>the project is not included in the cumulative impact analysis.</i>
<b>Zoning Violation Abatement Process</b>	Pilot project to revise procedures for processing minor zoning violations on AG-II zoned parcels.	Inland area of the county	N/A	Withdrawn	The pilot project to revise procedures for processing minor zoning violations on AG-II zoned parcels is no longer being pursued by the Planning & Development Department. Therefore, <i>the project is not included in the cumulative impact analysis.</i>

The following projects are not included in the Ordinance 661 Consistency Rezone Project cumulative impact analysis.

PROJECT NAME	DESCRIPTION	LOCATION	CEQA PROCESS	STATUS	DISCUSSION
<b>Agricultural Resources Environmental and Economic Assessment (AREA): baseline study</b>	Establish a “baseline” of information on the current state of the agricultural industry, and the role of agriculture as an important environmental and economic resource in Santa Barbara County.	County-wide	Not a project subject to CEQA	Report expected late Summer 2007.	The AREA study is informational only and will not facilitate new development or result in the possibility of any direct or indirect physical change in the environment or significant environmental effects. Therefore, <i>the project is not included in the cumulative impact analysis.</i>
<b>Zoning Ordinance Reformatting Project (ZORP)</b>	Overhaul of existing ordinances (Articles II, III and IV) to improve clarity, ease of use, eliminate unnecessary redundancy and correct errors. No substantive changes.	County-wide	CEQA Exempt Section 15061(b)(3)	Adopted by the BOS in 2006; Certification of Local Coastal Program amendments pending.	Reformatting the County’s Zoning Ordinances did not result in any substantive changes, and therefore, no possibility for any direct or indirect physical change in the environment or significant environmental effects, and is therefore exempt from CEQA. Therefore, <i>the project is not included in the cumulative impact analysis.</i>
<b>ESH-Goleta</b>	Ordinance amendment to the existing text of Chapter 9A and Section 35-1 of Chapter 35 of the Santa Barbara County Code to provide additional protection to environmentally sensitive resources located within the Goleta Community Plan areas that are zoned Mountainous Area - Goleta (MT-GOL) by regulating certain grading, vegetation removal and other similar activities that are presently not regulated by this overlay.	Goleta Community Plan area, MT-GOL zone	CEQA Exempt Section 15061(b)(3)	Adopted by the BOS 1/9/2007	The amendment will add protections for environmental resources located within such mapped overlay zones, and thus will have the effect of providing additional protections for the environment. No significant environmental impacts are expected to result as a consequence of these ordinance revisions. Therefore, <i>the project is not included in the cumulative impact analysis.</i>

The following projects are not included in the Ordinance 661 Consistency Rezone Project cumulative impact analysis.

PROJECT NAME	DESCRIPTION	LOCATION	CEQA PROCESS	STATUS	DISCUSSION
<p><b>Surface Mining and Reclamation Ordinance Text Amendments</b></p>	<p>The ordinance amendment addresses situations where farming or ranching operations desire to export soil as a result of improving agricultural conditions on the property. This amendment provides a streamlined Conditional Use Permit (CUP) process by which the owner could export soil while complying with county and state Surface Mining and Reclamation Act (SMARA) regulations.</p>	<p>Agriculture- II zoned lands. Inland area.</p>	<p>CEQA Exempt Section 15061(b)(3)</p>	<p>Adopted by the BOS October 2006</p>	<p>This LUDC amendment is procedural only and will not result in the possibility of any direct or indirect physical change in the environment or significant environmental effects. The amendment would not produce related or cumulative impacts associated with the project. Therefore, <i>the project is not included in the cumulative impact analysis.</i></p>
<p><b>Land Use Development Code (LUDC) amendment: Downshift small projects to ministerial permit</b></p>	<p>Downshift small agriculture-related land use permits (LUP) to lower level of review (e.g. zoning clearance or exemption). Structures may include: agricultural accessory structures 3,000 sq.ft. or less; animal enclosures; entrance gate posts and cross member; and single family dwellings (proposed zoning clearance for dwellings 3,000 sq. ft. or less).</p>	<p>County-wide</p>	<p>TBD</p>	<p>The Process Improvement – Oversight Committee is currently discussing potential suggested changes.</p>	<p>This LUDC amendment is procedural only and will not result in the possibility of any direct or indirect physical change in the environment or significant environmental effects. The amendment would not produce related or cumulative impacts associated with the project. Therefore, <i>the project is not included in the cumulative impact analysis.</i></p>

## Tier 3 Projects

### PENDING & POTENTIAL FUTURE ANNEXATIONS & LARGE URBAN PROJECTS

**The following projects are not included in the Ordinance 661 Consistency Rezone Project cumulative impact analysis.**

Project Name	Description	Status	Discussion
<b>City of Goleta:</b> Bishop Ranch development	Bishop Ranch is located north of Highway 101 in the City of Goleta between Glen Annie Road and Los Carneros Road. The ranch consists of three parcels totaling 292 acres currently zoned AG-I-40.	Speculative	The project applicant has met with various community groups and presented potential land use concepts for the site. However, there is no current or pending application to amend the City of Goleta General Plan to change the land use and zoning designations on Bishop Ranch from agriculture to urban development. Any impact analysis on such conceptual plans would be speculative. Therefore, <i>the project is not included in the cumulative impact analysis.</i>
<b>City of Goleta:</b> Glen Annie Golf Course annexation	The 160 acre site is located NW of Glen Annie Road and Cathedral Oaks Road within unincorporated Santa Barbara County. The parcels are zoned AG-II-40 and existing land use includes Glen Annie Golf Course and surrounding agricultural uses.	Speculative	The project applicant has met with various community groups and presented potential land use concepts for the site. However, there is no current or pending application to annex Glen Annie Golf Course to the City of Goleta. Any impact analysis on such conceptual plans would be highly speculative. Therefore, <i>the project is not included in the cumulative impact analysis.</i>

The following projects are not included in the Ordinance 661 Consistency Rezone Project cumulative impact analysis.

Project Name	Description	Status	Discussion
<p><b>City of Buellton:</b> Sphere of Influence Study</p>	<p>A Sphere of Influence-Baseline Conditions Report was prepared for the City of Buellton in May 2007. The Sphere of Influence study area is approximately 7.92 square miles (5,069 acres) surrounding the City of Buellton, exclusive of 1.6 square miles (1,024 acres) within the Buellton City Limits. The Baseline Conditions Report identifies existing constraints and opportunities relative to land use, circulation and transportation, natural resources, safety and noise, and public services.</p>	<p>On July 12, 2007, the Buellton City Council terminated its Sphere of Influence Study.</p>	<p>The Baseline Conditions report is an informational document which identifies land use constraints and opportunities within the various study area sub-regions. Since the report does not identify, analyze, or recommend land use or zoning changes, any impact analysis for the Sphere of Influence study area would be speculative at this point. Therefore, <i>the project is not included in the cumulative impact analysis.</i></p>
<p><b>City of Lompoc:</b> Bailey Avenue Specific Plan\Annexation</p>	<p>The 270 acre agricultural site is located west of the existing Lompoc City Limits. The project would require annexation to the City of Lompoc in addition to a general plan amendment and rezone.</p>	<p>Speculative</p>	<p>The specific plan will primarily facilitate single family dwellings with limited neighborhood serving commercial. No specific densities have been defined at this time. There is no current or pending application to annex the Bailey Avenue properties to the City of Lompoc. Any impact analysis on such conceptual plans would be speculative. Therefore, <i>the project is not included in the cumulative impact analysis.</i></p>

## **Appendix F**

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Environmental Comment Hearing Summary







**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT  
OFFICE OF LONG RANGE PLANNING  
MEMORANDUM**

**Ordinance 661 Consistency Rezone Project  
Draft Negative Declaration – 07NGD-00000-00013  
Environmental Comment Hearing**

**Date:** August 9, 2007

**Location:** Bettaravia Center, 511 East Lakeside Parkway, Santa Maria, CA

**Meeting Summary:**

David Matson, Deputy Director – General Plan, called the meeting to order, made introductory remarks, and introduced the staff making the presentations.

Larry Fausett, Environmental Coordinator, discussed the purpose of the meeting, the findings in the environmental document, and the focus on those findings, and not individual parcels

David Lackie, Supervising Planner, provided an overview of the Project regarding rezoning in specific rural areas, and existing developed rural neighborhood boundary designations.

Mike Hackett – Senior Planner – sign in, speaker slips, logistics

PowerPoint slides used by presenters.

The public was notified by Mr. Matson of two (2) subsequent public meetings and opportunities: a Planning Commission meeting on September 12, 2007 at the Bettaravia Government Center in Santa Maria, CA, and a Board of Supervisors meeting on September 25, 2007 at the same location.

**Handouts:** (1) public agenda – 2 pages, (2) Ordinance 661 Consistency Rezone Project summary - 1 page.

**Written Comments Received at Meeting:**

1. Letter-Petition from Mr. and Mrs. Charles Hunt dated 5/20/07 concerning Dominion Ranch Road area – 20 acre parcels (2 pages)
2. Map from Lisa Bodrogi for Teixeira Farms showing location of client's property (1 page)

**Public Testimony:**

1. Manfred Sander: PO Box 593, Santa Maria, CA 93456 owns parcels in the subject area, with U zoning; has 2 - 160 acre parcels and 2 – 80 acre parcels; does not support 40 acre zoning; does not really want to be in 100 acre zoning when he has 80 acres parcels; has 10 acre parcels next door; impractical to rezone at 40 acres when water is 1000 feet deep; receives City water from Santa Maria; zoning for nearby 480 acre Chevron property is for 100 acres; does not believe the zoning is consistent; also opposed to rezoning and development of 200 homes in Guadalupe

2. Ken Westall: 3672 Tepusquet, Santa Barbara County, CA 93456: in support of 661; cleaning up boundary lines is a good thing, particularly in Sisquoc and Geary; problem with being left out of County services; not concerned with environmental impacts of 661; good for infill; helps to "clear" the permitting path, get uses; concern about loss of non-conforming buildings in Tepusquet; does think that more study should be done on the 40 acre v. 100 acre parcels.

3. Lisa Bodrogi Land Use Planner for Teixeira Farms, lisa@teixeirafarms.com, thanks staff; finds the EIR adequate and thorough; good standard for future EIRs; supports CO offering AG- II- 40 and 100 and notes current non-conforming parcels, would not alter ND. Submitted map of parcel.

4. Charles Hunt 804 Southland St, Nipomo, CA 93444: bought 20 acre parcel at 3810 Dominion Rd; 16 of these 20 acre parcels sold; now have U zoning, he and neighbors wants AG I so can have residential second unit, like a small neighborhood, not a Williamson Act parcel; 16 parcels share a community well; copy of letter or petition submitted.

5. Darwin Sines: requests P&D staff to answer questions about specific properties to avoid having to go to so many meetings; generally supportive of rezoning; notes his property on map and surrounded on several sides by 661 rezoned property; questions about why boundaries around study areas so wide; concerned about what may be proposed for areas adjacent to his property; will present his concerns to the planning commission

Staff: Mr. Sine’s property is proposed to be zoned AG II similar to the AG II zoning on neighboring parcels

NOTE: ALL SPEAKERS FILLED OUT “SPEAKER’S SLIP”

Staff – Lackie, Matson, Hackett visited before and after meeting with various members of public present at hearing and attempted to answer questions, including questions about rezoning of specific parcels.

Meeting Time: 6:05 pm- 6:50 pm

Public Comment: 6:25 pm-6:45 pm.

Attendance: approximately 32, not including staff or County employees

G:\GROUP\COMP\Co-wide Programs\Ord661ConsistencyRezoning2005-06\Admin  
Record\summary August 9 '07 public meeting 081507.doc



## **Appendix G**

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Draft Negative Declaration Comment Letters





**Santa Barbara County  
Air Pollution Control District**

August 1, 2007

David Matson, Project Manager  
County of Santa Barbara  
Planning and Development  
Office of Long Range Planning  
30 E. Figueroa St. 2<sup>nd</sup> Floor  
Santa Barbara, California 93101

Re: Ordinance 661 Consistency Rezone: Mitigated Negative Declaration

Dear Dave:

The Santa Barbara County Air Pollution Control District (APCD) appreciates the opportunity to provide comments on the Mitigated Negative Declaration (MND) for the Ordinance 661 Consistency Rezone Project located in the Santa Maria and Los Alamos Valleys.

The MND states that the proposed project involves regulatory changes (primarily consistency rezoning of specific parcels) and does not include any physical development. However, there is a potential for approximately 150 new residential units to be distributed throughout the Santa Maria and Los Alamos valleys. The MND states that there will be no air quality impacts from this Rezone project.

1) The APCD is concerned about the incompatibility of rezoning existing agricultural lands to residential and other sensitive uses in close proximity to cultivated agricultural lands due to the health impacts of airborne pesticide drift and the creation of a dust nuisance from agricultural operations. We recommend that the County require an adequate and specific buffer between proposed residences and schools or other sensitive receptors and adjacent active agricultural areas.

2) Global climate change is a growing concern that needs to be addressed in CEQA documents and we recommend the discussion be included under cumulative impacts. There are, to date, no published thresholds for measuring the significance of a project's cumulative contribution to global climate change. Global climate change is a cumulative impact; a project participates in this potential impact through its incremental contribution combined with the cumulative increase of all other sources of greenhouse gases. Therefore, we strongly recommend all feasible mitigation measures under long-term impacts. At a minimum, the potential new projects in the rezoned areas should reduce their emissions of greenhouse gases by:

- Incorporating green building technologies;
- Increasing energy efficiency at least 20% beyond Title 24 requirements;
- Encouraging the use of transit, and in more compact urban areas, bicycling and walking;
- Increasing recycling goals (e.g., separate waste and recycling receptacles); and
- Increasing street landscaping (shade trees decrease energy requirements and also provide carbon storage.)

3) Diesel particulate matter is classified as the number one airborne carcinogen in the State. The MND should note that public health risk from off-road and on-road diesel-powered construction equipment during the construction period can be reduced by enforcing mitigation measures identified by the APCD.

In addition, we would like to bring to your attention that the California Air Resources Board (CARB), in their informational guide to air quality and land use issues focused on community health<sup>1</sup>, provides important public health information to decision makers. In this document, CARB's primary goal is to provide information that will help keep California's children and other vulnerable populations out of harm's way with respect to nearby sources of toxic air pollution. Recent air pollution studies have shown an association between respiratory and other non-cancer health effects and proximity to high traffic roadways. Other studies have shown that diesel exhaust and other cancer-causing chemicals emitted from cars and trucks are responsible for much of the overall cancer risk from airborne toxics in California.

The MND should clearly disclose if the Rezone project will cause any proposed residential projects to potentially be sited within 500 feet of Highway 101. CARB recommends avoiding siting new sensitive land uses such as residences, schools, daycare centers, playgrounds, or medical facilities within 500 feet of a freeway, urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles/day. We believe the only road in Santa Barbara County that falls under this definition is U.S. Highway 101.

SBCAPCD finds, and many other air districts in the state concur, that siting a residential project within 500 feet of a freeway, and the associated public health risks should be disclosed as such in a CEQA document. The County should also note that the CARB identifies several other common commercial uses such as dry cleaners and very large

---

<sup>1</sup> California Air Resources Board, June, 2005. *Air Quality and Land Use Handbook: A Community Health Perspective.*



gas stations may also potentially expose sensitive receptors to health risk as these uses emit toxic pollutants if sited within certain distances to each other.

4) The MND does not discuss the potential for public nuisance in the rezoned areas. Wood-burning appliances and fireplaces in homes and restaurants may be the cause of public nuisance complaints. We recommend that the County limit wood-burning appliances and fireplace installations in rezoned areas where nearby residents could be affected by smoke.

We look forward to reviewing your responses to these comments and the final MND well before the decision on this Rezone project is made. Please contact me at 961-8893 or by e-mail at [VLJ@sbcapcd.org](mailto:VLJ@sbcapcd.org) if you have questions.

Sincerely,



Vijaya Jammalamadaka

Air Quality Specialist

Technology and Environmental Assessment Division

cc: TEA Chron File

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S.B. COUNTY  
COMPREHENSIVE PLANNING



August 1, 2007

*Clete Doyal*  
*Senior Pastor*

◆  
*Dennis Mogavero*  
*Executive Pastor*

◆  
*Aaron Carlberg*  
*Associate Pastor*  
*of Young Adults*

◆  
*Christie Marangi*  
*Children's Director*

◆  
*Brian McCormick*  
*Interim Music Director*

Mr. David Matson  
Office of Long Range Planning  
30 E. Figueroa St., 2nd Floor  
Santa Barbara, CA 93101-2010

Dear Sir,

I am an owner of a 20 acre parcel on Dominion Rd, in rural Santa Maria (#147). I am responding to the ordinance 661 consistency rezoning project. Unfortunately, I will be out of town for the meeting to be held on August 9th and wanted my opinion to be recorded.

I would ask that your commission rezone our parcels to AG-1.

As I understand, AG-1 would allow for a second unit on the property, of limited size, for my wife and I that would probably be all that we could build for our retirement years.

I also understand that 20 acres is too small to qualify for the Williamson Act and qualify for Ag reserve. I believe that a 20 acre parcel should have some advantages.

I would greatly appreciate your consideration in this matter and hope your commission approves an AG-1 zoning.

Respectfully,

Clete Doyal

◆  
1550 South College Drive  
Santa Maria, CA 93454

◆  
Phone (805) 922-8479  
Fax (805) 925-9690

◆  
[www.fecsantamaria.org](http://www.fecsantamaria.org)

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August 3, 2007

Santa Barbara County Planning & Development Dept.  
David Matson, Project Manager  
Office of Long Range Planning  
30 E. Figueroa St. 2<sup>nd</sup> Floor  
Santa Barbara, CA 93101-2010

Dear Mr. Matson,

I am writing today to register our objection to the "potential" rezone of Parcel Number 113-100-022 to AG-II-40. This parcel's physical address is 4375 Brown Rd., Guadalupe, CA 93434.

This parcel has been in Industrial use for half of a century. It was the original location of Gordon Sand or their predecessor. The site has been in use since at least the 1970's as a vegetable cooler, possibly earlier. The site is slightly less than 5 acres and has been serviced by rail siding. Rezoning this parcel into an existing, non-conforming parcel at this point would be inappropriate in the extreme. The parcel will forever be too small to comply with the 40 acre minimum parcel size. We own no adjacent parcels with which to join it. We do not anticipate being able to acquire anything that might enable this possibility.

Please consider instead rezoning the parcel to M-2 with an Agricultural Industry Overlay. There would be no acreage limitation to overcome, it's size, location and rail siding make it an appropriate location to engage in manufacturing or other industries which might be objectionable to a more urban environment for a variety of reasons including noise, odors or the like. We have no intentions of changing the use of the property in the foreseeable future because it is an integral part of a family of agriculturally related enterprises.

Thank you for the opportunity to comment.

Sincerely,

Peter L. Adam  
Adam Bros. Produce Sales, Inc.

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S.B. COUNTY  
COMPREHENSIVE PLANNING

Aug 6, 2007

To Comment file  
By  
as/bo

David Matson  
Fax 805 568 2076

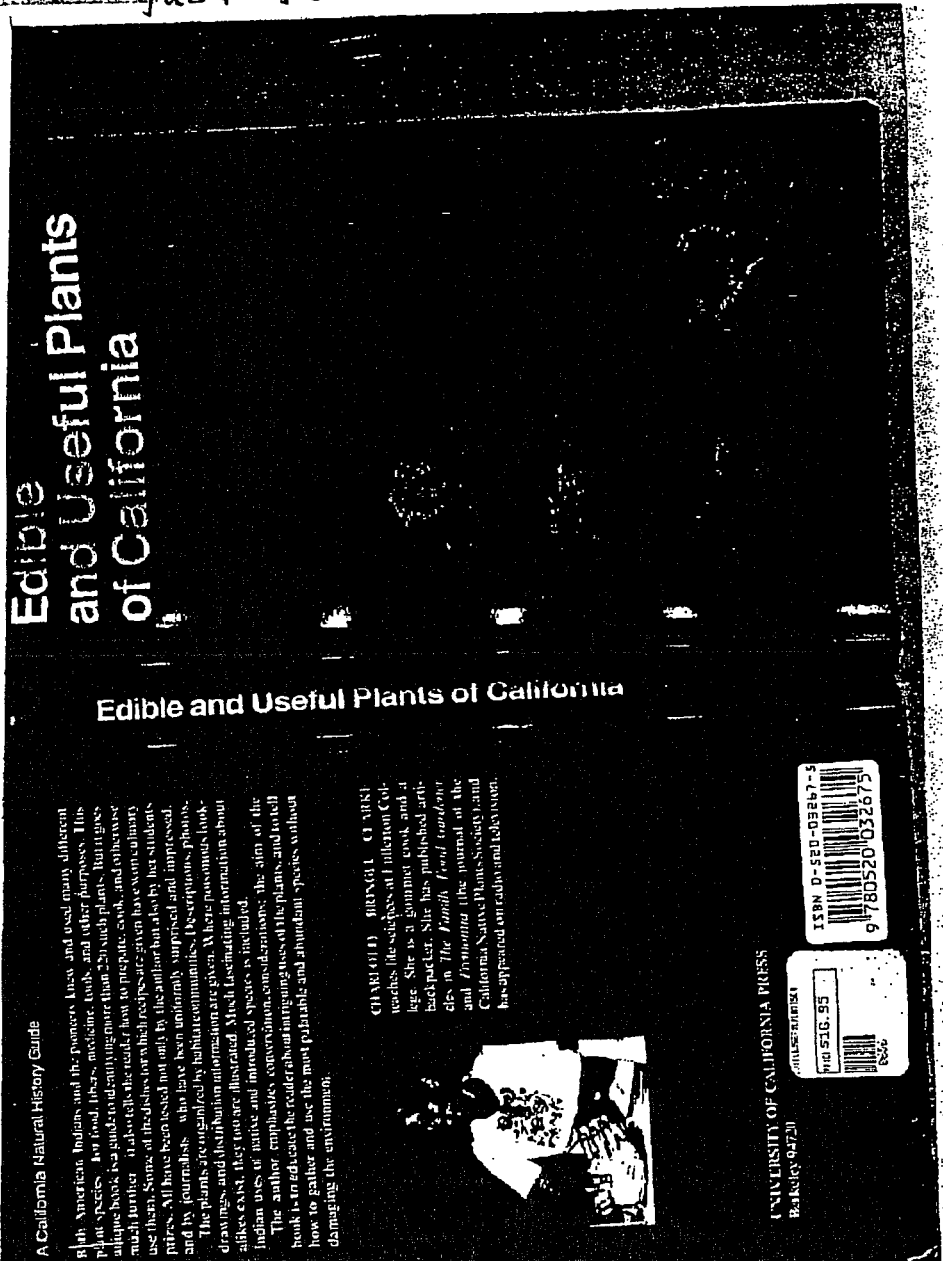
Dear Mr Matson

My name is Joseph Toomey My phone + FAX  
is 1-805 677 8374 my family owns 960 acres  
in Tejasquet

The following are some of the issues  
that should be addressed

- 1- destruction of plant and animal life in Forest
- 2- Underground streams of water to be used
- 3- Connection with BLM land through my land  
to Tejasquet Road

4 Oil and  
mineral rights  
on my land  
and BLM land  
and  
cooperative use



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and Useful Plants  
of California

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Edible and Useful Plants of California

Charlotte Dressel Clark

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County of Santa Barbara  
Office of Long Range Planning  
Comprehensive Planning Division  
30 E. Figueroa Street, 2nd Floor  
Santa Barbara, CA 93101  
Attn: David Matson, Project Manager

August 8, 2007

Re: Ordinance 661 Consistency Rezone of APN 129-170-010

Dear Mr. Matson,

In regards to the proposed Ordinance 661 Consistency Rezone project we respectfully request that Assessor Parcel Number 129-170-010 be rezoned to AG-II-40 in lieu of the proposed AG-II-100 for the following reasons:

1. The subject parcel is presently zoned "U" Unlimited Agriculture under Ordinance 661. Unless specified, the base zone designation would allow up to one home per 10-acre minimum parcel size. This would yield a total of 40 homes sites on this 415+ acre property. Changing the base zoning to AG-II-100 decreases that potential to a mere 4 home sites, a significant decrease from the 40 home sites that could be achieved.
2. While we recognize the concept behind the Consistency Rezone and the lack of availability of a 10 acre minimum zone classification without the establishment of an EDRN (Existing Developed Rural Neighborhood), a consistency rezone to AG-II-40 would be more closely aligned with the base zoning.
3. Our parcel is the largest parcel in a block of parcels, north, south, east, and west that would be more suitably rezoned to AG-II-40. The 309-acre parcel to the north is included in the rezone to AG-II-40 whereas parcels to the northwest ranging in size from 17+ac to 45+ ac are included in the change to AG-II-100. Although our request pertains to the parcel owned by the Teixeira family, we believe the block of parcels surrounding us and aligned with Dominion Road could be considered as well. Dominion Road offers a logical physical divider to the south between the AG-II-40 and AG-II-100 zone districts, while maintaining the integrity of the program.
4. A 40-acre minimum zoning is sufficient in size and would continue to encourage farming of a variety of specialty crops in the area including but not limited to vineyards, orchards, flowers, etc.
5. Our request would not change or alter the findings of the Negative Declaration.

Notwithstanding our request, we are in support of the Consistency Rezone and the findings of the Negative Declaration. We commend County staff for their work efforts in this regard and hope for a timely and successful close to this endeavor.

Please feel free to contact me, Lisa Bodrogi, Teixeira Farms Land Use Representative, if you have any questions or we can provide you any additional information for your consideration.

Sincerely,

Lisa M. Bodrogi  
Land Use Planner  
Teixeira Farms, Inc.  
(805) 928-3801 x150  
[lisa@teixeirafarms.com](mailto:lisa@teixeirafarms.com)



JOSEPH E. TOOMEY  
58 S 200 W  
BURLEY ID 83318-5018

Aug 8, 2007

To David Matson - Santa Barbara Long Range Planner  
and Etta Waterford Santa Maria Valley  
Chamber of Commerce

I am writing to you to see if you have any  
ideas for exploiting the opportunity to  
restore the diversified plant life in the  
Tepusquet Forest Area.

I am particularly concerned about the  
Failure of the Forest Oak to reproduce

2. I am receptive to the people of Santa  
Maria and Orcutt to have access to the  
BLM property

3. The area consists of mountains of  
Monterey State which means there is  
mountains of water.

4. There is oil there, which is sorely needed  
in the future of California

5. I am concerned about the destruction  
of native plant life

6. I am also concerned about animal life  
particularly Bees

I should hope these concerns are proper  
The concern of government, the people and  
The Bureau of Land Management and seek  
concerted thought  
any ideas?

Joseph E. Toomey  
58 S 200 West

## PUBLIC UTILITIES COMMISSION

320 WEST 4<sup>TH</sup> STREET, SUITE 500  
LOS ANGELES, CA 90013



August 16, 2007

David Matson  
Santa Barbara County – Long Range Planning  
30 E. Figueroa St. 2<sup>nd</sup> Floor  
Santa Barbara, CA 93101-2010

Dear Mr. Matson:

Re: SCH# 2007071113; Ordinance 661 Consistency Rezone Project

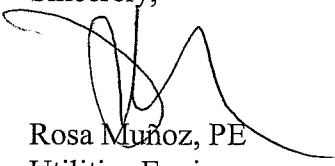
The California Public Utilities Commission (Commission) has jurisdiction over the safety of highway-rail crossings (crossings) in California. The California Public Utilities Code requires Commission approval for the construction or alteration of crossings and grants the Commission exclusive power on the design, alteration, and closure of crossings.

The Commission staff is in receipt of the *Notice of Completion & Environmental Document Transmittal-Draft Negative Declaration* from the State Clearinghouse. We recommend that the General Plan amendment add language so that any future planned development adjacent to or near the Santa Maria Valley Railroad Company right-of-way be 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 highway-rail crossings. This includes considering pedestrian circulation patterns/destinations with respect to railroad right-of-way.

Safety factors to consider include, but are not limited to, the planning for grade separations for major thoroughfares, improvements to existing at-grade highway-rail crossings due to increase in traffic volumes and appropriate fencing to limit the access of trespassers onto the railroad right-of-way.

Please advise us on the status of the project. If you have any questions in this matter, please contact me at (213) 576-7078 or at [rxm@cpuc.ca.gov](mailto:rxm@cpuc.ca.gov).

Sincerely,



Rosa Muñoz, PE  
Utilities Engineer  
Rail Crossings Engineering Section  
Consumer Protection & Safety Division

C: Robert Himoto, SMVR

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COMPREHENSIVE PLANNING





WESTON BENSHOOF  
ROCHFORD RUBALCAVA MACCUISH LLP

ATTORNEYS AT LAW

(213) 576-1128  
ncarlson@wbcounsel.com

August 21, 2007

VIA E-MAIL, FACSIMILE AND U.S. MAIL

[dmatson@co.santa-barbara.ca.us](mailto:dmatson@co.santa-barbara.ca.us); (805) 568-2076

David Matson, Deputy Director  
County of Santa Barbara  
Planning and Development Department  
Office of Long Range Planning  
30 E. Figueroa Street  
Santa Barbara, CA 93101

Re: *Ordinance 661 Consistency Rezone Project – Draft  
Initial Study/Negative Declaration*

Dear Mr. Matson:

As you know, we represent North Hills LLC (“North Hills”), and we have had an opportunity to review the draft Initial Study/Negative Declaration (“Negative Declaration”) prepared by Santa Barbara County (“County”) for the Ordinance 661 Consistency Rezone Project (Santa Maria and San Antonio Creek Rural Regions). We appreciate the County’s consideration of the proposed North Hills project in the cumulative impacts analysis in the Negative Declaration, and we offer only a few clarifying comments on that analysis.

North Hills understands the County’s desire to include a comprehensive list of projects to be considered in the cumulative impacts analysis, including the potential North Hills project. Further, we agree that the incremental effects of the Ordinance 661 Rezone are not cumulatively considerable and the preparation of an EIR is not warranted. As stated in Section 15064(h)(4) of the CEQA Guidelines: “The mere existence of significant cumulative impacts caused by other projects alone shall not constitute substantial evidence that the proposed project’s incremental effects are cumulatively considerable.”

As stated in the Negative Declaration, the North Hills project is in the preliminary planning stages, and the cumulative impacts analysis appears to be based on

David Matson, Deputy Director

August 21, 2007

Page 2

summary data set forth in the application to initiate the Comprehensive Plan Amendment ("CPA"). Specifically, the Negative Declaration states that project is proposed to be located on a parcel of 4,125 acres, and is estimated to provide 7,500 dwelling units and 2,000,000 square feet of commercial space. While a more precise evaluation of the potential environmental impacts of the North Hills project would be determined when the project moves forward, it is worthwhile to note a few clarifying details regarding the project. Specifically, as currently conceived in the CPA application, the project would disturb only 1,200 acres of the 4,125-acre parcel, and the 7,500 dwelling units would range in size from 650 to 4,000 square feet to accommodate a "full range of housing options." (CPA Application, pp. 2-4.)

These additional details regarding the North Hills project may be useful in terms of the transportation analysis in the Negative Declaration. The Negative Declaration states that the Average Daily Trips ("ADT") to be generated by the North Hills project and the Los Alamos Community Plan update as 83,279 ADT. (Negative Declaration, p. 65.) Although the source of these ADT estimates is not set forth in the Negative Declaration, these numbers appear to correspond to the numbers calculated in the traffic analysis prepared by Associated Transportation Engineers ("ATE") for the Uniform Rules Update EIR -- Revised Cumulative Impact Discussion ("Update EIR"). (Update EIR, Attachment 1.)

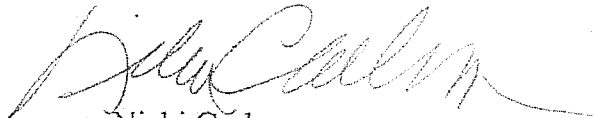
According to the Update EIR, the approximately 80,000 ADT attributed to the North Hills project is based on 1,000,000 square feet of commercial (shopping center and office), 1,500 apartments and 6,000 single family residences. While ATE's traffic analysis does not take into account the full 2,000,000 square feet of commercial space proposed in the CPA application, the ATE analysis also does not evaluate the internal trip benefits associated with having a mixed-use project with several villages where "most daily needs can be met within walking distances of residences." (CPA Application, p. 2.) A more detailed analysis of the anticipated traffic to be generated by the North Hills project would also recognize that more than 1,500 units would be multi-family residential units.

Again, North Hills does not believe that any further analysis is required for purposes of the Negative Declaration for the Ordinance 661 Rezone, but we submit this information to provide additional detail regarding one of the projects described in the cumulative impacts analysis.

David Matson, Deputy Director  
August 21, 2007  
Page 3

If you should have any questions or comments regarding this letter, or the project, please do not hesitate to call.

Very truly yours,



Nicki Carlsen  
WESTON, BENSHOOF,  
ROCHFORD, RUBALCAVA & MacCUIISH LLP

NC/ki

RESOLUTION OF THE BOARD OF SUPERVISORS  
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF APPROVING SPECIFIC	)	RESOLUTION NO. 07-_____
AMENDMENTS TO THE MAPS OF THE LAND USE	)	CASE NO.
ELEMENT OF THE SANTA BARBARA COUNTY	)	07GPA-00000-00004
COMPREHENSIVE PLAN, SPECIFICALLY THE	)	07RZN-00000-00010
THE SANTA MARIA VALLEY RURAL REGION	)	
LAND USE MAP AND THE SAN ANTONIO CREEK	)	
RURAL REGION LAND USE MAP, AND ADOPT AN	)	
ORDINANCE THAT AMENDS THE COUNTY	)	
ZONING MAP OF SECTION 35-1, THE SANTA	)	
BARBARA COUNTY LAND USE AND	)	
DEVELOPMENT CODE, OF CHAPTER 35, ZONING	)	
BY REPEALING ORDINANCE NO. 661 ZONING	)	
DESIGNATIONS FOR CERTAIN PROPERTIES AND	)	
REZONING THESE PROPERTIES TO THE	)	
AG-II-100, AG-II-40, AG-I-40, AG-I-20, AG-I-10, AND	)	
RR-5 ZONES IN THE SANTA BARBARA COUNTY	)	
<u>LAND USE AND DEVELOPMENT CODE.</u>	)	

WITH REFERENCE TO THE FOLLOWING:

- A. On December 20, 1980, by Resolution No. 80-566, the Board of Supervisors of the County of Santa Barbara adopted the Comprehensive Plan for the County of Santa Barbara.
- B. In 1983, the Board of Supervisors adopted the Article III Zoning Ordinance to implement the Comprehensive Plan for the County of Santa Barbara through regulation of land use in inland areas of the County.
- C. In 1984, by Ordinance No. 3430, the Board of Supervisors repealed those portions of Ordinance 661 which were duplicated by similar provisions of Article III, including the repeal of duplicative zone districts, the permit processing procedures and conditionally permitted uses from Ordinance 661. Ordinance 661 agricultural zone districts that were not duplicates to the agricultural zone districts in Article III were retained.
- D. In June 2005, the County Board of Supervisors directed Planning and Development to address zoning consistency issues for remaining rural parcels zoned under Ordinance 661.
- E. On October 17, 2006, by Ordinance No. 4265, the County Board of Supervisors adopted Section 35-1, the Santa Barbara County Land Use and Development Code (LUDC), of Chapter

35, Zoning, of the Santa Barbara County Code, combining Chapter 35 of the Santa Barbara County Code Articles I, II, III, and IV.

- F. In 2006, community meetings were held to determine the appropriate land use designations for agricultural lands being rezoned from Ordinance 661 to the Santa Barbara County Land Use and Development Code (LUDC) in the Santa Maria Valley Rural Region and San Antonio Creek Rural Region.
- G. It is now deemed in the interest of orderly development of the County and important to the preservation of health, safety, and general welfare of the residents of said County that the County Board of Supervisors amend the Comprehensive Plan by amending the Santa Maria Valley Rural Region Land Use Map and the San Antonio Creek Rural Region Map as described in Exhibit A.
- H. It is now deemed in the interest of orderly development of the County and important to the preservation of health, safety, and general welfare of the residents of said County that the County Board of Supervisors adopt an ordinance amending the County Zoning Map as shown in Exhibit A
- I. Public officials and agencies, civic organizations, and citizens have been consulted on and have advised the Planning Commission on the proposed amendments and ordinance in a duly noticed public hearing pursuant to Sections 65353 and 65854 of the Government Code, at which hearing the amendments and ordinance were explained and comments invited from the persons in attendance, and the Planning Commission has sent its written recommendations to the Board pursuant to Section 65354 and 65855 of the Government Code.
- J. This Board has held a duly noticed public hearing, as required by Section 65355 and 65856 of the Government Code, on the proposed amendments and ordinance, at which hearing the amendments and ordinance were explained and comments invited from the persons in attendance.
- K. These amendments to the Comprehensive Plan Land Use Maps are consistent with the provisions of the County of Santa Barbara Comprehensive Plan.
- L. The ordinance amending the County Zoning Map is in compliance with the Santa Barbara County Land Use and Development Code.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. Pursuant to the provisions of Section 65356 of the Government Code, the above described changes are hereby adopted as amendments to the Land Use Element of the Santa Barbara County Comprehensive.
3. Pursuant to the provisions of Section 65857 of the Government Code, the above described changes are hereby adopted as amendments to the County Zoning Map, of Section 35-1, Santa Barbara County Land Use and Development Code.
4. Pursuant to the provisions of Government Code Section 65357, the Chair and Clerk of this Board are hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this Resolution to reflect the above described action by the Board.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this 9<sup>th</sup> day of October 2007, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

\_\_\_\_\_  
BROOKS FIRESTONE, Chair  
Board of Supervisors, County of Santa Barbara

ATTEST:

MICHAEL F. BROWN  
Clerk of the Board of Supervisors

By \_\_\_\_\_  
Chief Deputy Clerk

APPROVED AS TO FORM:

STEPHEN SHANE STARK  
County Counsel

By \_\_\_\_\_  
Deputy County Counsel

## Exhibit A

### Ordinance 661 Consistency Rezone Land Use and Zoning Designation Amendments

#### Santa Maria Valley Rural Region and San Antonio Creek Rural Region

APN	Existing Land Use	Proposed Land Use	Existing Zone	Proposed Zone
095-030-010	A-II	A-II-100	100-AG	AG-II-100
099-010-051	A-II	A-II-100	100-AG	AG-II-100
099-020-010	A-II	A-II-100	20-AG	AG-II-100
099-020-011	A-II	A-II-100	20-AG	AG-II-100
099-020-015	A-II	A-II-100	100-AG	AG-II-100
099-030-008	A-II	A-II-100	100-AG	AG-II-100
099-030-031	A-II	A-II-100	20-AG	AG-II-100
099-050-005	A-II	A-II-100	100-AG	AG-II-100
099-050-008	A-II	A-II-100	100-AG	AG-II-100
101-020-010	A	A-II-100	10-AG	AG-II-100
101-020-019	A-II	A-II-100	20-AG	AG-II-100
101-020-041	A-II	A-II-100	20-AG	AG-II-100
101-020-046	A-II	A-II-100	100-AG	AG-II-100
101-030-001	A-II	A-II-100	U	AG-II-100
101-030-002	A-II	A-II-100	U	AG-II-100
101-030-003	A-II	A-II-100	U	AG-II-100
101-030-004	A-II	A-II-100	U	AG-II-100
101-030-006	A-II	A-II-100	U	AG-II-100
101-030-007	A-II	A-II-100	U	AG-II-100
101-030-008	A-II	A-II-100	U	AG-II-100
101-030-009	A-II	A-II-100	U	AG-II-100
101-030-010	A-II	A-II-100	20-AG	AG-II-100
101-030-011	A-II	A-II-100	U	AG-II-100
101-030-013	A-II	A-II-100	20-AG	AG-II-100
101-030-014	A-II	A-II-100	20-AG	AG-II-100
101-030-016	A-II	A-II-100	U	AG-II-100
101-030-017	A-II	A-II-100	U	AG-II-100
101-030-018	A-II	A-II-100	U	AG-II-100
101-030-019	A-II	A-II-100	U	AG-II-100
101-040-003	A-II	A-II-100	U	AG-II-100
101-040-005	A-II	A-II-100	U	AG-II-100
101-040-006	A-II	A-II-100	U	AG-II-100
101-040-007	A-II	A-II-100	U	AG-II-100
101-040-008	A-II	A-II-100	U	AG-II-100
101-040-009	A-II	A-II-100	U	AG-II-100
101-040-011	A-II	A-II-100	U	AG-II-100
101-040-012	A-II	A-II-100	U	AG-II-100
101-040-013	A-II	A-II-100	U	AG-II-100
101-040-014	A-II	A-II-100	U	AG-II-100

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
101-040-017	A-II	A-II-100	U	AG-II-100
101-040-018	A-II	A-II-100	U	AG-II-100
101-040-019	A-II	A-II-100	U	AG-II-100
101-040-020	A-II	A-II-100	U	AG-II-100
101-040-022	A-II	A-II-100	U	AG-II-100
101-040-023	A-II	A-II-100	100-AG	AG-II-100
101-050-003	A-II	A-II-100	U	AG-II-100
101-050-013	A-II	A-II-100	U	AG-II-100
101-050-014	A-II	A-II-100	U	AG-II-100
101-050-038	A-II	A-II-100	U	AG-II-100
101-050-047	A-II	A-II-100	U	AG-II-100
101-060-002	A-II	A-II-100	20-AG	AG-II-100
101-060-046	A-II	A-II-100	U/100-AG	AG-II-100
101-060-051	A-II	A-II-100	100-AG	AG-II-100
101-060-052	A-II	A-II-100	U	AG-II-100
101-060-053	A-II	A-II-100	U	AG-II-100
101-060-054	A-II	A-II-100	U	AG-II-100
101-060-055	A-II	A-II-100	U	AG-II-100
101-060-056	A-II	A-II-100	U	AG-II-100
101-060-057	A-II	A-II-100	100-AG/U	AG-II-100
101-060-058	A-II	A-II-100	100-AG	AG-II-100
101-060-059	A-II	A-II-100	100-AG	AG-II-100
101-060-061	A-II	A-II-100	100-AG/U	AG-II-100
101-060-064	A-II	A-II-100	20-AG	AG-II-100
101-060-065	A-II	A-II-100	20-AG	AG-II-100
101-060-066	A-II	A-II-100	20-AG	AG-II-100
101-060-067	A-II	A-II-100	20-AG	AG-II-100
101-060-068	A-II	A-II-100	20-AG	AG-II-100
101-060-069	A-II	A-II-100	20-AG	AG-II-100
101-060-070	A-II	A-II-100	20-AG	AG-II-100
101-070-001	A-II	A-II-100	U	AG-II-100
101-070-002	A-II	A-II-100	U	AG-II-100
101-070-003	A-II	A-II-100	100-AG	AG-II-100
101-070-004	A-II	A-II-100	U	AG-II-100
101-070-005	A-II	A-II-100	U	AG-II-100
101-070-007	A-II	A-II-100	U	AG-II-100
101-070-008	A-II	A-II-100	U	AG-II-100
101-070-016	A-II	A-II-100	U	AG-II-100
101-070-020	A-II	A-II-100	U	AG-II-100
101-070-021	A-II	A-II-100	U	AG-II-100
101-070-050	A-II	A-II-100	U	AG-II-100
101-080-014	A-II	A-II-100	20-AG	AG-II-100
101-080-018	A-II	A-II-100	100-AG	AG-II-100
101-080-055	A-II	A-II-100	40-AG	AG-II-100
101-080-060	A-II	A-II-100	100-AG	AG-II-100
101-080-061	A-II	A-II-100	100-AG	AG-II-100
101-080-091	A-II	A-II-100	20-AG	AG-II-100
101-090-017	A-II	A-II-100	100-AG	AG-II-100



APN	Existing Land Use	Proposed Land Use	Existing Zone	Proposed Zone
101-090-018	A-II	A-II-100	100-AG	AG-II-100
101-090-019	A-II	A-II-100	100-AG	AG-II-100
101-100-002	A-II	A-II-40	100-AG	AG-II-40
111-020-002	A-II	A-II-100	100-AL-O	AG-II-100
111-020-003	A-II	A-II-100	100-AL-O	AG-II-100
111-020-009	A-II	A-II-100	100-AL-O	AG-II-100
111-020-016	A-II	A-II-100	100-AL-O	AG-II-100
111-130-001	A-II	A-II-100	100-AL-O	AG-II-100
113-010-007	A-II	A-II-100	M-1-X	AG-II-100
113-010-021	A-II	A-II-40	U	AG-II-40
113-010-026	A-II	A-II-40	U	AG-II-40
113-010-027	A-II	A-II-40	U	AG-II-40
113-010-028	A-II	A-II-40	U	AG-II-40
113-010-030	A-II	A-II-100	U-PM	AG-II-100
113-010-034	A-II	A-II-100	U	AG-II-100
113-010-035	A-II	A-II-100	U	AG-II-100
113-030-008	A-II	A-II-40	U	AG-II-40
113-030-010	A-II	A-II-40	U	AG-II-40
113-030-011	A-II	A-II-40	U	AG-II-40
113-030-012	A-II	A-II-40	U	AG-II-40
113-040-010	A-II	A-II-40	40-AG	AG-II-40
113-040-012	A-II	A-II-40	U	AG-II-40
113-040-014	A-II	A-II-40	U	AG-II-40
113-040-015	A-II	A-II-40	U	AG-II-40
113-040-016	A-II	A-II-40	U	AG-II-40
113-040-017	A-II	A-II-40	U	AG-II-40
113-040-018	A-II	A-II-40	U	AG-II-40
113-050-007	EDUCATIONAL FACILITY	A-II-40	U	AG-II-40
113-050-027	A-II	A-II-40	U	AG-II-40
113-050-028	A-II	A-II-40	U	AG-II-40
113-050-034	A-II	A-II-40	U	AG-II-40
113-050-035	A-II	A-II-40	U	AG-II-40
113-050-036	A-II	A-II-40	40-AG	AG-II-40
113-050-037	A-II	A-II-40	U	AG-II-40
113-050-044	A-II	A-II-40	40-AG	AG-II-40
113-050-055	A-II	A-II-40	40-AG	AG-II-40
113-080-009	A-II	A-II-40	U	AG-II-40
113-080-014	A-II	A-II-40	U	AG-II-40
113-080-020	A-II	A-II-40	40-AG	AG-II-40
113-080-021	A-II	A-II-40	U	AG-II-40
113-090-014	A-II	A-II-40	40-AG	AG-II-40
113-100-001	A-II	A-II-40	U	AG-II-40
113-100-005	A-II	A-II-100	U	AG-II-100
113-100-022	A-II	A-II-40	U	AG-II-40
113-100-023	A-II	A-II-40	U	AG-II-40
113-120-008	A-II	A-II-100	U	AG-II-100
113-140-005	A-II	A-II-100	U-PM	AG-II-100

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
113-150-002	A-II	A-II-100	U	AG-II-100
113-150-020	A-II	A-II-100	100-AG	AG-II-100
113-150-022	A-II	A-II-100	100-AG	AG-II-100
113-160-007	A-II	A-II-100	100-AG	AG-II-100
113-170-003	A-II	A-II-100	U	AG-II-100
113-170-004	A-II	A-II-100	U	AG-II-100
113-180-001	A-II	A-II-100	100-AG	AG-II-100
113-190-001	A-II	A-II-100	U	AG-II-100
113-210-004	A-II	A-II-100	100-AG	AG-II-100
113-210-009	A-II	A-II-100	100-AG	AG-II-100
113-210-013	A-II	A-II-100	100-AG	AG-II-100
113-210-015	A-II	A-II-100	100-AG	AG-II-100
113-220-002	A-II	A-II-100	20-AG	AG-II-100
113-220-003	A-II	A-II-100	20-AG	AG-II-100
113-220-004	A-II	A-II-100	20-AG	AG-II-100
113-220-006	A-II	A-II-100	20-AG	AG-II-100
113-220-011	A-II	A-II-100	20-AG	AG-II-100
113-240-003	A-II	A-II-100	100-AG	AG-II-100
113-240-005	A-II	A-II-100	20-AL	AG-II-100
113-240-006	A-II	A-II-100	100-AG	AG-II-100
113-240-007	A-II	A-II-100	20-AG	AG-II-100
113-240-008	A-II	A-II-100	100-AG	AG-II-100
113-240-011	A-II	A-II-100	20-AL	AG-II-100
113-240-013	A-II	A-II-100	100-AG	AG-II-100
113-240-014	A-II	A-II-100	100-AG	AG-II-100
113-250-018	A-II	A-II-100	100-AG	AG-II-100
113-260-004	A-II	A-II-100	20-AG	AG-II-100
113-260-012	A-II	A-II-100	100-AG	AG-II-100
113-260-015	A-II	A-II-100	20-AG	AG-II-100
113-260-017	A-II	A-II-100	20-AG	AG-II-100
113-270-002	A-II	A-II-100	100-AG	AG-II-100
113-270-003	A-II	A-II-100	100-AG	AG-II-100
113-270-005	A-II	A-II-100	10-AG	AG-II-100
113-270-009	A-II	A-II-100	20-AG	AG-II-100
113-270-010	A-II	A-II-100	M-1-X	AG-II-100
113-270-014	A-II	A-II-100	20-AG	AG-II-100
113-270-016	A-II	A-II-100	20-AG	AG-II-100
113-270-017	A-II	A-II-100	20-AG	AG-II-100
113-280-001	A-II	A-II-100	100-AG	AG-II-100
113-280-002	A-II	A-II-100	10-AG	AG-II-100
113-280-005	A-II	A-II-100	10-AG	AG-II-100
113-280-006	A-II	A-II-100	10-AG	AG-II-100
113-290-004	A-II	A-II-100	20-AG	AG-II-100
113-290-005	A-II	A-II-100	20-AG	AG-II-100
113-290-006	A-II	A-II-100	20-AG	AG-II-100
113-290-007	A-II	A-II-100	20-AG	AG-II-100
113-290-008	A-II	A-II-100	20-AG	AG-II-100
115-020-001	A-II	A-II-40	U	AG-II-40

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
115-020-002	A-II	A-II-40	U	AG-II-40
115-020-003	A-II	A-II-40	U	AG-II-40
115-020-004	A-II	A-II-40	U	AG-II-40
115-020-005	A-II	A-II-40	U	AG-II-40
115-020-017	A-II	A-II-40	U	AG-II-40
115-020-019	A-II	A-II-40	U	AG-II-40
115-020-020	A-II	A-II-40	U	AG-II-40
115-020-021	A-II	A-II-40	U	AG-II-40
115-020-036	A-II	A-II-40	U	AG-II-40
115-091-011	A-II	A-II-40	U	AG-II-40
115-121-001	A-II	A-II-40	U	AG-II-40
117-020-019	A-II	A-II-40	10-AG	AG-II-40
117-020-030	A-II	A-II-40	10-AG	AG-II-40
117-020-031	A-II	A-II-40	10-AG	AG-II-40
117-020-033	A-II	A-II-40	10-AG	AG-II-40
117-020-035	A-II	A-II-40	U/10-AG	AG-II-40
117-020-041	A-II	A-II-40	10-AG	AG-II-40
117-020-042	A-II	A-II-40	10-AG	AG-II-40
117-020-045	A-II	A-II-40	10-AG	AG-II-40
117-020-053	A-II	A-II-40	10-AG	AG-II-40
117-020-054	A-II	A-II-40	10-AG	AG-II-40
117-020-058	A-II	A-II-40	10-AG	AG-II-40
117-020-060	A-II	A-II-40	40-AG	AG-II-40
117-020-062	A-II	A-II-40	10-AG	AG-II-40
117-020-063	A-II	A-II-40	10-AG	AG-II-40
117-020-065	A-II	A-II-40	10-AG	AG-II-40
117-020-069	A-II	A-II-40	10-AG	AG-II-40
117-020-070	A-II	A-II-40	10-AG	AG-II-40
117-020-071	A-II	A-II-40	40-AG	AG-II-40
117-020-074	A-II	A-II-40	U	AG-II-40
117-020-075	A-II	A-II-40	U	AG-II-40
117-020-076	A-II	A-II-40	U	AG-II-40
117-030-021	A-II	A-II-40	40-AL	AG-II-40
117-030-029	A-II	A-II-40	40-AG	AG-II-40
117-030-050	A-II	A-II-40	40-AG	AG-II-40
117-030-055	A-II	A-II-40	100-AG	AG-II-40
117-030-056	A-II	A-II-40	100-AG	AG-II-40
117-030-058	A-II	A-II-40	100-AG	AG-II-40
117-030-060	A-II	A-II-40	40-AL/40-AG	AG-II-40
117-030-086	A-II	A-II-40	100-AG	AG-II-40
117-160-001	A-II	A-II-40	U	AG-II-40
117-160-004	A-II	A-II-40	U	AG-II-40
117-160-005	A-II	A-II-40	U	AG-II-40
117-160-006	A-II	A-II-40	U	AG-II-40
117-160-021	A-II	A-II-40	U	AG-II-40
117-160-035	A-II	A-II-40	U	AG-II-40
117-160-042	A-II	A-II-40	40-AG	AG-II-40
117-160-044	A-II	A-II-40	40-AG	AG-II-40

APN	Existing Land Use	Proposed Land Use	Existing Zone	Proposed Zone
117-160-048	A-II	A-II-40	40-AG	AG-II-40
117-170-005	A-II	A-II-40	10-AG	AG-II-40
117-170-013	A-II	A-II-40	10-AG	AG-II-40
117-170-014	A-II	A-II-40	10-AG	AG-II-40
117-170-052	A-II	A-II-40	10-AG	AG-II-40
117-170-056	A-II	A-II-40	10-AG	AG-II-40
117-170-063	A-II	A-II-40	10-AG	AG-II-40
117-191-001	A-II	A-II-40	10-AG	AG-II-40
117-191-002	A-II	A-II-40	10-AG	AG-II-40
117-191-003	A-II	A-II-40	10-AG	AG-II-40
117-191-005	A-II	A-II-40	10-AG	AG-II-40
117-191-006	A-II	A-II-40	10-AG	AG-II-40
117-191-007	A-II	A-II-40	10-AG	AG-II-40
117-191-012	A-II	A-II-40	10-AG	AG-II-40
117-820-010	A-II	A-II-40	10-AG	AG-II-40
128-001-003	A-II	A-II-40	10-AG	AG-II-40
128-001-005	A-II	A-II-40	40-AG	AG-II-40
128-001-006	A-II	A-II-40	40-AG	AG-II-40
128-001-007	A-II	A-II-100	U	AG-II-100
128-064-002	A-II	A-II-40	10-AG	AG-II-40
128-064-003	A-II	A-II-40	10-AG	AG-II-40
128-064-004	A-II	A-II-40	10-AG	AG-II-40
128-064-005	A-II	A-II-40	10-AG	AG-II-40
128-071-005	A-II	A-II-40	40-AL-O/10-AG/40-AG	AG-II-40
128-091-001	A	A-II-40	10-AG	AG-II-40
128-091-002	A	A-II-40	10-AG	AG-II-40
128-091-003	A	A-II-40	10-AG	AG-II-40
128-091-004	A	A-II-40	10-AG	AG-II-40
128-091-005	A	A-II-40	10-AG	AG-II-40
128-091-006	A	A-II-40	10-AG	AG-II-40
128-091-007	A	A-II-40	10-AG	AG-II-40
128-092-002	A	A-II-40	10-AG	AG-II-40
128-092-003	A	A-II-40	10-AG	AG-II-40
128-092-004	A	A-II-40	10-AG	AG-II-40
128-092-005	A	A-II-40	10-AG	AG-II-40
128-092-006	A	A-II-40	10-AG	AG-II-40
128-092-008	A	A-II-40	10-AG	AG-II-40
128-093-021	A-II	A-II-40	10-AG	AG-II-40
128-093-025	A	A-II-40	10-AG	AG-II-40
128-093-026	A	A-II-40	10-AG	AG-II-40
128-094-005	A-II	A-II-100	U	AG-II-100
128-094-006	A-II	A-II-100	U	AG-II-100
128-094-023	A-II	A-II-40	10-AG	AG-II-40
128-094-026	A-II	A-II-40	10-AG	AG-II-40
128-094-028	A-II	A-II-40	40-AG	AG-II-40
128-094-032	A-II	A-II-100	100-AG	AG-II-100
128-094-033	A-II	A-II-100	100-AG	AG-II-100

APN	Existing Land Use	Proposed Land Use	Existing Zone	Proposed Zone
128-094-035	A-II	A-II-40	40-AG	AG-II-40
128-094-036	A-II	A-II-40	40-AG	AG-II-40
128-094-037	A-II	A-II-40	40-AG	AG-II-40
128-095-005	A-II	A-II-40	40-AG	AG-II-40
128-095-007	A-II	A-II-40	40-AG	AG-II-40
128-096-007	A-II	A-II-40	10-AG	AG-II-40
128-096-008	A-II	A-II-40	10-AG	AG-II-40
128-096-010	A-II	A-II-40	40-AG	AG-II-40
128-097-001	A	A-II-40	AG-II-40	AG-II-40 (No Change)
128-097-002	A	A-II-40	AG-II-40	AG-II-40 (No Change)
129-010-035	A	A-II-40	AG-II-40	AG-II-40 (No Change)
128-097-003	A	A-II-40	10-AG	AG-II-40
128-097-004	A	A-II-40	10-AG	AG-II-40
128-097-005	A	A-II-40	10-AG	AG-II-40
128-097-006	A	A-II-40	10-AG	AG-II-40
128-097-007	A	A-II-40	10-AG	AG-II-40
128-098-001	A	A-II-40	10-AG	AG-II-40
128-098-002	A	A-II-40	10-AG	AG-II-40
128-098-003	A	A-II-40	10-AG	AG-II-40
128-098-005	A	A-II-40	10-AG	AG-II-40
128-099-002	A-II	A-II-40	40-AG/U	AG-II-40
128-099-003	A-II	A-II-40	40-AG	AG-II-40
128-099-010	A-II	A-II-40	U	AG-II-40
128-099-011	A-II	A-II-100	U	AG-II-100
128-099-012	A-II	A-II-100	U	AG-II-100
128-100-014	A	A-II-40	U	AG-II-40
128-100-017	A-II	A-II-100	U	AG-II-100
128-100-023	A-II	A-II-100	U	AG-II-100
128-100-026	A-II	A-II-100	U	AG-II-100
128-101-001	A-II	A-II-100	U	AG-II-100
128-101-002	A-II	A-II-100	U	AG-II-100
128-101-003	A-II	A-II-100	100-AG	AG-II-100
128-101-004	A-II	A-II-100	U	AG-II-100
128-101-007	A-II	A-II-100	100-AG/U	AG-II-100
128-101-008	A-II	A-II-100	100-AG	AG-II-100
128-101-009	A-II	A-II-100	U	AG-II-100
128-101-011	A-II	A-II-100	100-AG	AG-II-100
128-101-018	A-II	A-II-100	U	AG-II-100
129-010-001	A	A-II-40	10-AG	AG-II-40
129-010-007	A	A-II-40	U	AG-II-40
129-010-008	A	A-II-40	10-AG	AG-II-40
129-010-010	A	A-II-40	10-AG	AG-II-40
129-010-011	A	A-II-40	10-AG	AG-II-40
129-010-013	A	A-II-40	10-AG	AG-II-40
129-010-015	A	A-II-40	U	AG-II-40
129-010-018	A	A-II-40	10-AG	AG-II-40
129-010-019	A	A-II-40	10-AG	AG-II-40
129-010-020	A	A-II-40	10-AG	AG-II-40

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
129-010-021	A	A-II-40	10-AG	AG-II-40
129-010-022	A	A-II-40	10-AG	AG-II-40
129-010-023	A	A-II-40	10-AG	AG-II-40
129-010-024	A	A-II-40	10-AG	AG-II-40
129-010-032	A	A-II-40	U	AG-II-40
129-010-033	A	A-II-40	U	AG-II-40
129-010-034	A	A-II-40	U	AG-II-40
129-010-035	A	A-II-40	AG-II-40	AG-II-40
129-010-036	A	A-II-40	U	AG-II-40
129-020-006	A-II	A-II-100	U	AG-II-100
129-020-007	A-II	A-II-100	U	AG-II-100
129-020-013	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-014	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-015	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-017	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-018	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-043	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-045	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-047	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-048	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-050	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-052	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-053	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-054	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-059	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-060	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-030-003	A-II	A-II-100	U	AG-II-100
129-030-004	A-II	A-II-100	U	AG-II-100
129-030-005	A-II	A-II-100	U	AG-II-100
129-030-009	A-II	A-II-100	100-AG	AG-II-100
129-030-012	A-II	A-II-100	100-AG	AG-II-100
129-030-013	A-II	A-II-100	100-AG	AG-II-100
129-030-014	A-II	A-II-100	100-AG	AG-II-100
129-030-015	A-II	A-II-100	100-AG	AG-II-100
129-030-016	A-II	A-II-100	100-AG	AG-II-100
129-030-018	A-II	A-II-100	100-AG	AG-II-100
129-030-019	A-II	A-II-100	100-AG	AG-II-100
129-040-001	A-II	A-II-100	U	AG-II-100
129-040-002	A-II	A-II-100	100-AG	AG-II-100
129-040-003	A-II	A-II-100	100-AG	AG-II-100
129-040-007	A-II	A-II-100	U	AG-II-100
129-050-010	A-II	A-II-100	U	AG-II-100
129-100-005	A-II	A-II-100	U	AG-II-100
129-100-011	A-II	A-II-100	U	AG-II-100
129-100-012	A-II	A-II-100	U	AG-II-100
129-100-019	A-II	A-II-100	U	AG-II-100
129-100-021	A-II	A-II-100	U	AG-II-100
129-100-025	A-II	A-II-100	U	AG-II-100

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
129-100-026	A-II	A-II-100	U	AG-II-100
129-100-032	A-II	A-II-40	U	AG-II-40
129-100-037	A-II	A-II-40	U	AG-II-40
129-110-001	A-II	A-II-100	100-AG	AG-II-100
129-110-004	A-II	A-II-100	100-AG	AG-II-100
129-110-005	A-II	A-II-100	100-AG	AG-II-100
129-110-008	A-II	A-II-100	U	AG-II-100
129-110-013	A-II	A-II-100	U	AG-II-100
129-110-014	A-II	A-II-100	U	AG-II-100
129-110-015	A-II	A-II-100	U	AG-II-100
129-110-016	A-II	A-II-100	U	AG-II-100
129-110-017	A-II	A-II-100	U	AG-II-100
129-110-018	A-II	A-II-100	U	AG-II-100
129-110-020	A-II	A-II-100	U	AG-II-100
129-110-021	A-II	A-II-100	U	AG-II-100
129-110-024	A-II	A-II-100	U	AG-II-100
129-120-010	A	A-II-40	10-AG	AG-II-40
129-120-016	A	A-II-40	10-AG	AG-II-40
129-120-019	A	A-II-40	10-AG	AG-II-40
129-120-025	A	A-II-40	10-AG	AG-II-40
129-120-026	A	A-II-40	10-AG	AG-II-40
129-151-043	A	A-II-40	10-AG	AG-II-40
129-151-044	A-II	A-II-40	10-AG	AG-II-40
129-151-045	A	A-II-40	10-AG	AG-II-40
129-151-046	A	A-II-40	10-AG	AG-II-40
129-151-047	A	A-II-40	10-AG	AG-II-40
129-151-048	A	A-II-40	10-AG	AG-II-40
129-170-005	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-170-006	A-II	A-II-40	U	AG-II-40
129-170-008	A-II	A-II-100	U	AG-II-100
129-170-009	A-II	A-II-100	U	AG-II-100
129-170-010	A-II	A-II-100	U	AG-II-100
129-170-011	A-II	A-II-100	U-PM	AG-II-100
129-170-012	OPEN AND GRAZING	A-II-100	U	AG-II-100
129-170-013	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-170-014	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-170-015	OPEN AND GRAZING	A-II-100	U	AG-II-100
129-170-016	A-II	A-II-100	U	AG-II-100
129-170-023	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-170-025	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-170-027	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-170-028	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-170-029	OPEN AND GRAZING	A-II-100	U	AG-II-100
129-170-030	OPEN AND GRAZING	A-II-100	U	AG-II-100
129-170-031	OPEN AND GRAZING	A-II-100	U	AG-II-100
129-170-032	OPEN AND GRAZING	A-II-100	U	AG-II-100
129-170-033	OPEN AND GRAZING	A-II-100	U	AG-II-100
129-170-034	OPEN AND GRAZING	A-II-100	U	AG-II-100

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
129-180-003	A-II	A-II-100	U	AG-II-100
129-180-004	A-II	A-II-100	U	AG-II-100
129-180-006	A-II	A-II-100	U	AG-II-100
129-180-007	A-II	A-II-100	U	AG-II-100
129-180-008	A-II	A-II-100	U	AG-II-100
129-180-009	A-II	A-II-100	U	AG-II-100
129-180-015	A-II	A-II-100	U	AG-II-100
129-180-018	A-II	A-II-100	U	AG-II-100
129-180-019	A-II	A-II-100	U	AG-II-100
129-180-020	A-II	A-II-100	100-AG	AG-II-100
129-180-021	A-II	A-II-100	100-AG	AG-II-100
129-180-025	A-II	A-II-100	U	AG-II-100
129-180-035	A-II	A-II-100	U	AG-II-100
129-180-036	A-II	A-II-100	U	AG-II-100
129-210-001	A-II	A-II-100	U	AG-II-100
129-210-004	A-II	A-II-100	U	AG-II-100
129-210-005	A-II	A-II-100	U	AG-II-100
129-210-008	A-II	A-II-100	U	AG-II-100
129-210-015	A-II	A-II-100	U	AG-II-100
129-210-020	A-II	A-II-100	U	AG-II-100
129-210-022	A-II	A-II-100	100-AG	AG-II-100
129-210-026	A-II	A-II-100	U	AG-II-100
129-210-028	A-II	AC	100-AG	AG-II-100
129-210-037	A-II	A-II-100	U	AG-II-100
129-220-016	A-II	A-II-100	U	AG-II-100
129-220-017	A-II	A-II-100	U	AG-II-100
129-220-023	A-II	A-II-100	U	AG-II-100
129-220-024	A-II	A-II-100	U	AG-II-100
129-220-034	A-II	A-II-100	U	AG-II-100
129-220-043	A-II	A-II-100	100-AG	AG-II-100
129-260-005	A-II	A-II-100	100-AG	AG-II-100
131-030-003	A-II	A-II-100	U	AG-II-100
131-030-019	A-II	A-II-100	U	AG-II-100
131-030-021	A-II	A-II-100	U	AG-II-100
131-030-022	A-II	A-II-100	U	AG-II-100
131-030-023	A-II	A-II-100	U	AG-II-100
131-030-024	A-II	A-II-100	U	AG-II-100
131-030-038	A-II	A-II-100	U	AG-II-100
131-030-039	A-II	A-II-100	U	AG-II-100
131-030-040	A-II	A-II-100	U	AG-II-100
131-030-042	A-II	A-II-100	U	AG-II-100
131-030-043	A-II	A-II-100	U	AG-II-100
131-030-045	A-II	A-II-100	U	AG-II-100
131-030-047	A-II	A-II-100	U	AG-II-100
131-030-048	A-II	A-II-100	U	AG-II-100
131-030-049	A-II	A-II-100	U	AG-II-100
131-030-051	A-II	A-II-100	U	AG-II-100
131-030-052	A-II	A-II-100	U	AG-II-100



<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
131-050-013	A-II	A-II-100	100-AG	AG-II-100
131-070-003	A-II	A-II-100	U	AG-II-100
131-070-004	A-II	A-II-100	U	AG-II-100
131-070-005	A-II	A-II-100	U	AG-II-100
131-070-006	A-II	A-II-100	U	AG-II-100
131-070-007	A-II	A-II-100	U	AG-II-100
131-070-008	A-II	A-II-100	U	AG-II-100
131-070-009	A-II	A-II-100	U	AG-II-100
131-070-031	A-II	A-II-100	U	AG-II-100
131-070-032	A-II	A-II-100	U	AG-II-100
131-070-035	A-II	A-II-100	U	AG-II-100
131-070-037	A-II	A-II-100	U	AG-II-100
131-070-038	A-II	A-II-100	U	AG-II-100
131-070-039	A-II	A-II-100	U	AG-II-100
131-130-002	A-II	A-II-100	U	AG-II-100
131-130-012	A-II	A-II-100	U	AG-II-100
131-130-013	A-II	A-II-100	U	AG-II-100
131-130-014	A-II	A-II-100	U	AG-II-100
131-130-015	A-II	A-II-100	U	AG-II-100
131-150-011	A-II	A-II-100	100-AG	AG-II-100
131-190-017	A-II	A-II-100	U	AG-II-100
133-140-007	A-II	A-II-100	100-AG	AG-II-100
133-050-011	A-II	A-II-100	U	AG-II-100
133-050-015	A-II	A-II-100	U	AG-II-100
133-070-001	A-II	A-II-100	100-AG	AG-II-100
133-070-004	A-II	A-II-100	U	AG-II-100
133-080-004	A-II	A-II-100	20-AG	AG-II-100
133-080-005	A-II	A-II-100	20-AG	AG-II-100
133-100-028	A-II	A-II-100	100-AG	AG-II-100
133-140-005	A-II	A-II-100	100-AG	AG-II-100
099-010-003	A-II	A-II-100	100-AG	AG-II-100
099-010-004	A-II	A-II-100	100-AG	AG-II-100
129-260-007	A-II-100	A-II-40	100-AG	AG-II-40
131-090-023	A-II-100	A-II-100	100-AG	AG-II-100
131-090-033	A-II-100	A-II-100	100-AG	AG-II-100
131-090-034	A-II-100	A-II-100	100-AG	AG-II-100
131-090-077	A-II-100	A-II-100	100-AG	AG-II-100
131-210-031	A-II-100	A-II-100	100-AG	AG-II-100
131-220-011	A-II-100	A-II-100	100-AG	AG-II-100

**Tepusquet Canyon EDRN**

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
129-220-021	A-I(10-40)	A-I-10	10-U	AG-I-10
129-220-047	A-I(10-40)	A-I-10	10-U	AG-I-10
129-220-048	A-I(10-40)	A-I-10	10-U	AG-I-10
129-250-001	A-I(10-40)	A-I-10	10-U	AG-I-10
129-250-002	A-I(10-40)	A-I-10	10-U	AG-I-10
129-250-003	A-I(10-40)	A-I-10	10-U	AG-I-10
129-250-004	A-I(10-40)	A-I-10	10-U	AG-I-10
129-250-005	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-009	A-I(10-40)	A-I-40	40-U/10-U	AG-I-40
129-260-010	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-011	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-012	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-013	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-014	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-015	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-016	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-017	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-019	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-020	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-021	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-022	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-025	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-026	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-027	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-028	A-I(10-40)	A-I-40	40-U	AG-I-40
129-260-029	A-I(10-40)	A-I-40	40-U	AG-I-40
129-260-030	A-I(10-40)	A-I-40	40-U/10-U	AG-I-40
129-260-031	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-032	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-033	A-I(10-40)	A-I-20	20-U/10-U	AG-I-20
131-090-011	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-012	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-013	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-024	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-025	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-027	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-028	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-030	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-031	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-032	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-039	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-040	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-043	A-I(10-40)	A-I-10	10-U	AG-I-10
131-090-044	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-046	A-I(10-40)	A-I-40	40-U	AG-I-40

**Tepusquet Canyon EDRN**

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
131-090-047	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-048	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-052	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-053	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-054	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-057	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-059	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-061	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-062	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-063	A-I(10-40)	A-I-10	10-U	AG-I-10
131-090-064	A-I(10-40)	A-I-10	10-U	AG-I-10
131-090-065	A-I(10-40)	A-I-10	10-U	AG-I-10
131-090-066	A-I(10-40)	A-I-10	10-U	AG-I-10
131-090-067	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-069	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-070	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-073	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-074	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-075	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-076	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-078	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-079	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-080	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-081	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-082	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-083	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-084	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-085	A-I(10-40)	A-I-40	40-U	AG-I-40
131-141-001	A-I(10-40)	A-I-40	40-U	AG-I-40
131-141-002	A-I(10-40)	A-I-20	20-U	AG-I-20
131-141-003	A-I(10-40)	A-I-40	40-U	AG-I-40
131-141-004	A-I(10-40)	A-I-20	20-U	AG-I-20
131-141-006	A-I(10-40)	A-I-10	10-U	AG-I-10
131-141-058	A-I(10-40)	A-I-40	40-U	AG-I-40
131-141-059	A-I(10-40)	A-I-40	40-U	AG-I-40
131-141-060	A-I(10-40)	A-I-40	40-U	AG-I-40
131-141-068	A-I(10-40)	A-I-10	10-U	AG-I-10
131-141-069	A-I(10-40)	A-I-10	10-U	AG-I-10
131-150-003	A-I(10-40)	A-I-40	40-U	AG-I-40
131-180-001	A-I(10-40)	A-I-40	40-U	AG-I-40
131-180-005	A-I(10-40)	A-I-20	20-U	AG-I-20
131-180-006	A-I(10-40)	A-I-20	20-U	AG-I-20
131-180-007	A-I(10-40)	A-I-40	40-U	AG-I-40
131-180-008	A-I(10-40)	A-I-20	20-U	AG-I-20
131-180-009	A-I(10-40)	A-I-40	40-U	AG-I-40
131-180-010	A-I(10-40)	A-I-40	40-U	AG-I-40

**Tepusquet Canyon EDRN**

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
131-180-011	A-I(10-40)	A-I-40	40-U	AG-I-40
131-180-012	A-I(10-40)	A-I-40	40-U/20-U	AG-I-40
131-190-001	A-I(10-40)	A-I-40	40-U	AG-I-40
131-190-002	A-I(10-40)	A-I-40	40-U	AG-I-40
131-190-003	A-I(10-40)	A-I-40	40-U	AG-I-40
131-190-004	A-I(10-40)	A-I-40	40-U	AG-I-40
131-190-005	A-I(10-40)	A-I-40	40-U	AG-I-40
131-190-013	A-I(10-40)	A-I-40	40-U	AG-I-40
131-190-014	A-I(10-40)	A-I-40	40-U	AG-I-40
131-190-016	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-001	A-I(10-40)	A-I-20	20-U	AG-I-20
131-200-002	A-I(10-40)	A-I-20	20-U	AG-I-20
131-200-003	A-I(10-40)	A-I-40	40-U/20-U	AG-I-40
131-200-004	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-005	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-008	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-009	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-010	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-011	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-012	A-I(10-40)	A-I-20	20-U	AG-I-20
131-200-013	A-I(10-40)	A-I-20	20-U/40-U	AG-I-20
131-200-014	A-I(10-40)	A-I-20	20-U	AG-I-20
131-200-015	A-I(10-40)	A-I-20	20-U	AG-I-20
131-200-016	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-018	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-019	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-021	A-I(10-40)	A-I-20	20-U	AG-I-20
131-200-022	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-023	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-024	A-I(10-40)	A-I-20	20-U	AG-I-20
131-200-025	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-026	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-027	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-028	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-029	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-030	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-001	A-I(10-40)	A-I-10	10-U	AG-I-10
131-210-002	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-003	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-004	A-I(10-40)	A-I-10	10-U	AG-I-10
131-210-005	A-I(10-40)	A-I-10	10-U/40-U	AG-I-10
131-210-006	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-007	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-008	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-009	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-010	A-I(10-40)	A-I-40	40-U	AG-I-40

**Tepusquet Canyon EDRN**

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
131-210-011	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-012	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-013	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-014	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-015	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-016	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-017	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-018	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-019	A-I(10-40)	A-I-10	10-U	AG-I-10
131-210-020	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-021	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-022	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-023	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-024	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-025	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-026	A-I(10-40)	A-I-10	10-U	AG-I-10
131-210-027	A-I(10-40)	A-I-10	10-U	AG-I-10
131-210-028	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-029	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-030	A-I(10-40)	A-I-40	40-U	AG-I-40
131-220-001	A-I(10-40)	A-I-20	20-U	AG-I-20
131-220-002	A-I(10-40)	A-I-20	20-U	AG-I-20
131-220-003	A-I(10-40)	A-I-20	20-U	AG-I-20
131-220-005	A-I(10-40)	A-I-20	20-U	AG-I-20
131-220-006	A-I(10-40)	A-I-40	40-U	AG-I-40
131-220-007	A-I(10-40)	A-I-40	40-U/20-U	AG-I-40
131-220-008	A-I(10-40)	A-I-40	40-U	AG-I-40
131-220-009	A-I(10-40)	A-I-40	40-U/10-U	AG-I-40
131-220-010	A-I(10-40)	A-I-40	40-U	AG-I-40
131-220-013	A-I(10-40)	A-I-40	40-U	AG-I-40
131-220-014	A-I(10-40)	A-I-40	40-U	AG-I-40
131-220-015	A-I(10-40)	A-I-40	40-U	AG-I-40
131-220-016	A-I(10-40)	A-I-40	40-U	AG-I-40
131-220-017	A-I(10-40)	A-I-40	40-U	AG-I-40
131-220-018	A-I(10-40)	A-I-40	40-U	AG-I-40
129-220-045	A-I(10-40)	A-I-10	10-U	AG-I-10
131-190-018	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-017	A-I(10-40)	A-I-20	20-U	AG-I-20

**Dominion Road EDRN**

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
129-020-019	Open & Grazing	Residential Ranchette	U	RR-5
129-020-027	Open & Grazing	Residential Ranchette	U	RR-5
129-020-029	Open & Grazing	Residential Ranchette	U	RR-5
129-020-033	Open & Grazing	Residential Ranchette	U	RR-5
129-020-034	Open & Grazing	Residential Ranchette	U	RR-5

**East Valley Farms EDRN**

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
129-240-001	Agriculture	A-I-10	10-AG	AG-I-10
129-240-002	Agriculture	A-I-10	10-AG	AG-I-10
129-240-003	Agriculture	A-I-10	10-AG	AG-I-10
129-240-004	Agriculture	A-I-10	10-AG	AG-I-10
129-240-005	Agriculture	A-I-10	10-AG	AG-I-10
129-240-006	Agriculture	A-I-10	10-AG	AG-I-10
129-240-007	Agriculture	A-I-10	10-AG	AG-I-10
129-240-008	Agriculture	A-I-10	10-AG	AG-I-10
129-240-009	Agriculture	A-I-10	10-AG	AG-I-10
129-240-010	Agriculture	A-I-10	10-AG	AG-I-10
129-240-011	Agriculture	A-I-10	10-AG	AG-I-10
129-240-012	Agriculture	A-I-10	10-AG	AG-I-10
129-240-013	Agriculture	A-I-10	10-AG	AG-I-10
129-240-014	Agriculture	A-I-10	10-AG	AG-I-10
129-240-015	Agriculture	A-I-10	10-AG	AG-I-10
129-240-016	Agriculture	A-I-10	10-AG	AG-I-10
129-240-018	Agriculture	A-I-10	10-AG	AG-I-10
129-240-021	Agriculture	A-I-10	10-AG	AG-I-10
129-240-022	Agriculture	A-I-10	10-AG	AG-I-10
129-240-023	Agriculture	A-I-10	10-AG	AG-I-10
129-240-024	Agriculture	A-I-10	10-AG	AG-I-10
129-240-025	Agriculture	A-I-10	10-AG	AG-I-10
129-240-026	Agriculture	A-I-10	10-AG	AG-I-10
129-240-027	Agriculture	A-I-10	10-AG	AG-I-10
129-240-028	Agriculture	A-I-10	10-AG	AG-I-10
129-240-029	Agriculture	A-I-10	10-AG	AG-I-10
129-240-030	Agriculture	A-I-10	10-AG	AG-I-10
129-240-031	Agriculture	A-I-10	10-AG	AG-I-10
129-240-032	Agriculture	A-I-10	10-AG	AG-I-10
129-240-037	Agriculture	A-I-10	10-AG	AG-I-10
129-240-038	Agriculture	A-I-10	10-AG	AG-I-10

**Long Canyon Road EDRN**

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
101-050-033	A-II	A-I-10	U	AG-I-10
101-050-021	A-II	A-I-10	U	AG-I-10
101-050-022	A-II	A-I-10	U	AG-I-10
101-050-023	A-II	A-I-10	U	AG-I-10
101-050-024	A-II	A-I-10	U	AG-I-10
101-050-027	A-II	A-I-10	U	AG-I-10
101-050-028	A-II	A-I-10	U	AG-I-10
101-050-034	A-II	A-I-10	U	AG-I-10
101-050-037	A-II	A-I-10	U	AG-I-10
101-070-042	A-II	A-I-10	U	AG-I-10
101-070-043	A-II	A-I-10	U	AG-I-10
101-070-044	A-II	A-I-10	U	AG-I-10
101-070-045	A-II	A-I-10	U	AG-I-10
101-070-046	A-II	A-I-10	U	AG-I-10
101-070-047	A-II	A-I-10	U	AG-I-10
101-070-048	A-II	A-I-10	U	AG-I-10
101-070-049	A-II	A-I-10	U	AG-I-10

**Olivera Canyon Road EDRN**

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
101-050-030	A-II	A-I-10	U	AG-I-10
101-050-031	A-II	A-I-10	U	AG-I-10
101-050-032	A-II	A-I-10	U	AG-I-10
101-050-040	A-II	A-I-10	U	AG-I-10
101-050-041	A-II	A-I-10	U	AG-I-10

**Prell Road East Road EDRN**

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
129-010-027	A	A-I-10	U	AG-I-10
129-010-028	A	A-I-10	U	AG-I-10
129-010-029	A	A-I-10	U	AG-I-10
129-010-030	A	A-I-10	U	AG-I-10
128-100-005	Agriculture	A-I-10	U	AG-I-10
128-100-006	Agriculture	A-I-10	U	AG-I-10
128-100-007	Agriculture	A-I-10	U	AG-I-10
128-100-009	Agriculture	A-I-10	U	AG-I-10
128-100-010	Agriculture	A-I-10	U	AG-I-10
128-100-011	Agriculture	A-I-10	U	AG-I-10
128-100-012	Agriculture	A-I-10	U	AG-I-10
128-100-013	Agriculture	A-I-10	U	AG-I-10
128-100-032	Agriculture	A-I-10	U	AG-I-10
128-100-033	Agriculture	A-I-10	U	AG-I-10

**Prell Road West EDRN**

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
128-098-006	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-007	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-008	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-009	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-010	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-011	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-012	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-013	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-014	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-015	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-016	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-017	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-018	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-019	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-020	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-021	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-022	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-024	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-025	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-026	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-027	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-028	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-029	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-030	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-031	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-032	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-033	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-034	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-035	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-037	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-038	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-039	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-040	Agriculture	Residential Ranchette	RA-O	RR-5



ORDINANCE NO. \_\_\_\_\_

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

Case No. 07RZN-00000-00010

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

SECTION 1:

The County Zoning Map shall be amended by repealing Ordinance 661 zoning designations for certain properties located in the unincorporated portions of Santa Barbara County, Santa Maria Valley Rural Region and San Antonio Creek Rural Region, and rezoning these properties to existing zone districts in the Santa Barbara County Land Use and Development Code (AG-II-100, AG-II-40, AG-I-40, AG-I-20, AG-I-10, and RR-5), as depicted in Exhibit A.

SECTION 2:

This ordinance shall take effect and be in force 30 days after the date of its passage; and before the expiration of 15 days after its passage, a summary of this ordinance 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 9<sup>th</sup> day of October, 2007, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

\_\_\_\_\_  
BROOKS FIRESTONE  
Chair, Board of Supervisors  
County of Santa Barbara

ATTEST:

MICHAEL F. BROWN  
Clerk of the Board of Supervisors

By \_\_\_\_\_  
Chief Deputy Clerk

APPROVED AS TO FORM:

STEPHEN SHANE STARK  
County Counsel

By \_\_\_\_\_  
Deputy County Counsel

Attachment: Exhibit A

ORDINANCE NO. \_\_\_\_\_

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

Case No. 07RZN-00000-00010

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

SECTION 1:

The County Zoning Map shall be amended by repealing Ordinance 661 zoning designations for certain properties located in the unincorporated portions of Santa Barbara County, Santa Maria Valley Rural Region and San Antonio Creek Rural Region, and rezoning these properties to existing zone districts in the Santa Barbara County Land Use and Development Code (AG-II-100, AG-II-40, AG-I-40, AG-I-20, AG-I-10, and RR-5), as depicted in Exhibit A.

SECTION 2:

This ordinance shall take effect and be in force 30 days after the date of its passage; and before the expiration of 15 days after its passage, a summary of this ordinance 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 9<sup>th</sup> day of October, 2007, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

\_\_\_\_\_  
BROOKS FIRESTONE  
Chair, Board of Supervisors  
County of Santa Barbara

ATTEST:

MICHAEL F. BROWN  
Clerk of the Board of Supervisors

By \_\_\_\_\_  
Chief Deputy Clerk

APPROVED AS TO FORM:

STEPHEN SHANE STARK  
County Counsel

By \_\_\_\_\_  
Deputy County Counsel

Attachment: Exhibit A

## Exhibit A

### Ordinance 661 Consistency Rezone Land Use and Zoning Designation Amendments

#### Santa Maria Valley Rural Region and San Antonio Creek Rural Region

APN	Existing Land Use	Proposed Land Use	Existing Zone	Proposed Zone
095-030-010	A-II	A-II-100	100-AG	AG-II-100
099-010-051	A-II	A-II-100	100-AG	AG-II-100
099-020-010	A-II	A-II-100	20-AG	AG-II-100
099-020-011	A-II	A-II-100	20-AG	AG-II-100
099-020-015	A-II	A-II-100	100-AG	AG-II-100
099-030-008	A-II	A-II-100	100-AG	AG-II-100
099-030-031	A-II	A-II-100	20-AG	AG-II-100
099-050-005	A-II	A-II-100	100-AG	AG-II-100
099-050-008	A-II	A-II-100	100-AG	AG-II-100
101-020-010	A	A-II-100	10-AG	AG-II-100
101-020-019	A-II	A-II-100	20-AG	AG-II-100
101-020-041	A-II	A-II-100	20-AG	AG-II-100
101-020-046	A-II	A-II-100	100-AG	AG-II-100
101-030-001	A-II	A-II-100	U	AG-II-100
101-030-002	A-II	A-II-100	U	AG-II-100
101-030-003	A-II	A-II-100	U	AG-II-100
101-030-004	A-II	A-II-100	U	AG-II-100
101-030-006	A-II	A-II-100	U	AG-II-100
101-030-007	A-II	A-II-100	U	AG-II-100
101-030-008	A-II	A-II-100	U	AG-II-100
101-030-009	A-II	A-II-100	U	AG-II-100
101-030-010	A-II	A-II-100	20-AG	AG-II-100
101-030-011	A-II	A-II-100	U	AG-II-100
101-030-013	A-II	A-II-100	20-AG	AG-II-100
101-030-014	A-II	A-II-100	20-AG	AG-II-100
101-030-016	A-II	A-II-100	U	AG-II-100
101-030-017	A-II	A-II-100	U	AG-II-100
101-030-018	A-II	A-II-100	U	AG-II-100
101-030-019	A-II	A-II-100	U	AG-II-100
101-040-003	A-II	A-II-100	U	AG-II-100
101-040-005	A-II	A-II-100	U	AG-II-100
101-040-006	A-II	A-II-100	U	AG-II-100
101-040-007	A-II	A-II-100	U	AG-II-100
101-040-008	A-II	A-II-100	U	AG-II-100
101-040-009	A-II	A-II-100	U	AG-II-100
101-040-011	A-II	A-II-100	U	AG-II-100
101-040-012	A-II	A-II-100	U	AG-II-100
101-040-013	A-II	A-II-100	U	AG-II-100
101-040-014	A-II	A-II-100	U	AG-II-100

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
101-040-017	A-II	A-II-100	U	AG-II-100
101-040-018	A-II	A-II-100	U	AG-II-100
101-040-019	A-II	A-II-100	U	AG-II-100
101-040-020	A-II	A-II-100	U	AG-II-100
101-040-022	A-II	A-II-100	U	AG-II-100
101-040-023	A-II	A-II-100	100-AG	AG-II-100
101-050-003	A-II	A-II-100	U	AG-II-100
101-050-013	A-II	A-II-100	U	AG-II-100
101-050-014	A-II	A-II-100	U	AG-II-100
101-050-038	A-II	A-II-100	U	AG-II-100
101-050-047	A-II	A-II-100	U	AG-II-100
101-060-002	A-II	A-II-100	20-AG	AG-II-100
101-060-046	A-II	A-II-100	U/100-AG	AG-II-100
101-060-051	A-II	A-II-100	100-AG	AG-II-100
101-060-052	A-II	A-II-100	U	AG-II-100
101-060-053	A-II	A-II-100	U	AG-II-100
101-060-054	A-II	A-II-100	U	AG-II-100
101-060-055	A-II	A-II-100	U	AG-II-100
101-060-056	A-II	A-II-100	U	AG-II-100
101-060-057	A-II	A-II-100	100-AG/U	AG-II-100
101-060-058	A-II	A-II-100	100-AG	AG-II-100
101-060-059	A-II	A-II-100	100-AG	AG-II-100
101-060-061	A-II	A-II-100	100-AG/U	AG-II-100
101-060-064	A-II	A-II-100	20-AG	AG-II-100
101-060-065	A-II	A-II-100	20-AG	AG-II-100
101-060-066	A-II	A-II-100	20-AG	AG-II-100
101-060-067	A-II	A-II-100	20-AG	AG-II-100
101-060-068	A-II	A-II-100	20-AG	AG-II-100
101-060-069	A-II	A-II-100	20-AG	AG-II-100
101-060-070	A-II	A-II-100	20-AG	AG-II-100
101-070-001	A-II	A-II-100	U	AG-II-100
101-070-002	A-II	A-II-100	U	AG-II-100
101-070-003	A-II	A-II-100	100-AG	AG-II-100
101-070-004	A-II	A-II-100	U	AG-II-100
101-070-005	A-II	A-II-100	U	AG-II-100
101-070-007	A-II	A-II-100	U	AG-II-100
101-070-008	A-II	A-II-100	U	AG-II-100
101-070-016	A-II	A-II-100	U	AG-II-100
101-070-020	A-II	A-II-100	U	AG-II-100
101-070-021	A-II	A-II-100	U	AG-II-100
101-070-050	A-II	A-II-100	U	AG-II-100
101-080-014	A-II	A-II-100	20-AG	AG-II-100
101-080-018	A-II	A-II-100	100-AG	AG-II-100
101-080-055	A-II	A-II-100	40-AG	AG-II-100
101-080-060	A-II	A-II-100	100-AG	AG-II-100
101-080-061	A-II	A-II-100	100-AG	AG-II-100
101-080-091	A-II	A-II-100	20-AG	AG-II-100
101-090-017	A-II	A-II-100	100-AG	AG-II-100

APN	Existing Land Use	Proposed Land Use	Existing Zone	Proposed Zone
101-090-018	A-II	A-II-100	100-AG	AG-II-100
101-090-019	A-II	A-II-100	100-AG	AG-II-100
101-100-002	A-II	A-II-40	100-AG	AG-II-40
111-020-002	A-II	A-II-100	100-AL-O	AG-II-100
111-020-003	A-II	A-II-100	100-AL-O	AG-II-100
111-020-009	A-II	A-II-100	100-AL-O	AG-II-100
111-020-016	A-II	A-II-100	100-AL-O	AG-II-100
111-130-001	A-II	A-II-100	100-AL-O	AG-II-100
113-010-007	A-II	A-II-100	M-1-X	AG-II-100
113-010-021	A-II	A-II-40	U	AG-II-40
113-010-026	A-II	A-II-40	U	AG-II-40
113-010-027	A-II	A-II-40	U	AG-II-40
113-010-028	A-II	A-II-40	U	AG-II-40
113-010-030	A-II	A-II-100	U-PM	AG-II-100
113-010-034	A-II	A-II-100	U	AG-II-100
113-010-035	A-II	A-II-100	U	AG-II-100
113-030-008	A-II	A-II-40	U	AG-II-40
113-030-010	A-II	A-II-40	U	AG-II-40
113-030-011	A-II	A-II-40	U	AG-II-40
113-030-012	A-II	A-II-40	U	AG-II-40
113-040-010	A-II	A-II-40	40-AG	AG-II-40
113-040-012	A-II	A-II-40	U	AG-II-40
113-040-014	A-II	A-II-40	U	AG-II-40
113-040-015	A-II	A-II-40	U	AG-II-40
113-040-016	A-II	A-II-40	U	AG-II-40
113-040-017	A-II	A-II-40	U	AG-II-40
113-040-018	A-II	A-II-40	U	AG-II-40
113-050-007	EDUCATIONAL FACILITY	A-II-40	U	AG-II-40
113-050-027	A-II	A-II-40	U	AG-II-40
113-050-028	A-II	A-II-40	U	AG-II-40
113-050-034	A-II	A-II-40	U	AG-II-40
113-050-035	A-II	A-II-40	U	AG-II-40
113-050-036	A-II	A-II-40	40-AG	AG-II-40
113-050-037	A-II	A-II-40	U	AG-II-40
113-050-044	A-II	A-II-40	40-AG	AG-II-40
113-050-055	A-II	A-II-40	40-AG	AG-II-40
113-080-009	A-II	A-II-40	U	AG-II-40
113-080-014	A-II	A-II-40	U	AG-II-40
113-080-020	A-II	A-II-40	40-AG	AG-II-40
113-080-021	A-II	A-II-40	U	AG-II-40
113-090-014	A-II	A-II-40	40-AG	AG-II-40
113-100-001	A-II	A-II-40	U	AG-II-40
113-100-005	A-II	A-II-100	U	AG-II-100
113-100-022	A-II	A-II-40	U	AG-II-40
113-100-023	A-II	A-II-40	U	AG-II-40
113-120-008	A-II	A-II-100	U	AG-II-100
113-140-005	A-II	A-II-100	U-PM	AG-II-100

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
113-150-002	A-II	A-II-100	U	AG-II-100
113-150-020	A-II	A-II-100	100-AG	AG-II-100
113-150-022	A-II	A-II-100	100-AG	AG-II-100
113-160-007	A-II	A-II-100	100-AG	AG-II-100
113-170-003	A-II	A-II-100	U	AG-II-100
113-170-004	A-II	A-II-100	U	AG-II-100
113-180-001	A-II	A-II-100	100-AG	AG-II-100
113-190-001	A-II	A-II-100	U	AG-II-100
113-210-004	A-II	A-II-100	100-AG	AG-II-100
113-210-009	A-II	A-II-100	100-AG	AG-II-100
113-210-013	A-II	A-II-100	100-AG	AG-II-100
113-210-015	A-II	A-II-100	100-AG	AG-II-100
113-220-002	A-II	A-II-100	20-AG	AG-II-100
113-220-003	A-II	A-II-100	20-AG	AG-II-100
113-220-004	A-II	A-II-100	20-AG	AG-II-100
113-220-006	A-II	A-II-100	20-AG	AG-II-100
113-220-011	A-II	A-II-100	20-AG	AG-II-100
113-240-003	A-II	A-II-100	100-AG	AG-II-100
113-240-005	A-II	A-II-100	20-AL	AG-II-100
113-240-006	A-II	A-II-100	100-AG	AG-II-100
113-240-007	A-II	A-II-100	20-AG	AG-II-100
113-240-008	A-II	A-II-100	100-AG	AG-II-100
113-240-011	A-II	A-II-100	20-AL	AG-II-100
113-240-013	A-II	A-II-100	100-AG	AG-II-100
113-240-014	A-II	A-II-100	100-AG	AG-II-100
113-250-018	A-II	A-II-100	100-AG	AG-II-100
113-260-004	A-II	A-II-100	20-AG	AG-II-100
113-260-012	A-II	A-II-100	100-AG	AG-II-100
113-260-015	A-II	A-II-100	20-AG	AG-II-100
113-260-017	A-II	A-II-100	20-AG	AG-II-100
113-270-002	A-II	A-II-100	100-AG	AG-II-100
113-270-003	A-II	A-II-100	100-AG	AG-II-100
113-270-005	A-II	A-II-100	10-AG	AG-II-100
113-270-009	A-II	A-II-100	20-AG	AG-II-100
113-270-010	A-II	A-II-100	M-1-X	AG-II-100
113-270-014	A-II	A-II-100	20-AG	AG-II-100
113-270-016	A-II	A-II-100	20-AG	AG-II-100
113-270-017	A-II	A-II-100	20-AG	AG-II-100
113-280-001	A-II	A-II-100	100-AG	AG-II-100
113-280-002	A-II	A-II-100	10-AG	AG-II-100
113-280-005	A-II	A-II-100	10-AG	AG-II-100
113-280-006	A-II	A-II-100	10-AG	AG-II-100
113-290-004	A-II	A-II-100	20-AG	AG-II-100
113-290-005	A-II	A-II-100	20-AG	AG-II-100
113-290-006	A-II	A-II-100	20-AG	AG-II-100
113-290-007	A-II	A-II-100	20-AG	AG-II-100
113-290-008	A-II	A-II-100	20-AG	AG-II-100
115-020-001	A-II	A-II-40	U	AG-II-40



<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
115-020-002	A-II	A-II-40	U	AG-II-40
115-020-003	A-II	A-II-40	U	AG-II-40
115-020-004	A-II	A-II-40	U	AG-II-40
115-020-005	A-II	A-II-40	U	AG-II-40
115-020-017	A-II	A-II-40	U	AG-II-40
115-020-019	A-II	A-II-40	U	AG-II-40
115-020-020	A-II	A-II-40	U	AG-II-40
115-020-021	A-II	A-II-40	U	AG-II-40
115-020-036	A-II	A-II-40	U	AG-II-40
115-091-011	A-II	A-II-40	U	AG-II-40
115-121-001	A-II	A-II-40	U	AG-II-40
117-020-019	A-II	A-II-40	10-AG	AG-II-40
117-020-030	A-II	A-II-40	10-AG	AG-II-40
117-020-031	A-II	A-II-40	10-AG	AG-II-40
117-020-033	A-II	A-II-40	10-AG	AG-II-40
117-020-035	A-II	A-II-40	U/10-AG	AG-II-40
117-020-041	A-II	A-II-40	10-AG	AG-II-40
117-020-042	A-II	A-II-40	10-AG	AG-II-40
117-020-045	A-II	A-II-40	10-AG	AG-II-40
117-020-053	A-II	A-II-40	10-AG	AG-II-40
117-020-054	A-II	A-II-40	10-AG	AG-II-40
117-020-058	A-II	A-II-40	10-AG	AG-II-40
117-020-060	A-II	A-II-40	40-AG	AG-II-40
117-020-062	A-II	A-II-40	10-AG	AG-II-40
117-020-063	A-II	A-II-40	10-AG	AG-II-40
117-020-065	A-II	A-II-40	10-AG	AG-II-40
117-020-069	A-II	A-II-40	10-AG	AG-II-40
117-020-070	A-II	A-II-40	10-AG	AG-II-40
117-020-071	A-II	A-II-40	40-AG	AG-II-40
117-020-074	A-II	A-II-40	U	AG-II-40
117-020-075	A-II	A-II-40	U	AG-II-40
117-020-076	A-II	A-II-40	U	AG-II-40
117-030-021	A-II	A-II-40	40-AL	AG-II-40
117-030-029	A-II	A-II-40	40-AG	AG-II-40
117-030-050	A-II	A-II-40	40-AG	AG-II-40
117-030-055	A-II	A-II-40	100-AG	AG-II-40
117-030-056	A-II	A-II-40	100-AG	AG-II-40
117-030-058	A-II	A-II-40	100-AG	AG-II-40
117-030-060	A-II	A-II-40	40-AL/40-AG	AG-II-40
117-030-086	A-II	A-II-40	100-AG	AG-II-40
117-160-001	A-II	A-II-40	U	AG-II-40
117-160-004	A-II	A-II-40	U	AG-II-40
117-160-005	A-II	A-II-40	U	AG-II-40
117-160-006	A-II	A-II-40	U	AG-II-40
117-160-021	A-II	A-II-40	U	AG-II-40
117-160-035	A-II	A-II-40	U	AG-II-40
117-160-042	A-II	A-II-40	40-AG	AG-II-40
117-160-044	A-II	A-II-40	40-AG	AG-II-40

APN	Existing Land Use	Proposed Land Use	Existing Zone	Proposed Zone
117-160-048	A-II	A-II-40	40-AG	AG-II-40
117-170-005	A-II	A-II-40	10-AG	AG-II-40
117-170-013	A-II	A-II-40	10-AG	AG-II-40
117-170-014	A-II	A-II-40	10-AG	AG-II-40
117-170-052	A-II	A-II-40	10-AG	AG-II-40
117-170-056	A-II	A-II-40	10-AG	AG-II-40
117-170-063	A-II	A-II-40	10-AG	AG-II-40
117-191-001	A-II	A-II-40	10-AG	AG-II-40
117-191-002	A-II	A-II-40	10-AG	AG-II-40
117-191-003	A-II	A-II-40	10-AG	AG-II-40
117-191-005	A-II	A-II-40	10-AG	AG-II-40
117-191-006	A-II	A-II-40	10-AG	AG-II-40
117-191-007	A-II	A-II-40	10-AG	AG-II-40
117-191-012	A-II	A-II-40	10-AG	AG-II-40
117-820-010	A-II	A-II-40	10-AG	AG-II-40
128-001-003	A-II	A-II-40	10-AG	AG-II-40
128-001-005	A-II	A-II-40	40-AG	AG-II-40
128-001-006	A-II	A-II-40	40-AG	AG-II-40
128-001-007	A-II	A-II-100	U	AG-II-100
128-064-002	A-II	A-II-40	10-AG	AG-II-40
128-064-003	A-II	A-II-40	10-AG	AG-II-40
128-064-004	A-II	A-II-40	10-AG	AG-II-40
128-064-005	A-II	A-II-40	10-AG	AG-II-40
128-071-005	A-II	A-II-40	40-AL-O/10-AG/40-AG	AG-II-40
128-091-001	A	A-II-40	10-AG	AG-II-40
128-091-002	A	A-II-40	10-AG	AG-II-40
128-091-003	A	A-II-40	10-AG	AG-II-40
128-091-004	A	A-II-40	10-AG	AG-II-40
128-091-005	A	A-II-40	10-AG	AG-II-40
128-091-006	A	A-II-40	10-AG	AG-II-40
128-091-007	A	A-II-40	10-AG	AG-II-40
128-092-002	A	A-II-40	10-AG	AG-II-40
128-092-003	A	A-II-40	10-AG	AG-II-40
128-092-004	A	A-II-40	10-AG	AG-II-40
128-092-005	A	A-II-40	10-AG	AG-II-40
128-092-006	A	A-II-40	10-AG	AG-II-40
128-092-008	A	A-II-40	10-AG	AG-II-40
128-093-021	A-II	A-II-40	10-AG	AG-II-40
128-093-025	A	A-II-40	10-AG	AG-II-40
128-093-026	A	A-II-40	10-AG	AG-II-40
128-094-005	A-II	A-II-100	U	AG-II-100
128-094-006	A-II	A-II-100	U	AG-II-100
128-094-023	A-II	A-II-40	10-AG	AG-II-40
128-094-026	A-II	A-II-40	10-AG	AG-II-40
128-094-028	A-II	A-II-40	40-AG	AG-II-40
128-094-032	A-II	A-II-100	100-AG	AG-II-100
128-094-033	A-II	A-II-100	100-AG	AG-II-100

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
128-094-035	A-II	A-II-40	40-AG	AG-II-40
128-094-036	A-II	A-II-40	40-AG	AG-II-40
128-094-037	A-II	A-II-40	40-AG	AG-II-40
128-095-005	A-II	A-II-40	40-AG	AG-II-40
128-095-007	A-II	A-II-40	40-AG	AG-II-40
128-096-007	A-II	A-II-40	10-AG	AG-II-40
128-096-008	A-II	A-II-40	10-AG	AG-II-40
128-096-010	A-II	A-II-40	40-AG	AG-II-40
128-097-001	A	A-II-40	AG-II-40	AG-II-40 (No Change)
128-097-002	A	A-II-40	AG-II-40	AG-II-40 (No Change)
129-010-035	A	A-II-40	AG-II-40	AG-II-40 (No Change)
128-097-003	A	A-II-40	10-AG	AG-II-40
128-097-004	A	A-II-40	10-AG	AG-II-40
128-097-005	A	A-II-40	10-AG	AG-II-40
128-097-006	A	A-II-40	10-AG	AG-II-40
128-097-007	A	A-II-40	10-AG	AG-II-40
128-098-001	A	A-II-40	10-AG	AG-II-40
128-098-002	A	A-II-40	10-AG	AG-II-40
128-098-003	A	A-II-40	10-AG	AG-II-40
128-098-005	A	A-II-40	10-AG	AG-II-40
128-099-002	A-II	A-II-40	40-AG/U	AG-II-40
128-099-003	A-II	A-II-40	40-AG	AG-II-40
128-099-010	A-II	A-II-40	U	AG-II-40
128-099-011	A-II	A-II-100	U	AG-II-100
128-099-012	A-II	A-II-100	U	AG-II-100
128-100-014	A	A-II-40	U	AG-II-40
128-100-017	A-II	A-II-100	U	AG-II-100
128-100-023	A-II	A-II-100	U	AG-II-100
128-100-026	A-II	A-II-100	U	AG-II-100
128-101-001	A-II	A-II-100	U	AG-II-100
128-101-002	A-II	A-II-100	U	AG-II-100
128-101-003	A-II	A-II-100	100-AG	AG-II-100
128-101-004	A-II	A-II-100	U	AG-II-100
128-101-007	A-II	A-II-100	100-AG/U	AG-II-100
128-101-008	A-II	A-II-100	100-AG	AG-II-100
128-101-009	A-II	A-II-100	U	AG-II-100
128-101-011	A-II	A-II-100	100-AG	AG-II-100
128-101-018	A-II	A-II-100	U	AG-II-100
129-010-001	A	A-II-40	10-AG	AG-II-40
129-010-007	A	A-II-40	U	AG-II-40
129-010-008	A	A-II-40	10-AG	AG-II-40
129-010-010	A	A-II-40	10-AG	AG-II-40
129-010-011	A	A-II-40	10-AG	AG-II-40
129-010-013	A	A-II-40	10-AG	AG-II-40
129-010-015	A	A-II-40	U	AG-II-40
129-010-018	A	A-II-40	10-AG	AG-II-40
129-010-019	A	A-II-40	10-AG	AG-II-40
129-010-020	A	A-II-40	10-AG	AG-II-40

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
129-010-021	A	A-II-40	10-AG	AG-II-40
129-010-022	A	A-II-40	10-AG	AG-II-40
129-010-023	A	A-II-40	10-AG	AG-II-40
129-010-024	A	A-II-40	10-AG	AG-II-40
129-010-032	A	A-II-40	U	AG-II-40
129-010-033	A	A-II-40	U	AG-II-40
129-010-034	A	A-II-40	U	AG-II-40
129-010-035	A	A-II-40	AG-II-40	AG-II-40
129-010-036	A	A-II-40	U	AG-II-40
129-020-006	A-II	A-II-100	U	AG-II-100
129-020-007	A-II	A-II-100	U	AG-II-100
129-020-013	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-014	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-015	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-017	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-018	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-043	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-045	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-047	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-048	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-050	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-052	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-053	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-054	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-059	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-060	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-030-003	A-II	A-II-100	U	AG-II-100
129-030-004	A-II	A-II-100	U	AG-II-100
129-030-005	A-II	A-II-100	U	AG-II-100
129-030-009	A-II	A-II-100	100-AG	AG-II-100
129-030-012	A-II	A-II-100	100-AG	AG-II-100
129-030-013	A-II	A-II-100	100-AG	AG-II-100
129-030-014	A-II	A-II-100	100-AG	AG-II-100
129-030-015	A-II	A-II-100	100-AG	AG-II-100
129-030-016	A-II	A-II-100	100-AG	AG-II-100
129-030-018	A-II	A-II-100	100-AG	AG-II-100
129-030-019	A-II	A-II-100	100-AG	AG-II-100
129-040-001	A-II	A-II-100	U	AG-II-100
129-040-002	A-II	A-II-100	100-AG	AG-II-100
129-040-003	A-II	A-II-100	100-AG	AG-II-100
129-040-007	A-II	A-II-100	U	AG-II-100
129-050-010	A-II	A-II-100	U	AG-II-100
129-100-005	A-II	A-II-100	U	AG-II-100
129-100-011	A-II	A-II-100	U	AG-II-100
129-100-012	A-II	A-II-100	U	AG-II-100
129-100-019	A-II	A-II-100	U	AG-II-100
129-100-021	A-II	A-II-100	U	AG-II-100
129-100-025	A-II	A-II-100	U	AG-II-100

APN	Existing Land Use	Proposed Land Use	Existing Zone	Proposed Zone
129-100-026	A-II	A-II-100	U	AG-II-100
129-100-032	A-II	A-II-40	U	AG-II-40
129-100-037	A-II	A-II-40	U	AG-II-40
129-110-001	A-II	A-II-100	100-AG	AG-II-100
129-110-004	A-II	A-II-100	100-AG	AG-II-100
129-110-005	A-II	A-II-100	100-AG	AG-II-100
129-110-008	A-II	A-II-100	U	AG-II-100
129-110-013	A-II	A-II-100	U	AG-II-100
129-110-014	A-II	A-II-100	U	AG-II-100
129-110-015	A-II	A-II-100	U	AG-II-100
129-110-016	A-II	A-II-100	U	AG-II-100
129-110-017	A-II	A-II-100	U	AG-II-100
129-110-018	A-II	A-II-100	U	AG-II-100
129-110-020	A-II	A-II-100	U	AG-II-100
129-110-021	A-II	A-II-100	U	AG-II-100
129-110-024	A-II	A-II-100	U	AG-II-100
129-120-010	A	A-II-40	10-AG	AG-II-40
129-120-016	A	A-II-40	10-AG	AG-II-40
129-120-019	A	A-II-40	10-AG	AG-II-40
129-120-025	A	A-II-40	10-AG	AG-II-40
129-120-026	A	A-II-40	10-AG	AG-II-40
129-151-043	A	A-II-40	10-AG	AG-II-40
129-151-044	A-II	A-II-40	10-AG	AG-II-40
129-151-045	A	A-II-40	10-AG	AG-II-40
129-151-046	A	A-II-40	10-AG	AG-II-40
129-151-047	A	A-II-40	10-AG	AG-II-40
129-151-048	A	A-II-40	10-AG	AG-II-40
129-170-005	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-170-006	A-II	A-II-40	U	AG-II-40
129-170-008	A-II	A-II-100	U	AG-II-100
129-170-009	A-II	A-II-100	U	AG-II-100
129-170-010	A-II	A-II-100	U	AG-II-100
129-170-011	A-II	A-II-100	U-PM	AG-II-100
129-170-012	OPEN AND GRAZING	A-II-100	U	AG-II-100
129-170-013	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-170-014	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-170-015	OPEN AND GRAZING	A-II-100	U	AG-II-100
129-170-016	A-II	A-II-100	U	AG-II-100
129-170-023	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-170-025	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-170-027	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-170-028	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-170-029	OPEN AND GRAZING	A-II-100	U	AG-II-100
129-170-030	OPEN AND GRAZING	A-II-100	U	AG-II-100
129-170-031	OPEN AND GRAZING	A-II-100	U	AG-II-100
129-170-032	OPEN AND GRAZING	A-II-100	U	AG-II-100
129-170-033	OPEN AND GRAZING	A-II-100	U	AG-II-100
129-170-034	OPEN AND GRAZING	A-II-100	U	AG-II-100

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
129-180-003	A-II	A-II-100	U	AG-II-100
129-180-004	A-II	A-II-100	U	AG-II-100
129-180-006	A-II	A-II-100	U	AG-II-100
129-180-007	A-II	A-II-100	U	AG-II-100
129-180-008	A-II	A-II-100	U	AG-II-100
129-180-009	A-II	A-II-100	U	AG-II-100
129-180-015	A-II	A-II-100	U	AG-II-100
129-180-018	A-II	A-II-100	U	AG-II-100
129-180-019	A-II	A-II-100	U	AG-II-100
129-180-020	A-II	A-II-100	100-AG	AG-II-100
129-180-021	A-II	A-II-100	100-AG	AG-II-100
129-180-025	A-II	A-II-100	U	AG-II-100
129-180-035	A-II	A-II-100	U	AG-II-100
129-180-036	A-II	A-II-100	U	AG-II-100
129-210-001	A-II	A-II-100	U	AG-II-100
129-210-004	A-II	A-II-100	U	AG-II-100
129-210-005	A-II	A-II-100	U	AG-II-100
129-210-008	A-II	A-II-100	U	AG-II-100
129-210-015	A-II	A-II-100	U	AG-II-100
129-210-020	A-II	A-II-100	U	AG-II-100
129-210-022	A-II	A-II-100	100-AG	AG-II-100
129-210-026	A-II	A-II-100	U	AG-II-100
129-210-028	A-II	AC	100-AG	AG-II-100
129-210-037	A-II	A-II-100	U	AG-II-100
129-220-016	A-II	A-II-100	U	AG-II-100
129-220-017	A-II	A-II-100	U	AG-II-100
129-220-023	A-II	A-II-100	U	AG-II-100
129-220-024	A-II	A-II-100	U	AG-II-100
129-220-034	A-II	A-II-100	U	AG-II-100
129-220-043	A-II	A-II-100	100-AG	AG-II-100
129-260-005	A-II	A-II-100	100-AG	AG-II-100
131-030-003	A-II	A-II-100	U	AG-II-100
131-030-019	A-II	A-II-100	U	AG-II-100
131-030-021	A-II	A-II-100	U	AG-II-100
131-030-022	A-II	A-II-100	U	AG-II-100
131-030-023	A-II	A-II-100	U	AG-II-100
131-030-024	A-II	A-II-100	U	AG-II-100
131-030-038	A-II	A-II-100	U	AG-II-100
131-030-039	A-II	A-II-100	U	AG-II-100
131-030-040	A-II	A-II-100	U	AG-II-100
131-030-042	A-II	A-II-100	U	AG-II-100
131-030-043	A-II	A-II-100	U	AG-II-100
131-030-045	A-II	A-II-100	U	AG-II-100
131-030-047	A-II	A-II-100	U	AG-II-100
131-030-048	A-II	A-II-100	U	AG-II-100
131-030-049	A-II	A-II-100	U	AG-II-100
131-030-051	A-II	A-II-100	U	AG-II-100
131-030-052	A-II	A-II-100	U	AG-II-100

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
131-050-013	A-II	A-II-100	100-AG	AG-II-100
131-070-003	A-II	A-II-100	U	AG-II-100
131-070-004	A-II	A-II-100	U	AG-II-100
131-070-005	A-II	A-II-100	U	AG-II-100
131-070-006	A-II	A-II-100	U	AG-II-100
131-070-007	A-II	A-II-100	U	AG-II-100
131-070-008	A-II	A-II-100	U	AG-II-100
131-070-009	A-II	A-II-100	U	AG-II-100
131-070-031	A-II	A-II-100	U	AG-II-100
131-070-032	A-II	A-II-100	U	AG-II-100
131-070-035	A-II	A-II-100	U	AG-II-100
131-070-037	A-II	A-II-100	U	AG-II-100
131-070-038	A-II	A-II-100	U	AG-II-100
131-070-039	A-II	A-II-100	U	AG-II-100
131-130-002	A-II	A-II-100	U	AG-II-100
131-130-012	A-II	A-II-100	U	AG-II-100
131-130-013	A-II	A-II-100	U	AG-II-100
131-130-014	A-II	A-II-100	U	AG-II-100
131-130-015	A-II	A-II-100	U	AG-II-100
131-150-011	A-II	A-II-100	100-AG	AG-II-100
131-190-017	A-II	A-II-100	U	AG-II-100
133-140-007	A-II	A-II-100	100-AG	AG-II-100
133-050-011	A-II	A-II-100	U	AG-II-100
133-050-015	A-II	A-II-100	U	AG-II-100
133-070-001	A-II	A-II-100	100-AG	AG-II-100
133-070-004	A-II	A-II-100	U	AG-II-100
133-080-004	A-II	A-II-100	20-AG	AG-II-100
133-080-005	A-II	A-II-100	20-AG	AG-II-100
133-100-028	A-II	A-II-100	100-AG	AG-II-100
133-140-005	A-II	A-II-100	100-AG	AG-II-100
099-010-003	A-II	A-II-100	100-AG	AG-II-100
099-010-004	A-II	A-II-100	100-AG	AG-II-100
129-260-007	A-II-100	A-II-40	100-AG	AG-II-40
131-090-023	A-II-100	A-II-100	100-AG	AG-II-100
131-090-033	A-II-100	A-II-100	100-AG	AG-II-100
131-090-034	A-II-100	A-II-100	100-AG	AG-II-100
131-090-077	A-II-100	A-II-100	100-AG	AG-II-100
131-210-031	A-II-100	A-II-100	100-AG	AG-II-100
131-220-011	A-II-100	A-II-100	100-AG	AG-II-100

**Tepusquet Canyon EDRN**

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
129-220-021	A-I(10-40)	A-I-10	10-U	AG-I-10
129-220-047	A-I(10-40)	A-I-10	10-U	AG-I-10
129-220-048	A-I(10-40)	A-I-10	10-U	AG-I-10
129-250-001	A-I(10-40)	A-I-10	10-U	AG-I-10
129-250-002	A-I(10-40)	A-I-10	10-U	AG-I-10
129-250-003	A-I(10-40)	A-I-10	10-U	AG-I-10
129-250-004	A-I(10-40)	A-I-10	10-U	AG-I-10
129-250-005	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-009	A-I(10-40)	A-I-40	40-U/10-U	AG-I-40
129-260-010	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-011	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-012	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-013	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-014	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-015	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-016	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-017	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-019	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-020	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-021	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-022	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-025	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-026	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-027	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-028	A-I(10-40)	A-I-40	40-U	AG-I-40
129-260-029	A-I(10-40)	A-I-40	40-U	AG-I-40
129-260-030	A-I(10-40)	A-I-40	40-U/10-U	AG-I-40
129-260-031	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-032	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-033	A-I(10-40)	A-I-20	20-U/10-U	AG-I-20
131-090-011	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-012	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-013	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-024	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-025	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-027	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-028	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-030	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-031	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-032	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-039	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-040	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-043	A-I(10-40)	A-I-10	10-U	AG-I-10
131-090-044	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-046	A-I(10-40)	A-I-40	40-U	AG-I-40



**Tepusquet Canyon EDRN**

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
131-090-047	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-048	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-052	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-053	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-054	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-057	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-059	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-061	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-062	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-063	A-I(10-40)	A-I-10	10-U	AG-I-10
131-090-064	A-I(10-40)	A-I-10	10-U	AG-I-10
131-090-065	A-I(10-40)	A-I-10	10-U	AG-I-10
131-090-066	A-I(10-40)	A-I-10	10-U	AG-I-10
131-090-067	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-069	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-070	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-073	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-074	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-075	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-076	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-078	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-079	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-080	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-081	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-082	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-083	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-084	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-085	A-I(10-40)	A-I-40	40-U	AG-I-40
131-141-001	A-I(10-40)	A-I-40	40-U	AG-I-40
131-141-002	A-I(10-40)	A-I-20	20-U	AG-I-20
131-141-003	A-I(10-40)	A-I-40	40-U	AG-I-40
131-141-004	A-I(10-40)	A-I-20	20-U	AG-I-20
131-141-006	A-I(10-40)	A-I-10	10-U	AG-I-10
131-141-058	A-I(10-40)	A-I-40	40-U	AG-I-40
131-141-059	A-I(10-40)	A-I-40	40-U	AG-I-40
131-141-060	A-I(10-40)	A-I-40	40-U	AG-I-40
131-141-068	A-I(10-40)	A-I-10	10-U	AG-I-10
131-141-069	A-I(10-40)	A-I-10	10-U	AG-I-10
131-150-003	A-I(10-40)	A-I-40	40-U	AG-I-40
131-180-001	A-I(10-40)	A-I-40	40-U	AG-I-40
131-180-005	A-I(10-40)	A-I-20	20-U	AG-I-20
131-180-006	A-I(10-40)	A-I-20	20-U	AG-I-20
131-180-007	A-I(10-40)	A-I-40	40-U	AG-I-40
131-180-008	A-I(10-40)	A-I-20	20-U	AG-I-20
131-180-009	A-I(10-40)	A-I-40	40-U	AG-I-40
131-180-010	A-I(10-40)	A-I-40	40-U	AG-I-40

**Tepusquet Canyon EDRN**

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
131-180-011	A-I(10-40)	A-I-40	40-U	AG-I-40
131-180-012	A-I(10-40)	A-I-40	40-U/20-U	AG-I-40
131-190-001	A-I(10-40)	A-I-40	40-U	AG-I-40
131-190-002	A-I(10-40)	A-I-40	40-U	AG-I-40
131-190-003	A-I(10-40)	A-I-40	40-U	AG-I-40
131-190-004	A-I(10-40)	A-I-40	40-U	AG-I-40
131-190-005	A-I(10-40)	A-I-40	40-U	AG-I-40
131-190-013	A-I(10-40)	A-I-40	40-U	AG-I-40
131-190-014	A-I(10-40)	A-I-40	40-U	AG-I-40
131-190-016	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-001	A-I(10-40)	A-I-20	20-U	AG-I-20
131-200-002	A-I(10-40)	A-I-20	20-U	AG-I-20
131-200-003	A-I(10-40)	A-I-40	40-U/20-U	AG-I-40
131-200-004	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-005	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-008	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-009	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-010	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-011	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-012	A-I(10-40)	A-I-20	20-U	AG-I-20
131-200-013	A-I(10-40)	A-I-20	20-U/40-U	AG-I-20
131-200-014	A-I(10-40)	A-I-20	20-U	AG-I-20
131-200-015	A-I(10-40)	A-I-20	20-U	AG-I-20
131-200-016	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-018	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-019	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-021	A-I(10-40)	A-I-20	20-U	AG-I-20
131-200-022	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-023	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-024	A-I(10-40)	A-I-20	20-U	AG-I-20
131-200-025	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-026	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-027	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-028	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-029	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-030	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-001	A-I(10-40)	A-I-10	10-U	AG-I-10
131-210-002	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-003	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-004	A-I(10-40)	A-I-10	10-U	AG-I-10
131-210-005	A-I(10-40)	A-I-10	10-U/40-U	AG-I-10
131-210-006	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-007	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-008	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-009	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-010	A-I(10-40)	A-I-40	40-U	AG-I-40

**Tepusquet Canyon EDRN**

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
131-210-011	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-012	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-013	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-014	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-015	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-016	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-017	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-018	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-019	A-I(10-40)	A-I-10	10-U	AG-I-10
131-210-020	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-021	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-022	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-023	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-024	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-025	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-026	A-I(10-40)	A-I-10	10-U	AG-I-10
131-210-027	A-I(10-40)	A-I-10	10-U	AG-I-10
131-210-028	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-029	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-030	A-I(10-40)	A-I-40	40-U	AG-I-40
131-220-001	A-I(10-40)	A-I-20	20-U	AG-I-20
131-220-002	A-I(10-40)	A-I-20	20-U	AG-I-20
131-220-003	A-I(10-40)	A-I-20	20-U	AG-I-20
131-220-005	A-I(10-40)	A-I-20	20-U	AG-I-20
131-220-006	A-I(10-40)	A-I-40	40-U	AG-I-40
131-220-007	A-I(10-40)	A-I-40	40-U/20-U	AG-I-40
131-220-008	A-I(10-40)	A-I-40	40-U	AG-I-40
131-220-009	A-I(10-40)	A-I-40	40-U/10-U	AG-I-40
131-220-010	A-I(10-40)	A-I-40	40-U	AG-I-40
131-220-013	A-I(10-40)	A-I-40	40-U	AG-I-40
131-220-014	A-I(10-40)	A-I-40	40-U	AG-I-40
131-220-015	A-I(10-40)	A-I-40	40-U	AG-I-40
131-220-016	A-I(10-40)	A-I-40	40-U	AG-I-40
131-220-017	A-I(10-40)	A-I-40	40-U	AG-I-40
131-220-018	A-I(10-40)	A-I-40	40-U	AG-I-40
129-220-045	A-I(10-40)	A-I-10	10-U	AG-I-10
131-190-018	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-017	A-I(10-40)	A-I-20	20-U	AG-I-20

**Dominion Road EDRN**

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
129-020-019	Open & Grazing	Residential Ranchette	U	RR-5
129-020-027	Open & Grazing	Residential Ranchette	U	RR-5
129-020-029	Open & Grazing	Residential Ranchette	U	RR-5
129-020-033	Open & Grazing	Residential Ranchette	U	RR-5
129-020-034	Open & Grazing	Residential Ranchette	U	RR-5

**East Valley Farms EDRN**

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
129-240-001	Agriculture	A-I-10	10-AG	AG-I-10
129-240-002	Agriculture	A-I-10	10-AG	AG-I-10
129-240-003	Agriculture	A-I-10	10-AG	AG-I-10
129-240-004	Agriculture	A-I-10	10-AG	AG-I-10
129-240-005	Agriculture	A-I-10	10-AG	AG-I-10
129-240-006	Agriculture	A-I-10	10-AG	AG-I-10
129-240-007	Agriculture	A-I-10	10-AG	AG-I-10
129-240-008	Agriculture	A-I-10	10-AG	AG-I-10
129-240-009	Agriculture	A-I-10	10-AG	AG-I-10
129-240-010	Agriculture	A-I-10	10-AG	AG-I-10
129-240-011	Agriculture	A-I-10	10-AG	AG-I-10
129-240-012	Agriculture	A-I-10	10-AG	AG-I-10
129-240-013	Agriculture	A-I-10	10-AG	AG-I-10
129-240-014	Agriculture	A-I-10	10-AG	AG-I-10
129-240-015	Agriculture	A-I-10	10-AG	AG-I-10
129-240-016	Agriculture	A-I-10	10-AG	AG-I-10
129-240-018	Agriculture	A-I-10	10-AG	AG-I-10
129-240-021	Agriculture	A-I-10	10-AG	AG-I-10
129-240-022	Agriculture	A-I-10	10-AG	AG-I-10
129-240-023	Agriculture	A-I-10	10-AG	AG-I-10
129-240-024	Agriculture	A-I-10	10-AG	AG-I-10
129-240-025	Agriculture	A-I-10	10-AG	AG-I-10
129-240-026	Agriculture	A-I-10	10-AG	AG-I-10
129-240-027	Agriculture	A-I-10	10-AG	AG-I-10
129-240-028	Agriculture	A-I-10	10-AG	AG-I-10
129-240-029	Agriculture	A-I-10	10-AG	AG-I-10
129-240-030	Agriculture	A-I-10	10-AG	AG-I-10
129-240-031	Agriculture	A-I-10	10-AG	AG-I-10
129-240-032	Agriculture	A-I-10	10-AG	AG-I-10
129-240-037	Agriculture	A-I-10	10-AG	AG-I-10
129-240-038	Agriculture	A-I-10	10-AG	AG-I-10

**Long Canyon Road EDRN**

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
101-050-033	A-II	A-I-10	U	AG-I-10
101-050-021	A-II	A-I-10	U	AG-I-10
101-050-022	A-II	A-I-10	U	AG-I-10
101-050-023	A-II	A-I-10	U	AG-I-10
101-050-024	A-II	A-I-10	U	AG-I-10
101-050-027	A-II	A-I-10	U	AG-I-10
101-050-028	A-II	A-I-10	U	AG-I-10
101-050-034	A-II	A-I-10	U	AG-I-10
101-050-037	A-II	A-I-10	U	AG-I-10
101-070-042	A-II	A-I-10	U	AG-I-10
101-070-043	A-II	A-I-10	U	AG-I-10
101-070-044	A-II	A-I-10	U	AG-I-10
101-070-045	A-II	A-I-10	U	AG-I-10
101-070-046	A-II	A-I-10	U	AG-I-10
101-070-047	A-II	A-I-10	U	AG-I-10
101-070-048	A-II	A-I-10	U	AG-I-10
101-070-049	A-II	A-I-10	U	AG-I-10

**Olivera Canyon Road EDRN**

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
101-050-030	A-II	A-I-10	U	AG-I-10
101-050-031	A-II	A-I-10	U	AG-I-10
101-050-032	A-II	A-I-10	U	AG-I-10
101-050-040	A-II	A-I-10	U	AG-I-10
101-050-041	A-II	A-I-10	U	AG-I-10

**Prell Road East Road EDRN**

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
129-010-027	A	A-I-10	U	AG-I-10
129-010-028	A	A-I-10	U	AG-I-10
129-010-029	A	A-I-10	U	AG-I-10
129-010-030	A	A-I-10	U	AG-I-10
128-100-005	Agriculture	A-I-10	U	AG-I-10
128-100-006	Agriculture	A-I-10	U	AG-I-10
128-100-007	Agriculture	A-I-10	U	AG-I-10
128-100-009	Agriculture	A-I-10	U	AG-I-10
128-100-010	Agriculture	A-I-10	U	AG-I-10
128-100-011	Agriculture	A-I-10	U	AG-I-10
128-100-012	Agriculture	A-I-10	U	AG-I-10
128-100-013	Agriculture	A-I-10	U	AG-I-10
128-100-032	Agriculture	A-I-10	U	AG-I-10
128-100-033	Agriculture	A-I-10	U	AG-I-10

**Prell Road West EDRN**

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
128-098-006	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-007	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-008	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-009	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-010	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-011	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-012	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-013	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-014	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-015	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-016	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-017	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-018	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-019	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-020	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-021	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-022	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-024	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-025	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-026	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-027	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-028	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-029	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-030	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-031	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-032	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-033	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-034	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-035	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-037	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-038	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-039	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-040	Agriculture	Residential Ranchette	RA-O	RR-5

## Attachment E

### Ordinance 661 Rezone Designation Criteria

#### *Santa Barbara County Comprehensive Plan*

Santa Barbara County Land Use Element (LUE) policies state the minimum lot size for the Rural Area is 40 acres.

- The Land Use and Development Code (LUDC) implements these policies through the AG-II-40, AG-II-100, and AG-II-320 zone districts.
- LUDC parcels within the Santa Maria Valley and San Antonio Creek Rural Regions are currently zoned either AG-II-40 or AG-II-100.

#### *Criteria for considering rezone to AG-II-40 or AG-II-100*

##### Criteria for considering parcels as prime candidates for rezone to AG-II-40:

1. Parcel is in the Rural Area;
2. Parcel is designated as either Prime, Statewide Importance or Unique Farmland according to the Department of Conservation important farmlands map;
3. If fallow, the parcel is located in a larger area with prime soils and existing cultivation;
4. Parcel is adjacent to or within an area currently zoned AG-II-40; and
5. Parcel size is generally less than 80 acres. If larger than 80 acres, the parcel meets criteria #2 and #4 and is in full cultivation.

Criteria #5 is a particularly important criterion for determining whether a parcel should be rezoned to AG-II-40 or AG-II-100. Since the project is a “consistency rezone” and not a *de facto* subdivision, larger parcels greater than 80 acres would need to exhibit characteristics (prime soils, fully planted in vineyards or other cultivation) that would indicate potential agricultural viability if parcels are subdivided down to 40-acre lots in the future.

##### Criteria for rezone to AG-II-100:

1. Parcel is in the Rural Area;
2. Parcel is not designated as Prime, Statewide Importance or Unique Farmland. If parcel is designated Prime, Statewide Importance or Unique Farmland, it also meets criteria #3 and #5;
3. Parcel is adjacent to or within an area currently zoned AG-II-100;
4. Parcel size generally greater than 80 acres. If parcel size is less than 80 acres, the parcel meets criteria #2 and #5; and
5. Parcel is located in geographic region consisting primarily of non-prime grazing land or open land with rolling hills to steeper slopes.

## LAND USE AND PERMIT COMPARISON: Ord. 661 (AG, AL, U ZONES) vs. LUDC (AG-II ZONE)

The table below identifies the land uses *currently* available to a property owner for land zoned U, AG or AL under Ordinance 661 compared to land uses available in the AG-II zone under 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

<div style="display: inline-block; width: 100px; height: 20px; background-color: #90EE90; border: 1px solid black;"></div> Use allowed under either ordinance at the same permit level	<div style="display: inline-block; width: 100px; height: 20px; background-color: #ADD8E6; border: 1px solid black;"></div> Use allowed with a lesser permit in this zone district	<div style="display: inline-block; width: 100px; height: 20px; background-color: #FFDAB9; border: 1px solid black;"></div> Use only allowed in this zone district
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Permit Types: E = Exempt, P = Permitted Use, MCUP = Minor Conditional Use Permit, CUP = Major Conditional Use Permit

**TABLE COMPARING AGRICULTURAL ZONES FROM ORDINANCE 661 AND the LUDC**

Land Use	Ordinance 661			LUDC
	AG	AL	U	AG-II
<b>Uses allowed without a permit</b>				
The growing of plants (exclusive of structures)	E	E	E	E
Raising and keeping of animals (exclusive of structures)	E	E	E	E
Sale of agricultural products	E	E	Not allowed	E
Aquaculture (exclusive of structures)	P	P	P	CUP
<b>Uses Permitted with a Land Use Permit</b>				
Single-family dwelling or mobile home on a foundation system	P	P	P	P
Guest house	P	P	P	P
Artist studio	P	P	P	P
Farm labor camp, boarding, lodging house for employees working <i>on premises</i>	P	Not allowed	Not allowed	CUP
Farm employee housing (up to 4 units)	P	P	Not allowed	MCUP**
Residential Agricultural Unit (RAU) on Williamson Act land, clustered	Not allowed under Ordinance 661			P
Winery (Tier 1 winery)	P			P
Commercial boarding of animals and riding stable, or riding arena	P	Not allowed		P
Greenhouses (require a DP if 20,000 SF or more)	Permitted if under 300 sf			P
Animal hospital	P	Not allowed	Not allowed	P
Onshore oil exploration and production	P	Not allowed	P	P
Private kennel	P	P	P	P
Public kennel	Not allowed under Ordinance 661			P
Special care home, large	P	P	P	P
Special care home, small	P	P	P	P
Excavation or quarrying of building or construction material	P	P	P	P
Uses, buildings and structures accessory and customarily incidental to the above uses	P	P	P	P

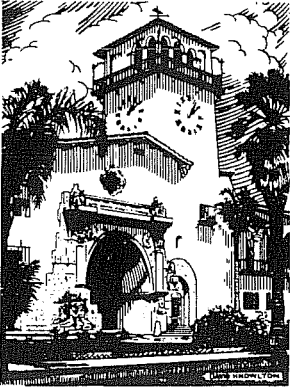


Land Use	Ordinance 661			LUDC
	AG	AL	U	AG-II
<b>Uses Permitted with a Major Conditional Use Permit<sup>1</sup></b>				
Facility for the sorting, cleaning, packing, freezing, storage of horticultural & agricultural produce in their natural form from off-premises	Not allowed under Ordinance 661			CUP
Sorting, cleaning, breaking and storing of abalone shells	Not allowed under Ordinance 661			CUP
Agricultural Industry Overlay (AIO)	Not allowed under Ordinance 661			CUP
Family care home, large	Not allowed under Ordinance 661			CUP
Guest ranch	Not allowed under Ordinance 661			CUP
Recreational facilities (camps, hostels)	Not allowed under Ordinance 661			CUP
Rifle range	Not allowed under Ordinance 661			CUP
Shooting farm, duck	Not allowed under Ordinance 661			CUP
Trout Farm	Not allowed under Ordinance 661			CUP
Onshore oil & gas treatment & processing	Not allowed under Ordinance 661			CUP
Commercial livestock feed yard	Not allowed under Ordinance 661			CUP
<b>Uses Permitted with a Minor Conditional Use Permit</b>				
Commercial composting facility	Not allowed under Ordinance 661			MCUP
Residential Agricultural Unit (RAU) on Williamson Act land, remote site	Not allowed under Ordinance 661			MCUP

\*\* Use is being evaluated by the Process Improvement Oversight Committee for a permit level similar to the level under Ordinance 661

**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.

<sup>1</sup> Conditional use may previously have been permitted in Ordinance 661 prior to 1984.



# 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 SEPTEMBER 12, 2007

**RE: Ordinance 661 Consistency Rezone, 07RZN-00000-00010, 07GPA-00000-00004**

Hearing on the request of Planning and Development Department to consider Case No. 07RZN-00000-00010 and 07GPA-00000-00004, proposing to rezone Ordinance 661 designated land in the Santa Maria Valley and San Antonio Creek Rural Regions to comparable Land Use and Development Code (LUDC) agricultural zoning designations; 2) amend the Santa Barbara County Comprehensive Plan Land Use Element map (COMP-1) to apply Agriculture II land use designations to remaining Ordinance 661 parcels (non-EDRN parcels) and apply the Existing Developed Rural Neighborhood (EDRN) boundary line around six developed rural neighborhoods in the eastern Santa Maria Valley; and 3) amend the existing Tepusquet Canyon EDRN boundary line and apply either Agriculture I or Residential Ranchette land use and zoning designations to parcels within each proposed EDRN, as well as the existing Tepusquet Canyon EDRN; and to accept the Negative Declaration 07NGD-00000-00013 as adequate Environmental Review for Case Nos. 07RZN-00000-00010 and 07GPA-00000-00004 pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. The project is located in the Third, Fourth, and Fifth Supervisorial Districts.

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Dear Honorable Members of the Board of Supervisors:

At the Planning Commission hearing of September 12, 2007, the Commission took the following action:

Commissioner Blough moved, seconded by Commissioner Valencia and carried by a vote of 4-0 to recommend that the Board of Supervisors:

1. Adopt staff's recommendations outlined in the September 12, 2007 Planning Commission staff report, including not establishing Prell Road West as an EDRN; and consider the specific request by Teixeira Farms to apply A-II-40 land use designations and AG-II-40 zoning designations to parcels in the Dominion Road area (as depicted in the September 7, 2007 Teixeira Farms letter to the Planning Commission), if staff and county counsel conclude the environmental review prepared for the project is sufficient to accommodate the rezone request; and,
2. Adopt the required findings for 07RZN-00000-00010, including CEQA findings, as specified in Attachment A;

3. Accept the Proposed Final Negative Declaration (07NGD-00000-00013) included as Attachment B;
4. Adopt a Resolution approving amendments to the Santa Barbara County Comprehensive Plan, specifically the Santa Maria Valley Rural Region Land Use Map and the San Antonio Creek Rural Region, included as Attachment C as amended; and
5. Adopt an Ordinance amending the County Zoning Map of Section 35-1, the Santa Barbara county Land Use and Development Code, of Chapter 35, Zoning, by repealing Ordinance No. 661 zoning designations for certain parcels located in the unincorporated portions of the Santa Maria Valley Rural Region and San Antonio Creek Rural Region, and rezoning these parcels to the AG-II-100, AG-II-40, AG-I-40, AG-I-20, AG-I-10, and RR-5 zones in the Santa Barbara County Land Use and Development Code, included in Attachment D, as amended.

Commissioner Blough moved, seconded by Commissioner Valencia and carried by a vote of 4-0 to recommend that the Board of Supervisors:

1. Staff will consider any other landowner requests as part of the review presented to the Board of Supervisors.

Sincerely,



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Dianne M. Black  
Secretary Planning Commission

xc: Case File: 07RZN-00000-00010, 07GPA-00000-00004  
Planning Commission File  
Records Management  
John Baker, Director, Planning and Development  
Dianne M. Black, Director, Development Services  
David Allen, Deputy County Counsel  
John McInnes, Director, Long Range Planning  
David Matson, Deputy Director, Long Range Planning

Attachments:

1. September 7, 2007 Teixeira Farms letter to the Planning Commission
2. Attachment C – Planning Commission Resolution (as amended)

DMB:cnm



FILE COPY

**TEIXEIRA**

**FARMS**  
Inc.

Santa Barbara County  
Planning Commission  
123 E. Anapamu Street  
Santa Barbara, CA 93101

2600 Bonita Lateral Road • Santa Maria, CA 93458  
805.928.3801 • Fax 805.928.9405  
www.teixeirafarms.com

**AGENDA ITEMS**

ITEM #: 5

MEETING DATE 9-12-07

September 7, 2007

Re: Ordinance 661 Consistency Rezone of APN 129-170-010

Dear Honorable Planning Commissioners:

In regards to the proposed Ordinance 661 Consistency Rezone project we respectfully request that Assessor Parcel Number 129-170-010 be rezoned to AG-II-40. Although our request pertains to the parcel owned by the Teixeira family, we believe the block of parcels surrounding us and aligned with Dominion Road should be considered for the AG-II-40 designation as well. Our parcel is included in a block of parcels, north, south, east, and west that would be more suitably rezoned to AG-II-40. Dominion Road offers a logical physical divider to the south between the AG-II-40 and AG-II-100 zone districts, while maintaining the integrity of the program. (see attached diagram with suggested rezoning boundary)

Rezoning this block of parcels to AG-II-40 would be in better keeping with the spirit and intent of this consistency rezone to keep parcels as consistent and comparable to their exiting zoning and configuration. The subject parcel and surrounding parcels are presently zoned "U" Unlimited Agriculture under Ordinance 661. Unless specified, the base zone designation would allow up to one home per 10-acre minimum parcel size. While we recognize the concept behind the Consistency Rezone and the lack of availability of a 10 acre minimum zone classification without the establishment of an EDRN (Existing Developed Rural Neighborhood), a consistency rezone to AG-II-40 would be more closely aligned with the base zoning.

Likewise, the underlying Comprehensive Plan designation is A-II. The A-II Land Use designation specifies a 40 or more acre minimum parcel size, rather than dictating the minimum parcel size further. Considering the existing "U" zone district, with a 10-acre minimum parcel size, coupled with the minimum 40 acre parcel size of the Comprehensive Plan lends these properties more suitable for the AG-II-40 zone district. Additionally, a 40-acre minimum zoning is sufficient in size and would continue to encourage farming of a variety of specialty crops in the area including but not limited to vineyards, orchards, flowers, etc.

RECEIVED

SEP 10 2007

S.B. COUNTY  
PLANNING & DEVELOPMENT

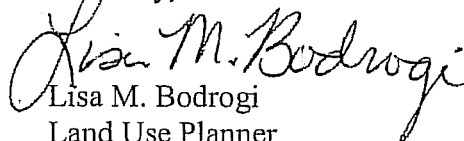
Moreover, rezoning this block of parcels would avoid the creation of 14 non-conforming parcels out of the 24 parcels total. Rezoning to AG-II-40 would reduce the number of non-conforming parcels to 9 out of the 24, or roughly a third. Four of the nine parcels would be insufficient in size to subdivide further (less than 80 acres in size). As such, only 5 parcels could be further subdivided as a result of a change to AG-II-40 in lieu of AG-II-100. Further environmental review performed at the time of any potential subdivisions of these 5 parcels would ultimately determine the number of new parcels that could be achieved.

As such, altering the zone district of this area to AG-II-40 in lieu of the AG-II-100 proposed would not result in a significant change to the project description. The proposed Negative Declaration would remain adequate in disclosure of potential impacts yielding a finding of no significant impacts and no further environmental analysis would be necessary to make this change.

Notwithstanding our request, we are in support of the Consistency Rezone and the findings of the Negative Declaration. We commend County staff for their work efforts in this regard and hope for a timely and successful close to this endeavor.

Please feel free to contact me, Lisa Bodrogi, Teixeira Farms Land Use Representative, if you have any questions or we can provide you any additional information for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Lisa M. Bodrogi". The signature is written in a cursive style with a large initial "L".

Lisa M. Bodrogi  
Land Use Planner

Teixeira Farms, Inc.  
(805) 928-3801 x150  
lisa@teixeirafarms.com





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

IN THE MATTER OF RECOMMENDING THAT THE )	RESOLUTION NO. 07- <u>8</u>
BOARD OF SUPERVISORS ADOPT SPECIFIC )	CASE NO.S.:
AMENDMENTS TO THE MAPS OF THE LAND USE )	07GPA-00000-00004
ELEMENT OF THE SANTA BARBARA COUNTY )	07RZN-00000-00010
COMPREHENSIVE PLAN, SPECIFICALLY THE )	
THE SANTA MARIA VALLEY RURAL REGION )	
LAND USE MAP AND THE SAN ANTONIO CREEK )	
RURAL REGION LAND USE MAP, AND ADOPT AN )	
ORDINANCE THAT AMENDS THE COUNTY )	
ZONING MAP OF SECTION 35-1, THE SANTA )	
BARBARA COUNTY LAND USE AND )	
DEVELOPMENT CODE, OF CHAPTER 35, ZONING )	
BY REPEALING ORDINANCE NO. 661 ZONING )	
DESIGNATIONS FOR CERTAIN PROPERTIES AND )	
REZONING THESE PROPERTIES TO THE )	
AG-II-100, AG-II-40, AG-I-40, AG-I-20, AG-I-10, AND )	
RR-5 ZONES IN THE SANTA BARBARA COUNTY )	
<u>LAND USE AND DEVELOPMENT CODE.</u> )	

WITH REFERENCE TO THE FOLLOWING:

- A. On December 20, 1980, by Resolution No. 80-566, the Board of Supervisors of the County of Santa Barbara adopted the Comprehensive Plan for the County of Santa Barbara.
- B. In 1983, the Board of Supervisors adopted the Article III Zoning Ordinance to implement the Comprehensive Plan for the County of Santa Barbara through regulation of land use in inland areas of the County.
- C. In 1984, by Ordinance No. 3430, the Board of Supervisors repealed those portions of Ordinance 661 which were duplicated by similar provisions of Article III, including the repeal of duplicative zone districts, the permit processing procedures and conditionally permitted uses from Ordinance 661. Ordinance 661 agricultural zone districts that were not duplicates to the agricultural zone districts in Article III were retained.
- D. In June 2005, the County Board of Supervisors directed Planning and Development to address zoning consistency issues for remaining rural parcels zoned under Ordinance 661.
- E. On October 17, 2006, by Ordinance No. 4265, the County Board of Supervisors adopted Section 35-1, the Santa Barbara County Land Use and Development Code (LUDC), of Chapter



35, Zoning, of the Santa Barbara County Code, combining Chapter 35 of the Santa Barbara County Code Articles I, II, III, and IV.

- F. In 2006, community meetings were held to determine the appropriate land use designations for agricultural lands being rezoned from Ordinance 661 to the Santa Barbara County Land Use and Development Code (LUDC) in the Santa Maria Valley Rural Region and San Antonio Creek Rural Region.
- G. It is now deemed in the interest of orderly development of the County and important to the preservation of health, safety, and general welfare of the residents of said County that the Planning Commission recommend that the County Board of Supervisors amend the Comprehensive Plan by amending the Santa Maria Valley Rural Region Land Use Map and the San Antonio Creek Rural Region Map as described in Exhibit A.
- H. It is now deemed in the interest of orderly development of the County and important to the preservation of health, safety, and general welfare of the residents of said County that the Planning Commission recommend that the County Board of Supervisors adopt an ordinance amending the County Zoning Map as shown in Exhibit A
- I. Public officials and agencies, civic organizations, and citizens have been consulted on and have advised the Planning Commission on the proposed amendments and ordinance in a duly noticed public hearing pursuant to Sections 65353 and 65854 of the Government Code, at which hearing the amendments and ordinance were explained and comments invited from the persons in attendance.
- J. These amendments to the Comprehensive Plan Land Use Maps are consistent with the provisions of the County of Santa Barbara Comprehensive Plan.
- K. The ordinance amending the County Zoning Map is in compliance with the Santa Barbara County Land Use and Development Code.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. Pursuant to the provisions of Government Code Sections 65354 and 65855, the Planning Commissions recommends that the Board of Supervisors of the County of Santa Barbara, State

of California, following the required noticed public hearing, approve and adopt the above mentioned recommendation of this Commission.

3. A copy of this Resolution shall be transmitted to the County Board of Supervisors along with said draft amendment and ordinance.
4. The Chair of this Commission is hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this Resolution to reflect the above described action by the Planning Commission.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the County of Santa Barbara, State of California, this 12<sup>th</sup> day of September 2007, by the following vote:

AYES: 4

NOES: 0

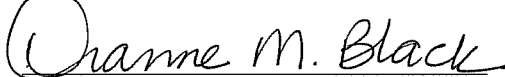
ABSENT:

ABSTENTIONS:



\_\_\_\_\_  
MICHAEL COONEY, Chair  
County Planning Commission, County of Santa Barbara

ATTEST:



\_\_\_\_\_  
DIANNE BLACK  
Secretary of the Commission

APPROVED AS TO FORM:

STEPHEN SHANE STARK  
County Counsel

By   
\_\_\_\_\_  
Deputy County Counsel



## Exhibit A

### Ordinance 661 Consistency Rezone Land Use and Zoning Designation Amendments

#### Santa Maria Valley Rural Region and San Antonio Creek Rural Region

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
095-030-010	A-II	A-II-100	100-AG	AG-II-100
099-010-051	A-II	A-II-100	100-AG	AG-II-100
099-020-010	A-II	A-II-100	20-AG	AG-II-100
099-020-011	A-II	A-II-100	20-AG	AG-II-100
099-020-015	A-II	A-II-100	100-AG	AG-II-100
099-030-008	A-II	A-II-100	100-AG	AG-II-100
099-030-031	A-II	A-II-100	20-AG	AG-II-100
099-050-005	A-II	A-II-100	100-AG	AG-II-100
099-050-008	A-II	A-II-100	100-AG	AG-II-100
101-020-010	A	A-II-100	10-AG	AG-II-100
101-020-019	A-II	A-II-100	20-AG	AG-II-100
101-020-041	A-II	A-II-100	20-AG	AG-II-100
101-020-046	A-II	A-II-100	100-AG	AG-II-100
101-030-001	A-II	A-II-100	U	AG-II-100
101-030-002	A-II	A-II-100	U	AG-II-100
101-030-003	A-II	A-II-100	U	AG-II-100
101-030-004	A-II	A-II-100	U	AG-II-100
101-030-006	A-II	A-II-100	U	AG-II-100
101-030-007	A-II	A-II-100	U	AG-II-100
101-030-008	A-II	A-II-100	U	AG-II-100
101-030-009	A-II	A-II-100	U	AG-II-100
101-030-010	A-II	A-II-100	20-AG	AG-II-100
101-030-011	A-II	A-II-100	U	AG-II-100
101-030-013	A-II	A-II-100	20-AG	AG-II-100
101-030-014	A-II	A-II-100	20-AG	AG-II-100
101-030-016	A-II	A-II-100	U	AG-II-100
101-030-017	A-II	A-II-100	U	AG-II-100
101-030-018	A-II	A-II-100	U	AG-II-100
101-030-019	A-II	A-II-100	U	AG-II-100
101-040-003	A-II	A-II-100	U	AG-II-100
101-040-005	A-II	A-II-100	U	AG-II-100
101-040-006	A-II	A-II-100	U	AG-II-100
101-040-007	A-II	A-II-100	U	AG-II-100
101-040-008	A-II	A-II-100	U	AG-II-100
101-040-009	A-II	A-II-100	U	AG-II-100
101-040-011	A-II	A-II-100	U	AG-II-100
101-040-012	A-II	A-II-100	U	AG-II-100
101-040-013	A-II	A-II-100	U	AG-II-100
101-040-014	A-II	A-II-100	U	AG-II-100

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
101-040-017	A-II	A-II-100	U	AG-II-100
101-040-018	A-II	A-II-100	U	AG-II-100
101-040-019	A-II	A-II-100	U	AG-II-100
101-040-020	A-II	A-II-100	U	AG-II-100
101-040-022	A-II	A-II-100	U	AG-II-100
101-040-023	A-II	A-II-100	100-AG	AG-II-100
101-050-003	A-II	A-II-100	U	AG-II-100
101-050-013	A-II	A-II-100	U	AG-II-100
101-050-014	A-II	A-II-100	U	AG-II-100
101-050-038	A-II	A-II-100	U	AG-II-100
101-050-047	A-II	A-II-100	U	AG-II-100
101-060-002	A-II	A-II-100	20-AG	AG-II-100
101-060-046	A-II	A-II-100	U/100-AG	AG-II-100
101-060-051	A-II	A-II-100	100-AG	AG-II-100
101-060-052	A-II	A-II-100	U	AG-II-100
101-060-053	A-II	A-II-100	U	AG-II-100
101-060-054	A-II	A-II-100	U	AG-II-100
101-060-055	A-II	A-II-100	U	AG-II-100
101-060-056	A-II	A-II-100	U	AG-II-100
101-060-057	A-II	A-II-100	100-AG/U	AG-II-100
101-060-058	A-II	A-II-100	100-AG	AG-II-100
101-060-059	A-II	A-II-100	100-AG	AG-II-100
101-060-061	A-II	A-II-100	100-AG/U	AG-II-100
101-060-064	A-II	A-II-100	20-AG	AG-II-100
101-060-065	A-II	A-II-100	20-AG	AG-II-100
101-060-066	A-II	A-II-100	20-AG	AG-II-100
101-060-067	A-II	A-II-100	20-AG	AG-II-100
101-060-068	A-II	A-II-100	20-AG	AG-II-100
101-060-069	A-II	A-II-100	20-AG	AG-II-100
101-060-070	A-II	A-II-100	20-AG	AG-II-100
101-070-001	A-II	A-II-100	U	AG-II-100
101-070-002	A-II	A-II-100	U	AG-II-100
101-070-003	A-II	A-II-100	100-AG	AG-II-100
101-070-004	A-II	A-II-100	U	AG-II-100
101-070-005	A-II	A-II-100	U	AG-II-100
101-070-007	A-II	A-II-100	U	AG-II-100
101-070-008	A-II	A-II-100	U	AG-II-100
101-070-016	A-II	A-II-100	U	AG-II-100
101-070-020	A-II	A-II-100	U	AG-II-100
101-070-021	A-II	A-II-100	U	AG-II-100
101-070-050	A-II	A-II-100	U	AG-II-100
101-080-014	A-II	A-II-100	20-AG	AG-II-100
101-080-018	A-II	A-II-100	100-AG	AG-II-100
101-080-055	A-II	A-II-100	40-AG	AG-II-100
101-080-060	A-II	A-II-100	100-AG	AG-II-100
101-080-061	A-II	A-II-100	100-AG	AG-II-100
101-080-091	A-II	A-II-100	20-AG	AG-II-100
101-090-017	A-II	A-II-100	100-AG	AG-II-100

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
101-090-018	A-II	A-II-100	100-AG	AG-II-100
101-090-019	A-II	A-II-100	100-AG	AG-II-100
101-100-002	A-II	A-II-40	100-AG	AG-II-40
111-020-002	A-II	A-II-100	100-AL-O	AG-II-100
111-020-003	A-II	A-II-100	100-AL-O	AG-II-100
111-020-009	A-II	A-II-100	100-AL-O	AG-II-100
111-020-016	A-II	A-II-100	100-AL-O	AG-II-100
111-130-001	A-II	A-II-100	100-AL-O	AG-II-100
113-010-007	A-II	A-II-100	M-1-X	AG-II-100
113-010-021	A-II	A-II-40	U	AG-II-40
113-010-026	A-II	A-II-40	U	AG-II-40
113-010-027	A-II	A-II-40	U	AG-II-40
113-010-028	A-II	A-II-40	U	AG-II-40
113-010-030	A-II	A-II-100	U-PM	AG-II-100
113-010-034	A-II	A-II-100	U	AG-II-100
113-010-035	A-II	A-II-100	U	AG-II-100
113-030-008	A-II	A-II-40	U	AG-II-40
113-030-010	A-II	A-II-40	U	AG-II-40
113-030-011	A-II	A-II-40	U	AG-II-40
113-030-012	A-II	A-II-40	U	AG-II-40
113-040-010	A-II	A-II-40	40-AG	AG-II-40
113-040-012	A-II	A-II-40	U	AG-II-40
113-040-014	A-II	A-II-40	U	AG-II-40
113-040-015	A-II	A-II-40	U	AG-II-40
113-040-016	A-II	A-II-40	U	AG-II-40
113-040-017	A-II	A-II-40	U	AG-II-40
113-040-018	A-II	A-II-40	U	AG-II-40
113-050-007	EDUCATIONAL FACILITY	A-II-40	U	AG-II-40
113-050-027	A-II	A-II-40	U	AG-II-40
113-050-028	A-II	A-II-40	U	AG-II-40
113-050-034	A-II	A-II-40	U	AG-II-40
113-050-035	A-II	A-II-40	U	AG-II-40
113-050-036	A-II	A-II-40	40-AG	AG-II-40
113-050-037	A-II	A-II-40	U	AG-II-40
113-050-044	A-II	A-II-40	40-AG	AG-II-40
113-050-055	A-II	A-II-40	40-AG	AG-II-40
113-080-009	A-II	A-II-40	U	AG-II-40
113-080-014	A-II	A-II-40	U	AG-II-40
113-080-020	A-II	A-II-40	40-AG	AG-II-40
113-080-021	A-II	A-II-40	U	AG-II-40
113-090-014	A-II	A-II-40	40-AG	AG-II-40
113-100-001	A-II	A-II-40	U	AG-II-40
113-100-005	A-II	A-II-100	U	AG-II-100
113-100-022	A-II	A-II-40	U	AG-II-40
113-100-023	A-II	A-II-40	U	AG-II-40
113-120-008	A-II	A-II-100	U	AG-II-100
113-140-005	A-II	A-II-100	U-PM	AG-II-100

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
113-150-002	A-II	A-II-100	U	AG-II-100
113-150-020	A-II	A-II-100	100-AG	AG-II-100
113-150-022	A-II	A-II-100	100-AG	AG-II-100
113-160-007	A-II	A-II-100	100-AG	AG-II-100
113-170-003	A-II	A-II-100	U	AG-II-100
113-170-004	A-II	A-II-100	U	AG-II-100
113-180-001	A-II	A-II-100	100-AG	AG-II-100
113-190-001	A-II	A-II-100	U	AG-II-100
113-210-004	A-II	A-II-100	100-AG	AG-II-100
113-210-009	A-II	A-II-100	100-AG	AG-II-100
113-210-013	A-II	A-II-100	100-AG	AG-II-100
113-210-015	A-II	A-II-100	100-AG	AG-II-100
113-220-002	A-II	A-II-100	20-AG	AG-II-100
113-220-003	A-II	A-II-100	20-AG	AG-II-100
113-220-004	A-II	A-II-100	20-AG	AG-II-100
113-220-006	A-II	A-II-100	20-AG	AG-II-100
113-220-011	A-II	A-II-100	20-AG	AG-II-100
113-240-003	A-II	A-II-100	100-AG	AG-II-100
113-240-005	A-II	A-II-100	20-AL	AG-II-100
113-240-006	A-II	A-II-100	100-AG	AG-II-100
113-240-007	A-II	A-II-100	20-AG	AG-II-100
113-240-008	A-II	A-II-100	100-AG	AG-II-100
113-240-011	A-II	A-II-100	20-AL	AG-II-100
113-240-013	A-II	A-II-100	100-AG	AG-II-100
113-240-014	A-II	A-II-100	100-AG	AG-II-100
113-250-018	A-II	A-II-100	100-AG	AG-II-100
113-260-004	A-II	A-II-100	20-AG	AG-II-100
113-260-012	A-II	A-II-100	100-AG	AG-II-100
113-260-015	A-II	A-II-100	20-AG	AG-II-100
113-260-017	A-II	A-II-100	20-AG	AG-II-100
113-270-002	A-II	A-II-100	100-AG	AG-II-100
113-270-003	A-II	A-II-100	100-AG	AG-II-100
113-270-005	A-II	A-II-100	10-AG	AG-II-100
113-270-009	A-II	A-II-100	20-AG	AG-II-100
113-270-010	A-II	A-II-100	M-1-X	AG-II-100
113-270-014	A-II	A-II-100	20-AG	AG-II-100
113-270-016	A-II	A-II-100	20-AG	AG-II-100
113-270-017	A-II	A-II-100	20-AG	AG-II-100
113-280-001	A-II	A-II-100	100-AG	AG-II-100
113-280-002	A-II	A-II-100	10-AG	AG-II-100
113-280-005	A-II	A-II-100	10-AG	AG-II-100
113-280-006	A-II	A-II-100	10-AG	AG-II-100
113-290-004	A-II	A-II-100	20-AG	AG-II-100
113-290-005	A-II	A-II-100	20-AG	AG-II-100
113-290-006	A-II	A-II-100	20-AG	AG-II-100
113-290-007	A-II	A-II-100	20-AG	AG-II-100
113-290-008	A-II	A-II-100	20-AG	AG-II-100
115-020-001	A-II	A-II-40	U	AG-II-40

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
115-020-002	A-II	A-II-40	U	AG-II-40
115-020-003	A-II	A-II-40	U	AG-II-40
115-020-004	A-II	A-II-40	U	AG-II-40
115-020-005	A-II	A-II-40	U	AG-II-40
115-020-017	A-II	A-II-40	U	AG-II-40
115-020-019	A-II	A-II-40	U	AG-II-40
115-020-020	A-II	A-II-40	U	AG-II-40
115-020-021	A-II	A-II-40	U	AG-II-40
115-020-036	A-II	A-II-40	U	AG-II-40
115-091-011	A-II	A-II-40	U	AG-II-40
115-121-001	A-II	A-II-40	U	AG-II-40
117-020-019	A-II	A-II-40	10-AG	AG-II-40
117-020-030	A-II	A-II-40	10-AG	AG-II-40
117-020-031	A-II	A-II-40	10-AG	AG-II-40
117-020-033	A-II	A-II-40	10-AG	AG-II-40
117-020-035	A-II	A-II-40	U/10-AG	AG-II-40
117-020-041	A-II	A-II-40	10-AG	AG-II-40
117-020-042	A-II	A-II-40	10-AG	AG-II-40
117-020-045	A-II	A-II-40	10-AG	AG-II-40
117-020-053	A-II	A-II-40	10-AG	AG-II-40
117-020-054	A-II	A-II-40	10-AG	AG-II-40
117-020-058	A-II	A-II-40	10-AG	AG-II-40
117-020-060	A-II	A-II-40	40-AG	AG-II-40
117-020-062	A-II	A-II-40	10-AG	AG-II-40
117-020-063	A-II	A-II-40	10-AG	AG-II-40
117-020-065	A-II	A-II-40	10-AG	AG-II-40
117-020-069	A-II	A-II-40	10-AG	AG-II-40
117-020-070	A-II	A-II-40	10-AG	AG-II-40
117-020-071	A-II	A-II-40	40-AG	AG-II-40
117-020-074	A-II	A-II-40	U	AG-II-40
117-020-075	A-II	A-II-40	U	AG-II-40
117-020-076	A-II	A-II-40	U	AG-II-40
117-030-021	A-II	A-II-40	40-AL	AG-II-40
117-030-029	A-II	A-II-40	40-AG	AG-II-40
117-030-050	A-II	A-II-40	40-AG	AG-II-40
117-030-055	A-II	A-II-40	100-AG	AG-II-40
117-030-056	A-II	A-II-40	100-AG	AG-II-40
117-030-058	A-II	A-II-40	100-AG	AG-II-40
117-030-060	A-II	A-II-40	40-AL/40-AG	AG-II-40
117-030-086	A-II	A-II-40	100-AG	AG-II-40
117-160-001	A-II	A-II-40	U	AG-II-40
117-160-004	A-II	A-II-40	U	AG-II-40
117-160-005	A-II	A-II-40	U	AG-II-40
117-160-006	A-II	A-II-40	U	AG-II-40
117-160-021	A-II	A-II-40	U	AG-II-40
117-160-035	A-II	A-II-40	U	AG-II-40
117-160-042	A-II	A-II-40	40-AG	AG-II-40
117-160-044	A-II	A-II-40	40-AG	AG-II-40



<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
117-160-048	A-II	A-II-40	40-AG	AG-II-40
117-170-005	A-II	A-II-40	10-AG	AG-II-40
117-170-013	A-II	A-II-40	10-AG	AG-II-40
117-170-014	A-II	A-II-40	10-AG	AG-II-40
117-170-052	A-II	A-II-40	10-AG	AG-II-40
117-170-056	A-II	A-II-40	10-AG	AG-II-40
117-170-063	A-II	A-II-40	10-AG	AG-II-40
117-191-001	A-II	A-II-40	10-AG	AG-II-40
117-191-002	A-II	A-II-40	10-AG	AG-II-40
117-191-003	A-II	A-II-40	10-AG	AG-II-40
117-191-005	A-II	A-II-40	10-AG	AG-II-40
117-191-006	A-II	A-II-40	10-AG	AG-II-40
117-191-007	A-II	A-II-40	10-AG	AG-II-40
117-191-012	A-II	A-II-40	10-AG	AG-II-40
117-820-010	A-II	A-II-40	10-AG	AG-II-40
128-001-003	A-II	A-II-40	10-AG	AG-II-40
128-001-005	A-II	A-II-40	40-AG	AG-II-40
128-001-006	A-II	A-II-40	40-AG	AG-II-40
128-001-007	A-II	A-II-100	U	AG-II-100
128-064-002	A-II	A-II-40	10-AG	AG-II-40
128-064-003	A-II	A-II-40	10-AG	AG-II-40
128-064-004	A-II	A-II-40	10-AG	AG-II-40
128-064-005	A-II	A-II-40	10-AG	AG-II-40
128-071-005	A-II	A-II-40	40-AL-O/10-AG/40-AG	AG-II-40
128-091-001	A	A-II-40	10-AG	AG-II-40
128-091-002	A	A-II-40	10-AG	AG-II-40
128-091-003	A	A-II-40	10-AG	AG-II-40
128-091-004	A	A-II-40	10-AG	AG-II-40
128-091-005	A	A-II-40	10-AG	AG-II-40
128-091-006	A	A-II-40	10-AG	AG-II-40
128-091-007	A	A-II-40	10-AG	AG-II-40
128-092-002	A	A-II-40	10-AG	AG-II-40
128-092-003	A	A-II-40	10-AG	AG-II-40
128-092-004	A	A-II-40	10-AG	AG-II-40
128-092-005	A	A-II-40	10-AG	AG-II-40
128-092-006	A	A-II-40	10-AG	AG-II-40
128-092-008	A	A-II-40	10-AG	AG-II-40
128-093-021	A-II	A-II-40	10-AG	AG-II-40
128-093-025	A	A-II-40	10-AG	AG-II-40
128-093-026	A	A-II-40	10-AG	AG-II-40
128-094-005	A-II	A-II-100	U	AG-II-100
128-094-006	A-II	A-II-100	U	AG-II-100
128-094-023	A-II	A-II-40	10-AG	AG-II-40
128-094-026	A-II	A-II-40	10-AG	AG-II-40
128-094-028	A-II	A-II-40	40-AG	AG-II-40
128-094-032	A-II	A-II-100	100-AG	AG-II-100
128-094-033	A-II	A-II-100	100-AG	AG-II-100

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
128-094-035	A-II	A-II-40	40-AG	AG-II-40
128-094-036	A-II	A-II-40	40-AG	AG-II-40
128-094-037	A-II	A-II-40	40-AG	AG-II-40
128-095-005	A-II	A-II-40	40-AG	AG-II-40
128-095-007	A-II	A-II-40	40-AG	AG-II-40
128-096-007	A-II	A-II-40	10-AG	AG-II-40
128-096-008	A-II	A-II-40	10-AG	AG-II-40
128-096-010	A-II	A-II-40	40-AG	AG-II-40
128-097-001	A	A-II-40	AG-II-40	AG-II-40 (No Change)
128-097-002	A	A-II-40	AG-II-40	AG-II-40 (No Change)
129-010-035	A	A-II-40	AG-II-40	AG-II-40 (No Change)
128-097-003	A	A-II-40	10-AG	AG-II-40
128-097-004	A	A-II-40	10-AG	AG-II-40
128-097-005	A	A-II-40	10-AG	AG-II-40
128-097-006	A	A-II-40	10-AG	AG-II-40
128-097-007	A	A-II-40	10-AG	AG-II-40
128-098-001	A	A-II-40	10-AG	AG-II-40
128-098-002	A	A-II-40	10-AG	AG-II-40
128-098-003	A	A-II-40	10-AG	AG-II-40
128-098-005	A	A-II-40	10-AG	AG-II-40
128-099-002	A-II	A-II-40	40-AG/U	AG-II-40
128-099-003	A-II	A-II-40	40-AG	AG-II-40
128-099-010	A-II	A-II-40	U	AG-II-40
128-099-011	A-II	A-II-100	U	AG-II-100
128-099-012	A-II	A-II-100	U	AG-II-100
128-100-014	A	A-II-40	U	AG-II-40
128-100-017	A-II	A-II-100	U	AG-II-100
128-100-023	A-II	A-II-100	U	AG-II-100
128-100-026	A-II	A-II-100	U	AG-II-100
128-101-001	A-II	A-II-100	U	AG-II-100
128-101-002	A-II	A-II-100	U	AG-II-100
128-101-003	A-II	A-II-100	100-AG	AG-II-100
128-101-004	A-II	A-II-100	U	AG-II-100
128-101-007	A-II	A-II-100	100-AG/U	AG-II-100
128-101-008	A-II	A-II-100	100-AG	AG-II-100
128-101-009	A-II	A-II-100	U	AG-II-100
128-101-011	A-II	A-II-100	100-AG	AG-II-100
128-101-018	A-II	A-II-100	U	AG-II-100
129-010-001	A	A-II-40	10-AG	AG-II-40
129-010-007	A	A-II-40	U	AG-II-40
129-010-008	A	A-II-40	10-AG	AG-II-40
129-010-010	A	A-II-40	10-AG	AG-II-40
129-010-011	A	A-II-40	10-AG	AG-II-40
129-010-013	A	A-II-40	10-AG	AG-II-40
129-010-015	A	A-II-40	U	AG-II-40
129-010-018	A	A-II-40	10-AG	AG-II-40
129-010-019	A	A-II-40	10-AG	AG-II-40
129-010-020	A	A-II-40	10-AG	AG-II-40

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
129-010-021	A	A-II-40	10-AG	AG-II-40
129-010-022	A	A-II-40	10-AG	AG-II-40
129-010-023	A	A-II-40	10-AG	AG-II-40
129-010-024	A	A-II-40	10-AG	AG-II-40
129-010-032	A	A-II-40	U	AG-II-40
129-010-033	A	A-II-40	U	AG-II-40
129-010-034	A	A-II-40	U	AG-II-40
129-010-035	A	A-II-40	AG-II-40	AG-II-40
129-010-036	A	A-II-40	U	AG-II-40
129-020-006	A-II	A-II-100	U	AG-II-100
129-020-007	A-II	A-II-100	U	AG-II-100
129-020-013	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-014	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-015	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-017	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-018	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-043	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-045	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-047	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-048	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-050	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-052	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-053	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-054	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-059	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-020-060	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-030-003	A-II	A-II-100	U	AG-II-100
129-030-004	A-II	A-II-100	U	AG-II-100
129-030-005	A-II	A-II-100	U	AG-II-100
129-030-009	A-II	A-II-100	100-AG	AG-II-100
129-030-012	A-II	A-II-100	100-AG	AG-II-100
129-030-013	A-II	A-II-100	100-AG	AG-II-100
129-030-014	A-II	A-II-100	100-AG	AG-II-100
129-030-015	A-II	A-II-100	100-AG	AG-II-100
129-030-016	A-II	A-II-100	100-AG	AG-II-100
129-030-018	A-II	A-II-100	100-AG	AG-II-100
129-030-019	A-II	A-II-100	100-AG	AG-II-100
129-040-001	A-II	A-II-100	U	AG-II-100
129-040-002	A-II	A-II-100	100-AG	AG-II-100
129-040-003	A-II	A-II-100	100-AG	AG-II-100
129-040-007	A-II	A-II-100	U	AG-II-100
129-050-010	A-II	A-II-100	U	AG-II-100
129-100-005	A-II	A-II-100	U	AG-II-100
129-100-011	A-II	A-II-100	U	AG-II-100
129-100-012	A-II	A-II-100	U	AG-II-100
129-100-019	A-II	A-II-100	U	AG-II-100
129-100-021	A-II	A-II-100	U	AG-II-100
129-100-025	A-II	A-II-100	U	AG-II-100

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
129-100-026	A-II	A-II-100	U	AG-II-100
129-100-032	A-II	A-II-40	U	AG-II-40
129-100-037	A-II	A-II-40	U	AG-II-40
129-110-001	A-II	A-II-100	100-AG	AG-II-100
129-110-004	A-II	A-II-100	100-AG	AG-II-100
129-110-005	A-II	A-II-100	100-AG	AG-II-100
129-110-008	A-II	A-II-100	U	AG-II-100
129-110-013	A-II	A-II-100	U	AG-II-100
129-110-014	A-II	A-II-100	U	AG-II-100
129-110-015	A-II	A-II-100	U	AG-II-100
129-110-016	A-II	A-II-100	U	AG-II-100
129-110-017	A-II	A-II-100	U	AG-II-100
129-110-018	A-II	A-II-100	U	AG-II-100
129-110-020	A-II	A-II-100	U	AG-II-100
129-110-021	A-II	A-II-100	U	AG-II-100
129-110-024	A-II	A-II-100	U	AG-II-100
129-120-010	A	A-II-40	10-AG	AG-II-40
129-120-016	A	A-II-40	10-AG	AG-II-40
129-120-019	A	A-II-40	10-AG	AG-II-40
129-120-025	A	A-II-40	10-AG	AG-II-40
129-120-026	A	A-II-40	10-AG	AG-II-40
129-151-043	A	A-II-40	10-AG	AG-II-40
129-151-044	A-II	A-II-40	10-AG	AG-II-40
129-151-045	A	A-II-40	10-AG	AG-II-40
129-151-046	A	A-II-40	10-AG	AG-II-40
129-151-047	A	A-II-40	10-AG	AG-II-40
129-151-048	A	A-II-40	10-AG	AG-II-40
129-170-005	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-170-006	A-II	A-II-40	U	AG-II-40
129-170-008	A-II	A-II-100	U	AG-II-100
129-170-009	A-II	A-II-100	U	AG-II-100
129-170-010	A-II	A-II-100	U	AG-II-100
129-170-011	A-II	A-II-100	U-PM	AG-II-100
129-170-012	OPEN AND GRAZING	A-II-100	U	AG-II-100
129-170-013	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-170-014	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-170-015	OPEN AND GRAZING	A-II-100	U	AG-II-100
129-170-016	A-II	A-II-100	U	AG-II-100
129-170-023	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-170-025	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-170-027	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-170-028	OPEN AND GRAZING	A-II-40	U	AG-II-40
129-170-029	OPEN AND GRAZING	A-II-100	U	AG-II-100
129-170-030	OPEN AND GRAZING	A-II-100	U	AG-II-100
129-170-031	OPEN AND GRAZING	A-II-100	U	AG-II-100
129-170-032	OPEN AND GRAZING	A-II-100	U	AG-II-100
129-170-033	OPEN AND GRAZING	A-II-100	U	AG-II-100
129-170-034	OPEN AND GRAZING	A-II-100	U	AG-II-100

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
129-180-003	A-II	A-II-100	U	AG-II-100
129-180-004	A-II	A-II-100	U	AG-II-100
129-180-006	A-II	A-II-100	U	AG-II-100
129-180-007	A-II	A-II-100	U	AG-II-100
129-180-008	A-II	A-II-100	U	AG-II-100
129-180-009	A-II	A-II-100	U	AG-II-100
129-180-015	A-II	A-II-100	U	AG-II-100
129-180-018	A-II	A-II-100	U	AG-II-100
129-180-019	A-II	A-II-100	U	AG-II-100
129-180-020	A-II	A-II-100	100-AG	AG-II-100
129-180-021	A-II	A-II-100	100-AG	AG-II-100
129-180-025	A-II	A-II-100	U	AG-II-100
129-180-035	A-II	A-II-100	U	AG-II-100
129-180-036	A-II	A-II-100	U	AG-II-100
129-210-001	A-II	A-II-100	U	AG-II-100
129-210-004	A-II	A-II-100	U	AG-II-100
129-210-005	A-II	A-II-100	U	AG-II-100
129-210-008	A-II	A-II-100	U	AG-II-100
129-210-015	A-II	A-II-100	U	AG-II-100
129-210-020	A-II	A-II-100	U	AG-II-100
129-210-022	A-II	A-II-100	100-AG	AG-II-100
129-210-026	A-II	A-II-100	U	AG-II-100
129-210-028	A-II	AC	100-AG	AG-II-100
129-210-037	A-II	A-II-100	U	AG-II-100
129-220-016	A-II	A-II-100	U	AG-II-100
129-220-017	A-II	A-II-100	U	AG-II-100
129-220-023	A-II	A-II-100	U	AG-II-100
129-220-024	A-II	A-II-100	U	AG-II-100
129-220-034	A-II	A-II-100	U	AG-II-100
129-220-043	A-II	A-II-100	100-AG	AG-II-100
129-260-005	A-II	A-II-100	100-AG	AG-II-100
131-030-003	A-II	A-II-100	U	AG-II-100
131-030-019	A-II	A-II-100	U	AG-II-100
131-030-021	A-II	A-II-100	U	AG-II-100
131-030-022	A-II	A-II-100	U	AG-II-100
131-030-023	A-II	A-II-100	U	AG-II-100
131-030-024	A-II	A-II-100	U	AG-II-100
131-030-038	A-II	A-II-100	U	AG-II-100
131-030-039	A-II	A-II-100	U	AG-II-100
131-030-040	A-II	A-II-100	U	AG-II-100
131-030-042	A-II	A-II-100	U	AG-II-100
131-030-043	A-II	A-II-100	U	AG-II-100
131-030-045	A-II	A-II-100	U	AG-II-100
131-030-047	A-II	A-II-100	U	AG-II-100
131-030-048	A-II	A-II-100	U	AG-II-100
131-030-049	A-II	A-II-100	U	AG-II-100
131-030-051	A-II	A-II-100	U	AG-II-100
131-030-052	A-II	A-II-100	U	AG-II-100

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
131-050-013	A-II	A-II-100	100-AG	AG-II-100
131-070-003	A-II	A-II-100	U	AG-II-100
131-070-004	A-II	A-II-100	U	AG-II-100
131-070-005	A-II	A-II-100	U	AG-II-100
131-070-006	A-II	A-II-100	U	AG-II-100
131-070-007	A-II	A-II-100	U	AG-II-100
131-070-008	A-II	A-II-100	U	AG-II-100
131-070-009	A-II	A-II-100	U	AG-II-100
131-070-031	A-II	A-II-100	U	AG-II-100
131-070-032	A-II	A-II-100	U	AG-II-100
131-070-035	A-II	A-II-100	U	AG-II-100
131-070-037	A-II	A-II-100	U	AG-II-100
131-070-038	A-II	A-II-100	U	AG-II-100
131-070-039	A-II	A-II-100	U	AG-II-100
131-130-002	A-II	A-II-100	U	AG-II-100
131-130-012	A-II	A-II-100	U	AG-II-100
131-130-013	A-II	A-II-100	U	AG-II-100
131-130-014	A-II	A-II-100	U	AG-II-100
131-130-015	A-II	A-II-100	U	AG-II-100
131-150-011	A-II	A-II-100	100-AG	AG-II-100
131-190-017	A-II	A-II-100	U	AG-II-100
133-140-007	A-II	A-II-100	100-AG	AG-II-100
133-050-011	A-II	A-II-100	U	AG-II-100
133-050-015	A-II	A-II-100	U	AG-II-100
133-070-001	A-II	A-II-100	100-AG	AG-II-100
133-070-004	A-II	A-II-100	U	AG-II-100
133-080-004	A-II	A-II-100	20-AG	AG-II-100
133-080-005	A-II	A-II-100	20-AG	AG-II-100
133-100-028	A-II	A-II-100	100-AG	AG-II-100
133-140-005	A-II	A-II-100	100-AG	AG-II-100
099-010-003	A-II	A-II-100	100-AG	AG-II-100
099-010-004	A-II	A-II-100	100-AG	AG-II-100
129-260-007	A-II-100	A-II-40	100-AG	AG-II-40
131-090-023	A-II-100	A-II-100	100-AG	AG-II-100
131-090-033	A-II-100	A-II-100	100-AG	AG-II-100
131-090-034	A-II-100	A-II-100	100-AG	AG-II-100
131-090-077	A-II-100	A-II-100	100-AG	AG-II-100
131-210-031	A-II-100	A-II-100	100-AG	AG-II-100
131-220-011	A-II-100	A-II-100	100-AG	AG-II-100

**Tepusquet Canyon EDRN**

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
129-220-021	A-I(10-40)	A-I-10	10-U	AG-I-10
129-220-047	A-I(10-40)	A-I-10	10-U	AG-I-10
129-220-048	A-I(10-40)	A-I-10	10-U	AG-I-10
129-250-001	A-I(10-40)	A-I-10	10-U	AG-I-10
129-250-002	A-I(10-40)	A-I-10	10-U	AG-I-10
129-250-003	A-I(10-40)	A-I-10	10-U	AG-I-10
129-250-004	A-I(10-40)	A-I-10	10-U	AG-I-10
129-250-005	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-009	A-I(10-40)	A-I-40	40-U/10-U	AG-I-40
129-260-010	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-011	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-012	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-013	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-014	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-015	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-016	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-017	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-019	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-020	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-021	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-022	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-025	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-026	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-027	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-028	A-I(10-40)	A-I-40	40-U	AG-I-40
129-260-029	A-I(10-40)	A-I-40	40-U	AG-I-40
129-260-030	A-I(10-40)	A-I-40	40-U/10-U	AG-I-40
129-260-031	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-032	A-I(10-40)	A-I-10	10-U	AG-I-10
129-260-033	A-I(10-40)	A-I-20	20-U/10-U	AG-I-20
131-090-011	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-012	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-013	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-024	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-025	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-027	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-028	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-030	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-031	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-032	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-039	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-040	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-043	A-I(10-40)	A-I-10	10-U	AG-I-10
131-090-044	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-046	A-I(10-40)	A-I-40	40-U	AG-I-40

**Tepusquet Canyon EDRN**

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
131-090-047	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-048	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-052	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-053	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-054	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-057	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-059	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-061	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-062	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-063	A-I(10-40)	A-I-10	10-U	AG-I-10
131-090-064	A-I(10-40)	A-I-10	10-U	AG-I-10
131-090-065	A-I(10-40)	A-I-10	10-U	AG-I-10
131-090-066	A-I(10-40)	A-I-10	10-U	AG-I-10
131-090-067	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-069	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-070	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-073	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-074	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-075	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-076	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-078	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-079	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-080	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-081	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-082	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-083	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-084	A-I(10-40)	A-I-40	40-U	AG-I-40
131-090-085	A-I(10-40)	A-I-40	40-U	AG-I-40
131-141-001	A-I(10-40)	A-I-40	40-U	AG-I-40
131-141-002	A-I(10-40)	A-I-20	20-U	AG-I-20
131-141-003	A-I(10-40)	A-I-40	40-U	AG-I-40
131-141-004	A-I(10-40)	A-I-20	20-U	AG-I-20
131-141-006	A-I(10-40)	A-I-10	10-U	AG-I-10
131-141-058	A-I(10-40)	A-I-40	40-U	AG-I-40
131-141-059	A-I(10-40)	A-I-40	40-U	AG-I-40
131-141-060	A-I(10-40)	A-I-40	40-U	AG-I-40
131-141-068	A-I(10-40)	A-I-10	10-U	AG-I-10
131-141-069	A-I(10-40)	A-I-10	10-U	AG-I-10
131-150-003	A-I(10-40)	A-I-40	40-U	AG-I-40
131-180-001	A-I(10-40)	A-I-40	40-U	AG-I-40
131-180-005	A-I(10-40)	A-I-20	20-U	AG-I-20
131-180-006	A-I(10-40)	A-I-20	20-U	AG-I-20
131-180-007	A-I(10-40)	A-I-40	40-U	AG-I-40
131-180-008	A-I(10-40)	A-I-20	20-U	AG-I-20
131-180-009	A-I(10-40)	A-I-40	40-U	AG-I-40
131-180-010	A-I(10-40)	A-I-40	40-U	AG-I-40



**Tepusquet Canyon EDRN**

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
131-180-011	A-I(10-40)	A-I-40	40-U	AG-I-40
131-180-012	A-I(10-40)	A-I-40	40-U/20-U	AG-I-40
131-190-001	A-I(10-40)	A-I-40	40-U	AG-I-40
131-190-002	A-I(10-40)	A-I-40	40-U	AG-I-40
131-190-003	A-I(10-40)	A-I-40	40-U	AG-I-40
131-190-004	A-I(10-40)	A-I-40	40-U	AG-I-40
131-190-005	A-I(10-40)	A-I-40	40-U	AG-I-40
131-190-013	A-I(10-40)	A-I-40	40-U	AG-I-40
131-190-014	A-I(10-40)	A-I-40	40-U	AG-I-40
131-190-016	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-001	A-I(10-40)	A-I-20	20-U	AG-I-20
131-200-002	A-I(10-40)	A-I-20	20-U	AG-I-20
131-200-003	A-I(10-40)	A-I-40	40-U/20-U	AG-I-40
131-200-004	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-005	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-008	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-009	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-010	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-011	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-012	A-I(10-40)	A-I-20	20-U	AG-I-20
131-200-013	A-I(10-40)	A-I-20	20-U/40-U	AG-I-20
131-200-014	A-I(10-40)	A-I-20	20-U	AG-I-20
131-200-015	A-I(10-40)	A-I-20	20-U	AG-I-20
131-200-016	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-018	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-019	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-021	A-I(10-40)	A-I-20	20-U	AG-I-20
131-200-022	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-023	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-024	A-I(10-40)	A-I-20	20-U	AG-I-20
131-200-025	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-026	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-027	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-028	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-029	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-030	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-001	A-I(10-40)	A-I-10	10-U	AG-I-10
131-210-002	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-003	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-004	A-I(10-40)	A-I-10	10-U	AG-I-10
131-210-005	A-I(10-40)	A-I-10	10-U/40-U	AG-I-10
131-210-006	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-007	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-008	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-009	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-010	A-I(10-40)	A-I-40	40-U	AG-I-40

**Tepusquet Canyon EDRN**

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
131-210-011	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-012	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-013	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-014	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-015	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-016	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-017	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-018	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-019	A-I(10-40)	A-I-10	10-U	AG-I-10
131-210-020	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-021	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-022	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-023	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-024	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-025	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-026	A-I(10-40)	A-I-10	10-U	AG-I-10
131-210-027	A-I(10-40)	A-I-10	10-U	AG-I-10
131-210-028	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-029	A-I(10-40)	A-I-40	40-U	AG-I-40
131-210-030	A-I(10-40)	A-I-40	40-U	AG-I-40
131-220-001	A-I(10-40)	A-I-20	20-U	AG-I-20
131-220-002	A-I(10-40)	A-I-20	20-U	AG-I-20
131-220-003	A-I(10-40)	A-I-20	20-U	AG-I-20
131-220-005	A-I(10-40)	A-I-20	20-U	AG-I-20
131-220-006	A-I(10-40)	A-I-40	40-U	AG-I-40
131-220-007	A-I(10-40)	A-I-40	40-U/20-U	AG-I-40
131-220-008	A-I(10-40)	A-I-40	40-U	AG-I-40
131-220-009	A-I(10-40)	A-I-40	40-U/10-U	AG-I-40
131-220-010	A-I(10-40)	A-I-40	40-U	AG-I-40
131-220-013	A-I(10-40)	A-I-40	40-U	AG-I-40
131-220-014	A-I(10-40)	A-I-40	40-U	AG-I-40
131-220-015	A-I(10-40)	A-I-40	40-U	AG-I-40
131-220-016	A-I(10-40)	A-I-40	40-U	AG-I-40
131-220-017	A-I(10-40)	A-I-40	40-U	AG-I-40
131-220-018	A-I(10-40)	A-I-40	40-U	AG-I-40
129-220-045	A-I(10-40)	A-I-10	10-U	AG-I-10
131-190-018	A-I(10-40)	A-I-40	40-U	AG-I-40
131-200-017	A-I(10-40)	A-I-20	20-U	AG-I-20

**Dominion Road EDRN**

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
129-020-019	Open & Grazing	Residential Ranchette	U	RR-5
129-020-027	Open & Grazing	Residential Ranchette	U	RR-5
129-020-029	Open & Grazing	Residential Ranchette	U	RR-5
129-020-033	Open & Grazing	Residential Ranchette	U	RR-5
129-020-034	Open & Grazing	Residential Ranchette	U	RR-5

**East Valley Farms EDRN**

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
129-240-001	Agriculture	A-I-10	10-AG	AG-I-10
129-240-002	Agriculture	A-I-10	10-AG	AG-I-10
129-240-003	Agriculture	A-I-10	10-AG	AG-I-10
129-240-004	Agriculture	A-I-10	10-AG	AG-I-10
129-240-005	Agriculture	A-I-10	10-AG	AG-I-10
129-240-006	Agriculture	A-I-10	10-AG	AG-I-10
129-240-007	Agriculture	A-I-10	10-AG	AG-I-10
129-240-008	Agriculture	A-I-10	10-AG	AG-I-10
129-240-009	Agriculture	A-I-10	10-AG	AG-I-10
129-240-010	Agriculture	A-I-10	10-AG	AG-I-10
129-240-011	Agriculture	A-I-10	10-AG	AG-I-10
129-240-012	Agriculture	A-I-10	10-AG	AG-I-10
129-240-013	Agriculture	A-I-10	10-AG	AG-I-10
129-240-014	Agriculture	A-I-10	10-AG	AG-I-10
129-240-015	Agriculture	A-I-10	10-AG	AG-I-10
129-240-016	Agriculture	A-I-10	10-AG	AG-I-10
129-240-018	Agriculture	A-I-10	10-AG	AG-I-10
129-240-021	Agriculture	A-I-10	10-AG	AG-I-10
129-240-022	Agriculture	A-I-10	10-AG	AG-I-10
129-240-023	Agriculture	A-I-10	10-AG	AG-I-10
129-240-024	Agriculture	A-I-10	10-AG	AG-I-10
129-240-025	Agriculture	A-I-10	10-AG	AG-I-10
129-240-026	Agriculture	A-I-10	10-AG	AG-I-10
129-240-027	Agriculture	A-I-10	10-AG	AG-I-10
129-240-028	Agriculture	A-I-10	10-AG	AG-I-10
129-240-029	Agriculture	A-I-10	10-AG	AG-I-10
129-240-030	Agriculture	A-I-10	10-AG	AG-I-10
129-240-031	Agriculture	A-I-10	10-AG	AG-I-10
129-240-032	Agriculture	A-I-10	10-AG	AG-I-10
129-240-037	Agriculture	A-I-10	10-AG	AG-I-10
129-240-038	Agriculture	A-I-10	10-AG	AG-I-10

**Long Canyon Road EDRN**

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
101-050-033	A-II	A-I-10	U	AG-I-10
101-050-021	A-II	A-I-10	U	AG-I-10
101-050-022	A-II	A-I-10	U	AG-I-10
101-050-023	A-II	A-I-10	U	AG-I-10
101-050-024	A-II	A-I-10	U	AG-I-10
101-050-027	A-II	A-I-10	U	AG-I-10
101-050-028	A-II	A-I-10	U	AG-I-10
101-050-034	A-II	A-I-10	U	AG-I-10
101-050-037	A-II	A-I-10	U	AG-I-10
101-070-042	A-II	A-I-10	U	AG-I-10
101-070-043	A-II	A-I-10	U	AG-I-10
101-070-044	A-II	A-I-10	U	AG-I-10
101-070-045	A-II	A-I-10	U	AG-I-10
101-070-046	A-II	A-I-10	U	AG-I-10
101-070-047	A-II	A-I-10	U	AG-I-10
101-070-048	A-II	A-I-10	U	AG-I-10
101-070-049	A-II	A-I-10	U	AG-I-10

**Olivera Canyon Road EDRN**

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
101-050-030	A-II	A-I-10	U	AG-I-10
101-050-031	A-II	A-I-10	U	AG-I-10
101-050-032	A-II	A-I-10	U	AG-I-10
101-050-040	A-II	A-I-10	U	AG-I-10
101-050-041	A-II	A-I-10	U	AG-I-10

**Prell Road East Road EDRN**

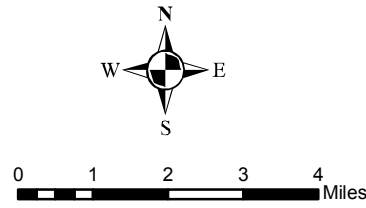
<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
129-010-027	A	A-I-10	U	AG-I-10
129-010-028	A	A-I-10	U	AG-I-10
129-010-029	A	A-I-10	U	AG-I-10
129-010-030	A	A-I-10	U	AG-I-10
128-100-005	Agriculture	A-I-10	U	AG-I-10
128-100-006	Agriculture	A-I-10	U	AG-I-10
128-100-007	Agriculture	A-I-10	U	AG-I-10
128-100-009	Agriculture	A-I-10	U	AG-I-10
128-100-010	Agriculture	A-I-10	U	AG-I-10
128-100-011	Agriculture	A-I-10	U	AG-I-10
128-100-012	Agriculture	A-I-10	U	AG-I-10
128-100-013	Agriculture	A-I-10	U	AG-I-10
128-100-032	Agriculture	A-I-10	U	AG-I-10
128-100-033	Agriculture	A-I-10	U	AG-I-10

**Prell Road West EDRN**

<b>APN</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Existing Zone</b>	<b>Proposed Zone</b>
128-098-006	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-007	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-008	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-009	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-010	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-011	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-012	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-013	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-014	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-015	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-016	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-017	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-018	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-019	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-020	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-021	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-022	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-024	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-025	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-026	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-027	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-028	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-029	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-030	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-031	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-032	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-033	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-034	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-035	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-037	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-038	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-039	Agriculture	Residential Ranchette	RA-O	RR-5
128-098-040	Agriculture	Residential Ranchette	RA-O	RR-5

# Ord. 661 Consistency Rezone - Phase 1 Proposed Zoning and Land Use Changes

- Ord. 661 Zones in Project Area
- Study Area Boundary



Existing Land Use: A-II  
Proposed Land Use: A-II-100  
Existing Zoning: 100-AG  
Proposed Zoning: AG-II-100

Existing Land Use: A-II  
Proposed Land Use: A-II-100  
Existing Zoning: 100-AG  
Proposed Zoning: AG-II-100

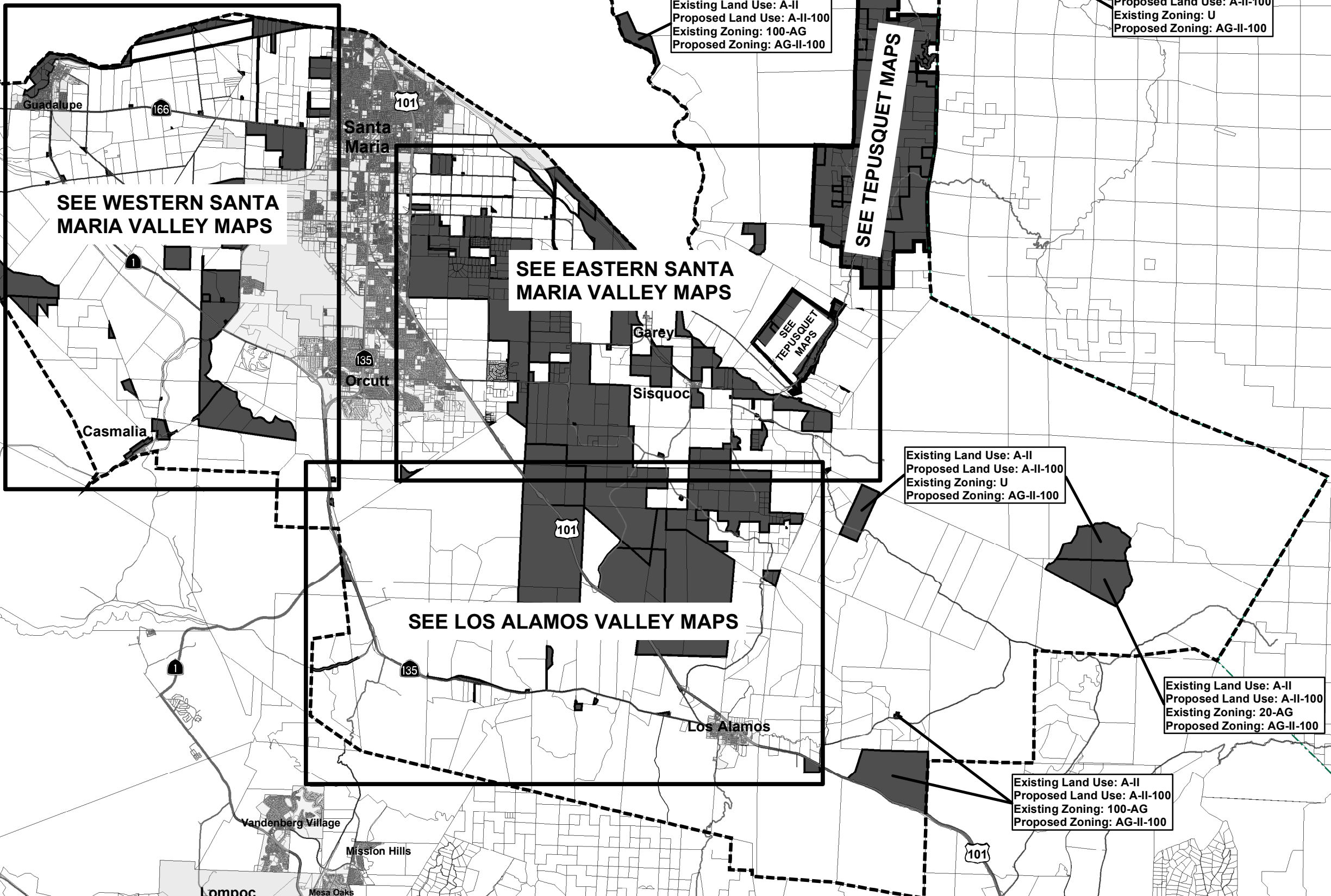
Existing Land Use: A-II  
Proposed Land Use: A-II-100  
Existing Zoning: U  
Proposed Zoning: AG-II-100

Existing Land Use: A-II  
Proposed Land Use: A-II-100  
Existing Zoning: U  
Proposed Zoning: AG-II-100

Existing Land Use: A-II  
Proposed Land Use: A-II-100  
Existing Zoning: U  
Proposed Zoning: AG-II-100

Existing Land Use: A-II  
Proposed Land Use: A-II-100  
Existing Zoning: 20-AG  
Proposed Zoning: AG-II-100

Existing Land Use: A-II  
Proposed Land Use: A-II-100  
Existing Zoning: 100-AG  
Proposed Zoning: AG-II-100



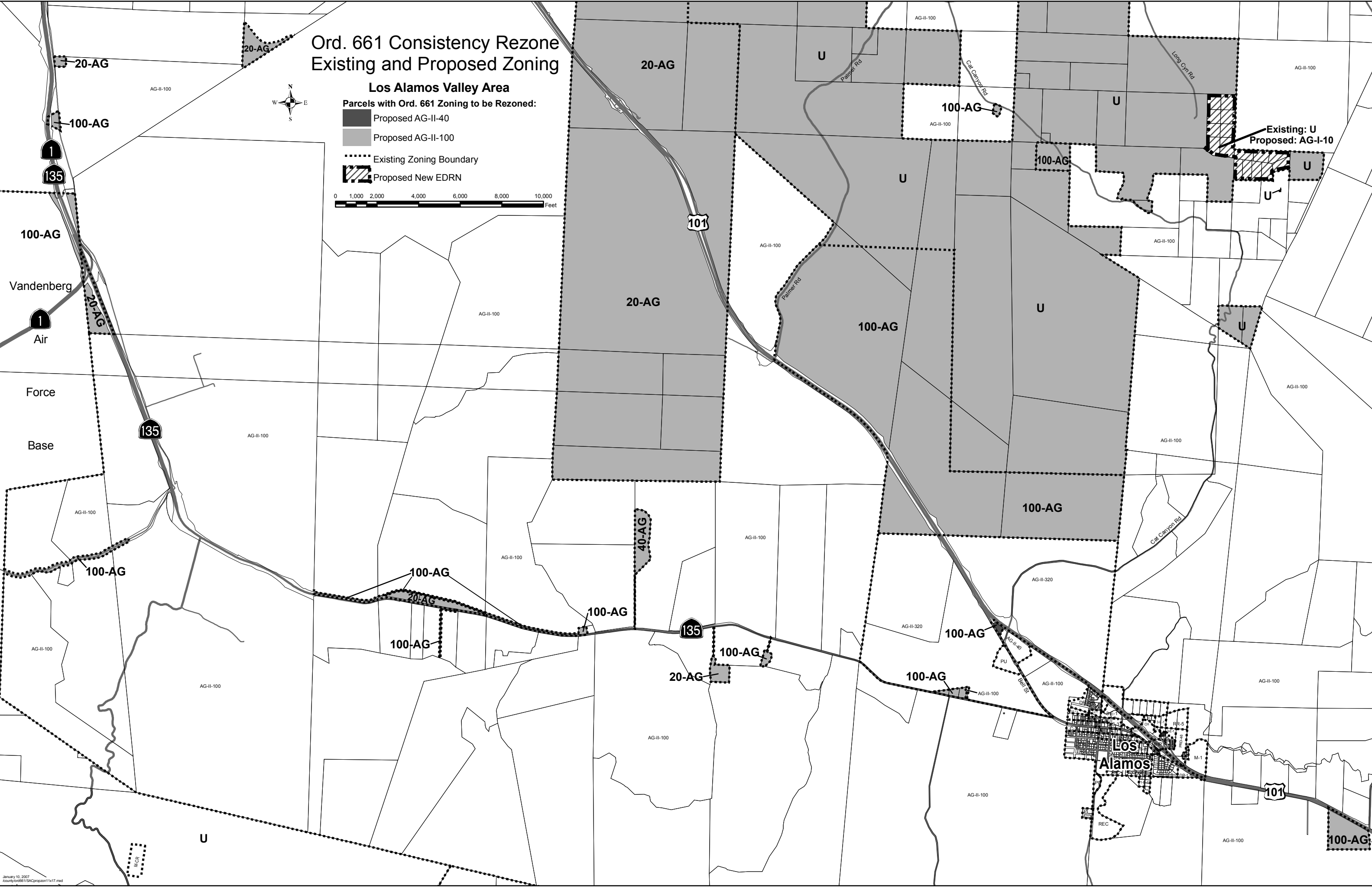
# Ord. 661 Consistency Rezone Existing and Proposed Zoning

## Los Alamos Valley Area

Parcels with Ord. 661 Zoning to be Rezoned:

- Proposed AG-II-40
- Proposed AG-II-100

- Existing Zoning Boundary
- Proposed New EDRN



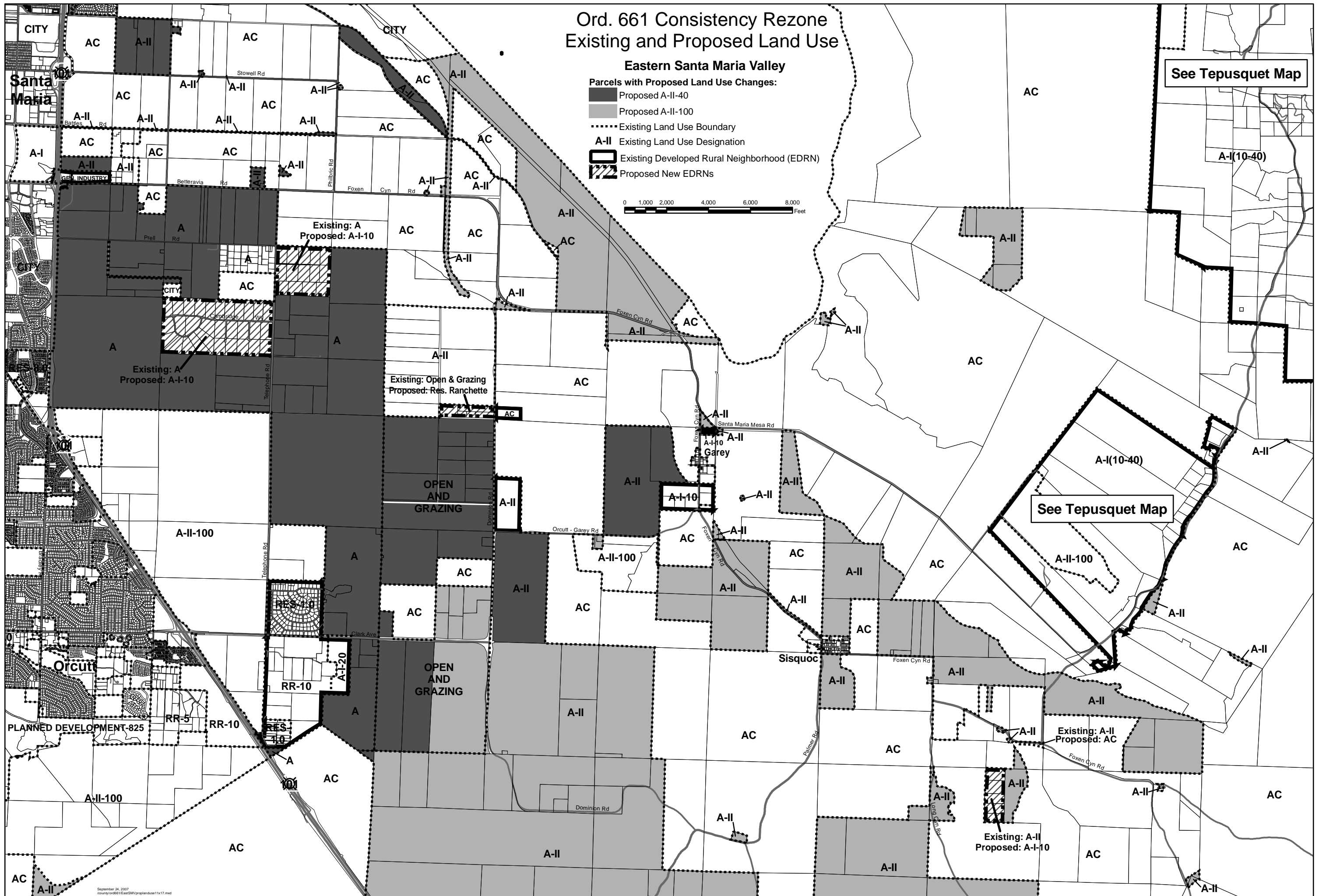
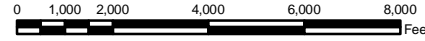
Existing: U  
Proposed: AG-I-10

# Ord. 661 Consistency Rezone Existing and Proposed Land Use

## Eastern Santa Maria Valley

Parcels with Proposed Land Use Changes:

- Proposed A-II-40 (Dark Gray)
- Proposed A-II-100 (Light Gray)
- Existing Land Use Boundary (Dotted Line)
- A-II Existing Land Use Designation
- Existing Developed Rural Neighborhood (EDRN) (Thick Black Outline)
- Proposed New EDRNs (Hatched Pattern)



See Tepusquet Map








See Tepusquet Map

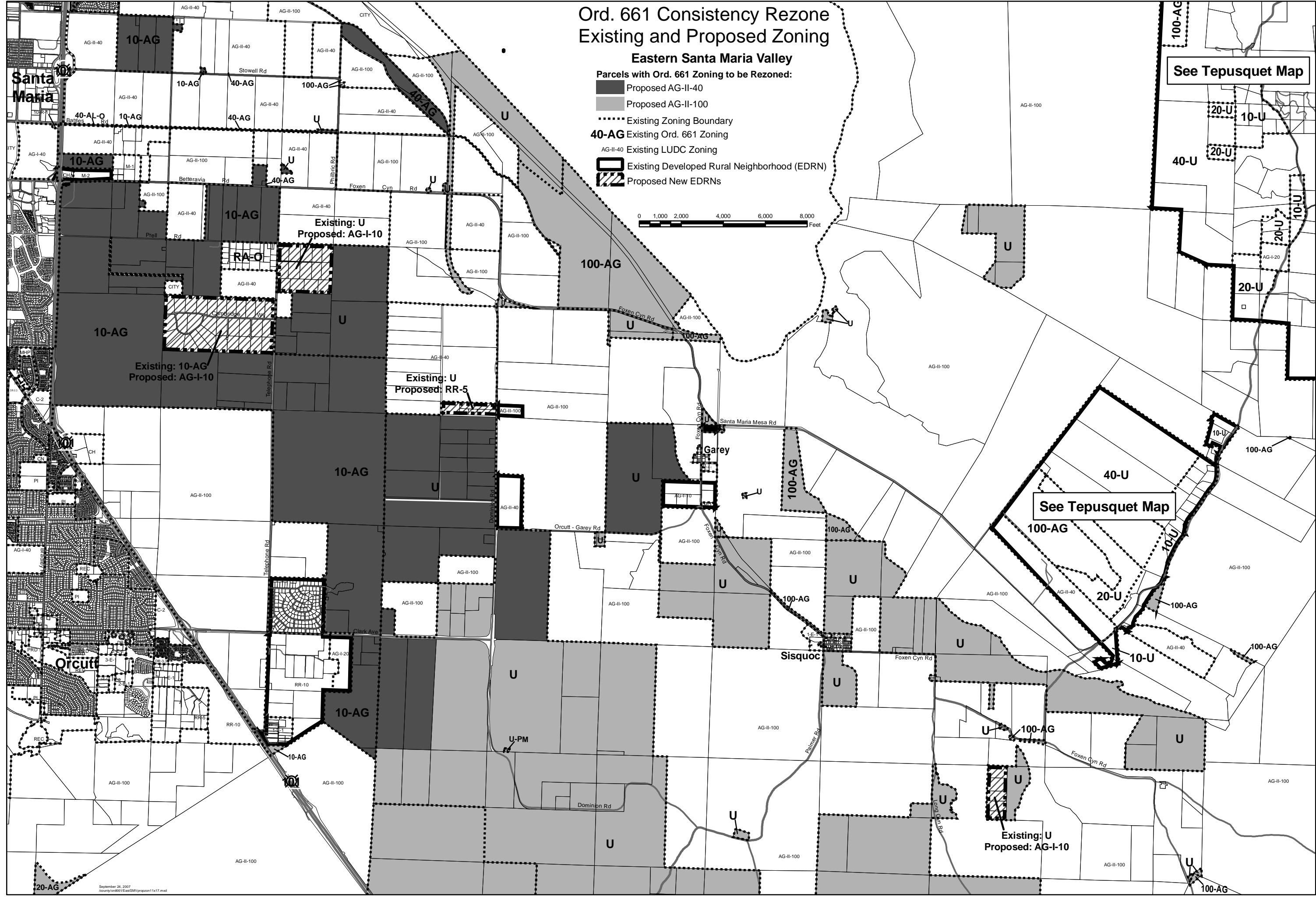
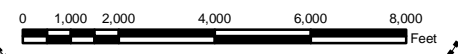


# Ord. 661 Consistency Rezone Existing and Proposed Zoning

## Eastern Santa Maria Valley

Parcels with Ord. 661 Zoning to be Rezoned:

-  Proposed AG-II-40
-  Proposed AG-II-100
-  Existing Zoning Boundary
-  Existing Ord. 661 Zoning
-  Existing LUDC Zoning
-  Existing Developed Rural Neighborhood (EDRN)
-  Proposed New EDRNs



See Tepusquet Map

See Tepusquet Map

Existing: 10-AG  
Proposed: AG-I-10

Existing: U  
Proposed: AG-I-10

Existing: U  
Proposed: RR-5

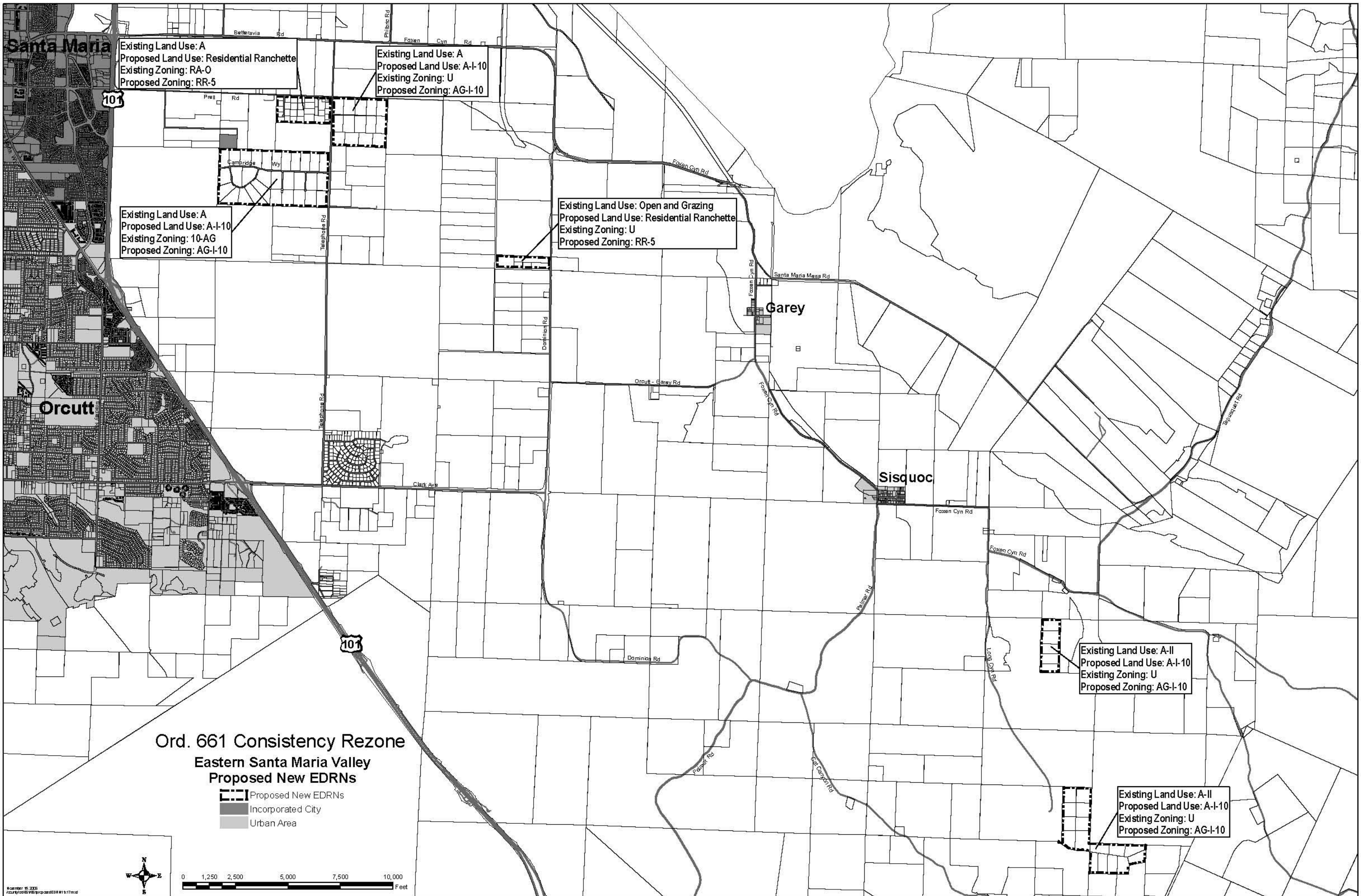
Existing: U  
Proposed: AG-I-10

Santa  
Maria




Garey

Sisquoc

Orcutt

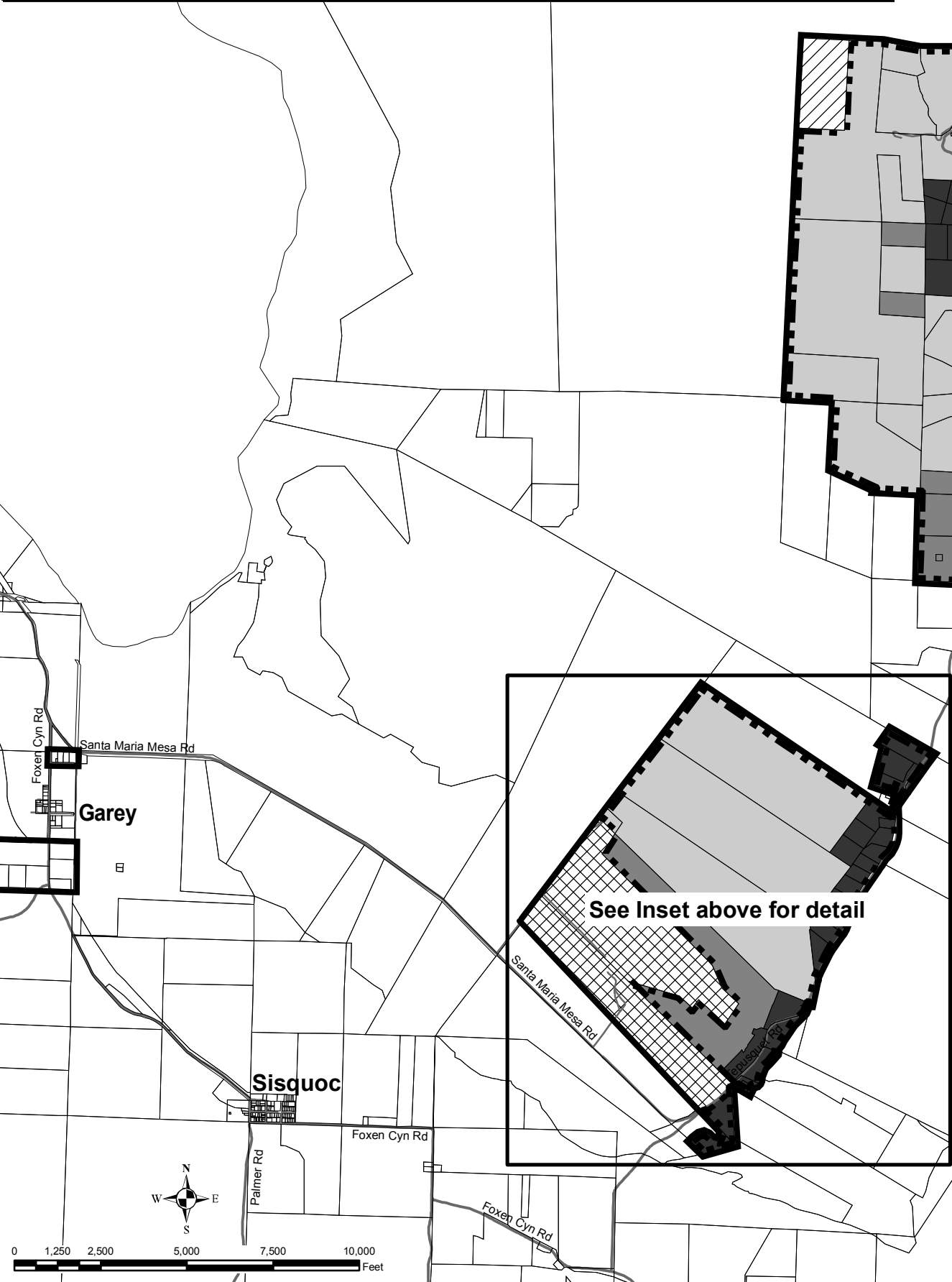
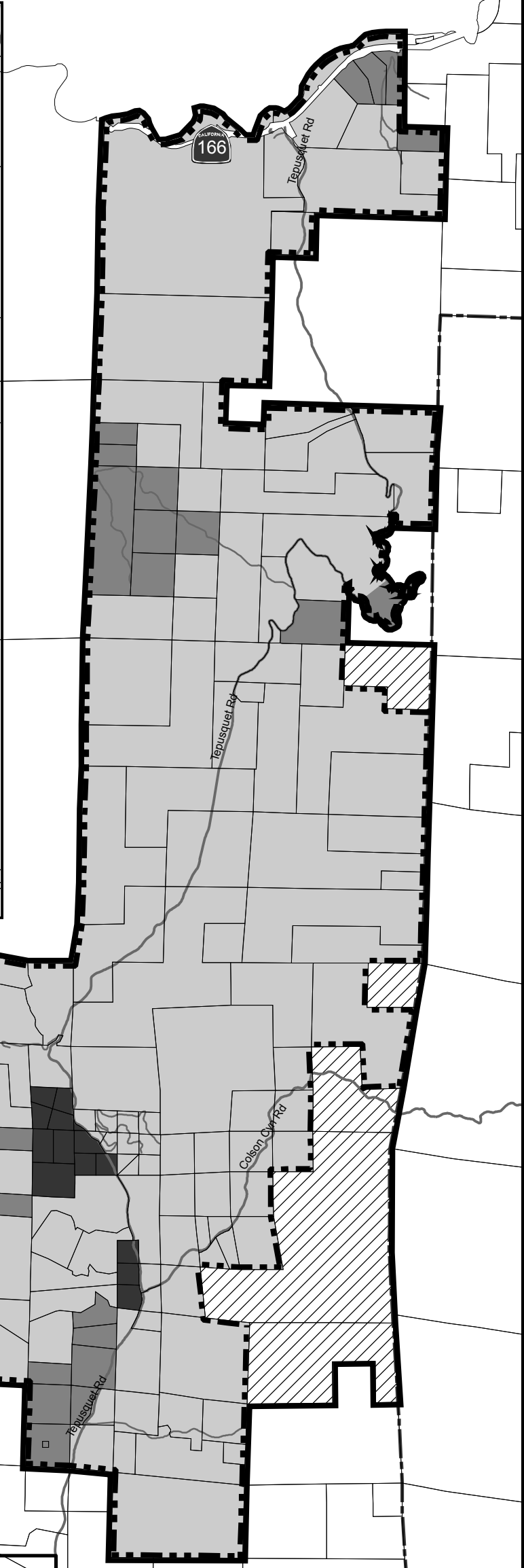
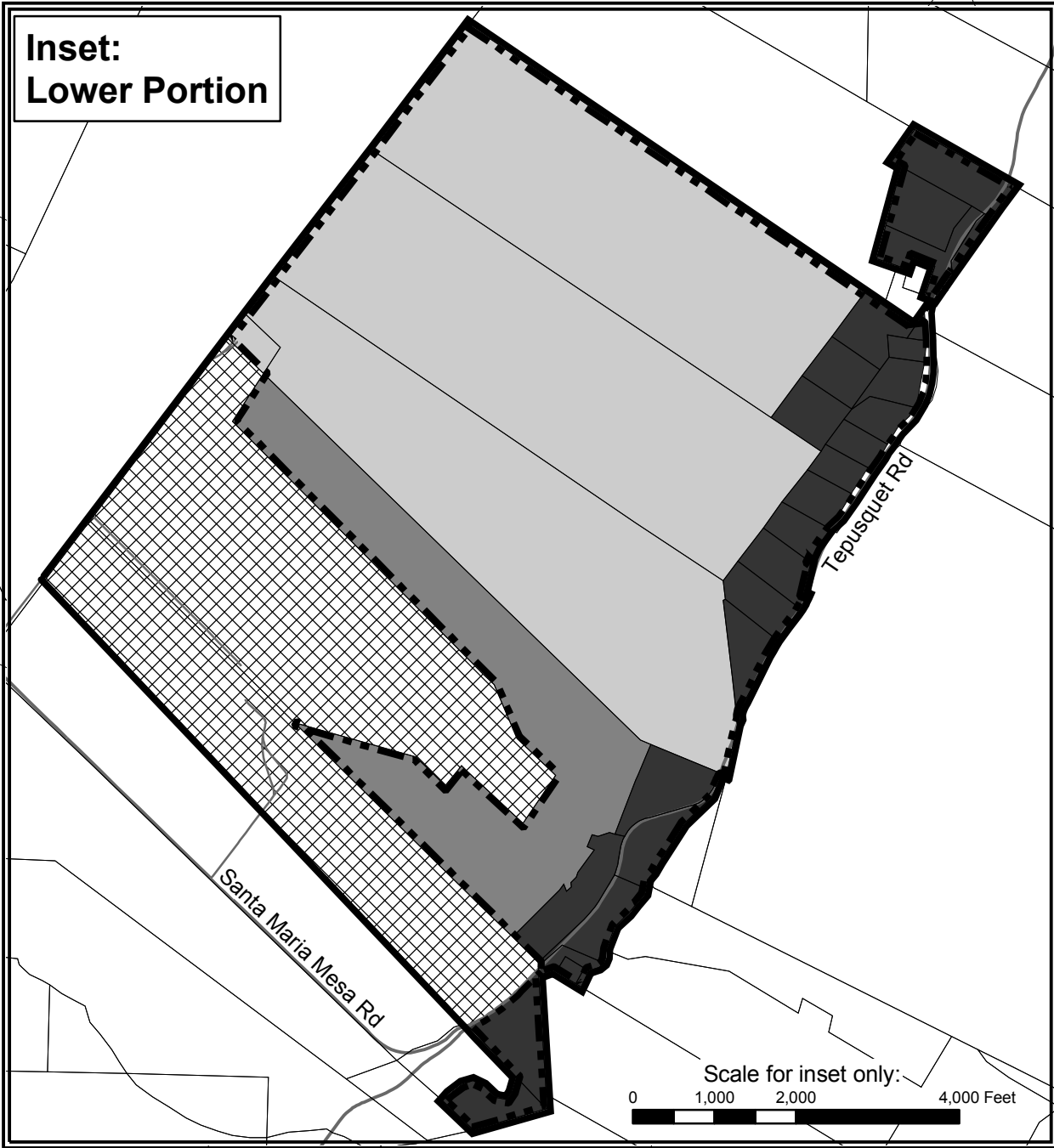


**Ord. 661 Consistency Rezone**  
**Eastern Santa Maria Valley**  
**Proposed New EDRNs**

-  Proposed New EDRNs
-  Incorporated City
-  Urban Area



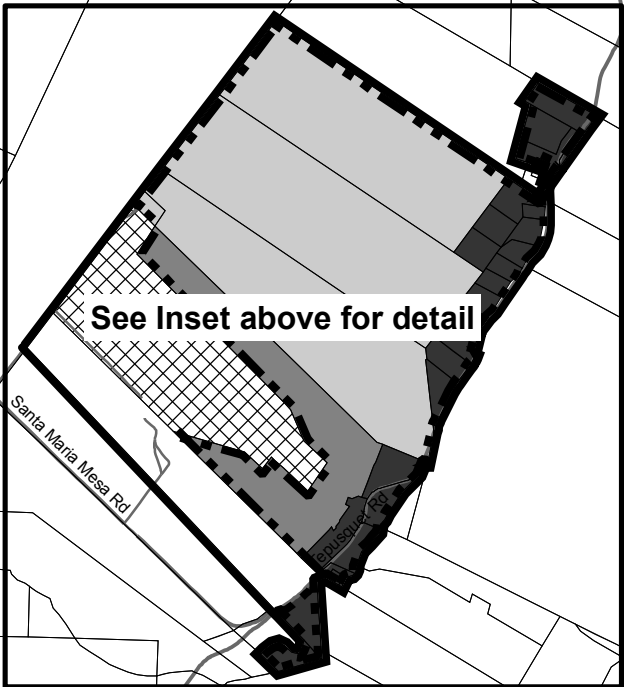
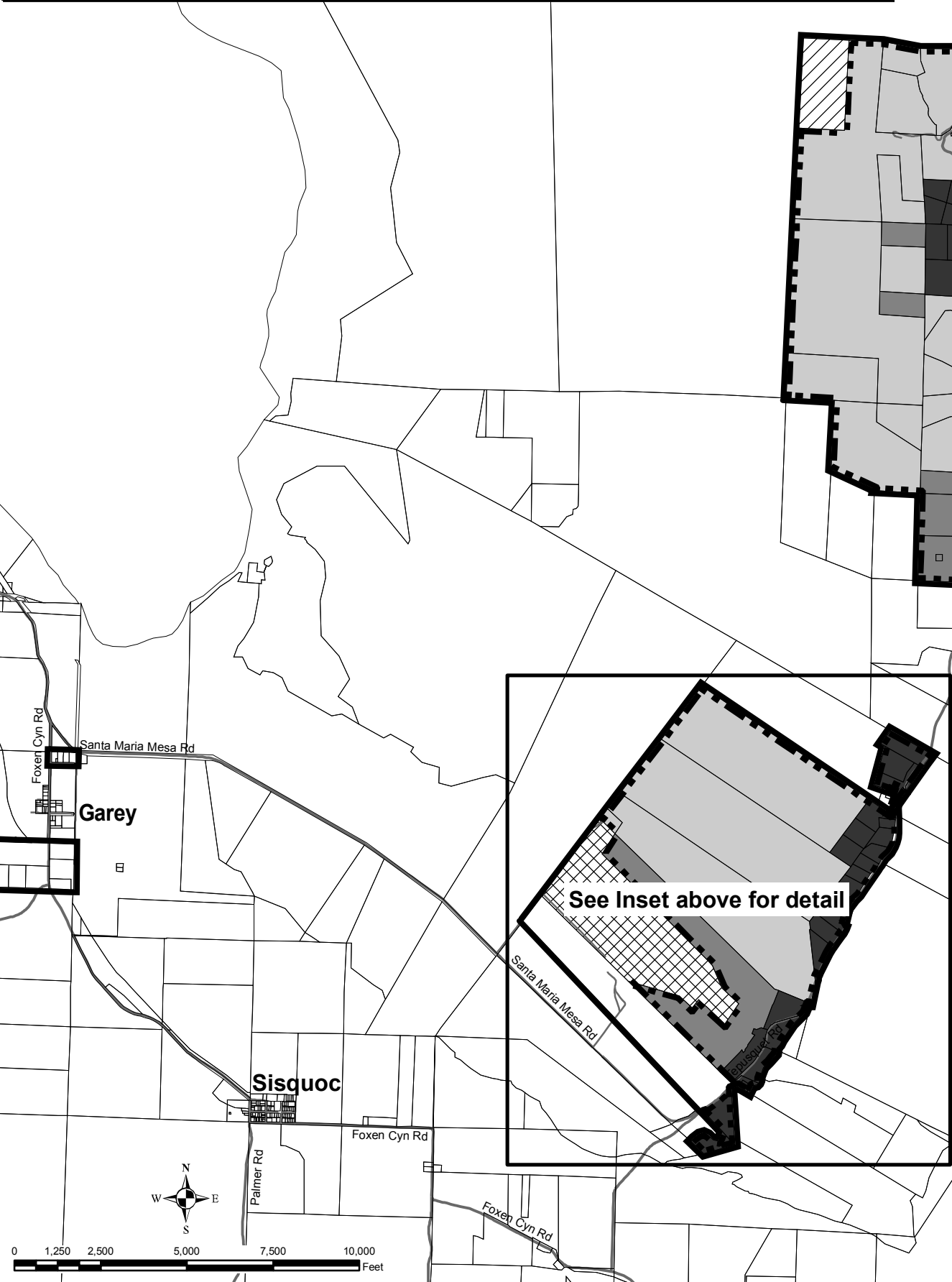
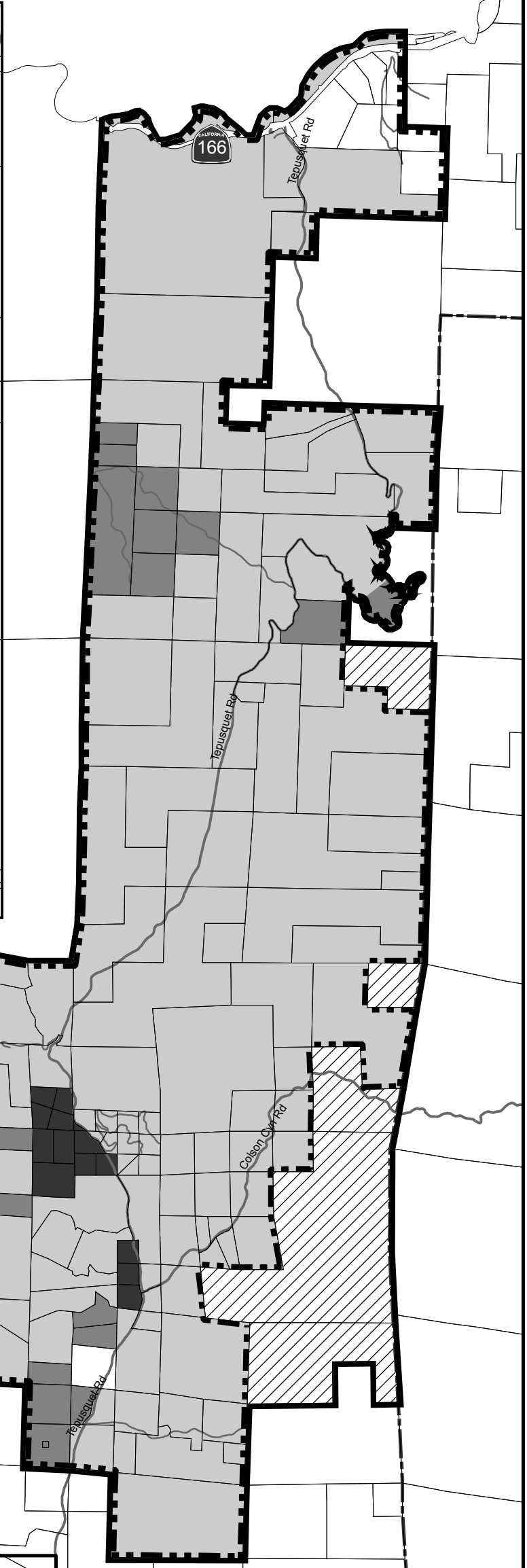
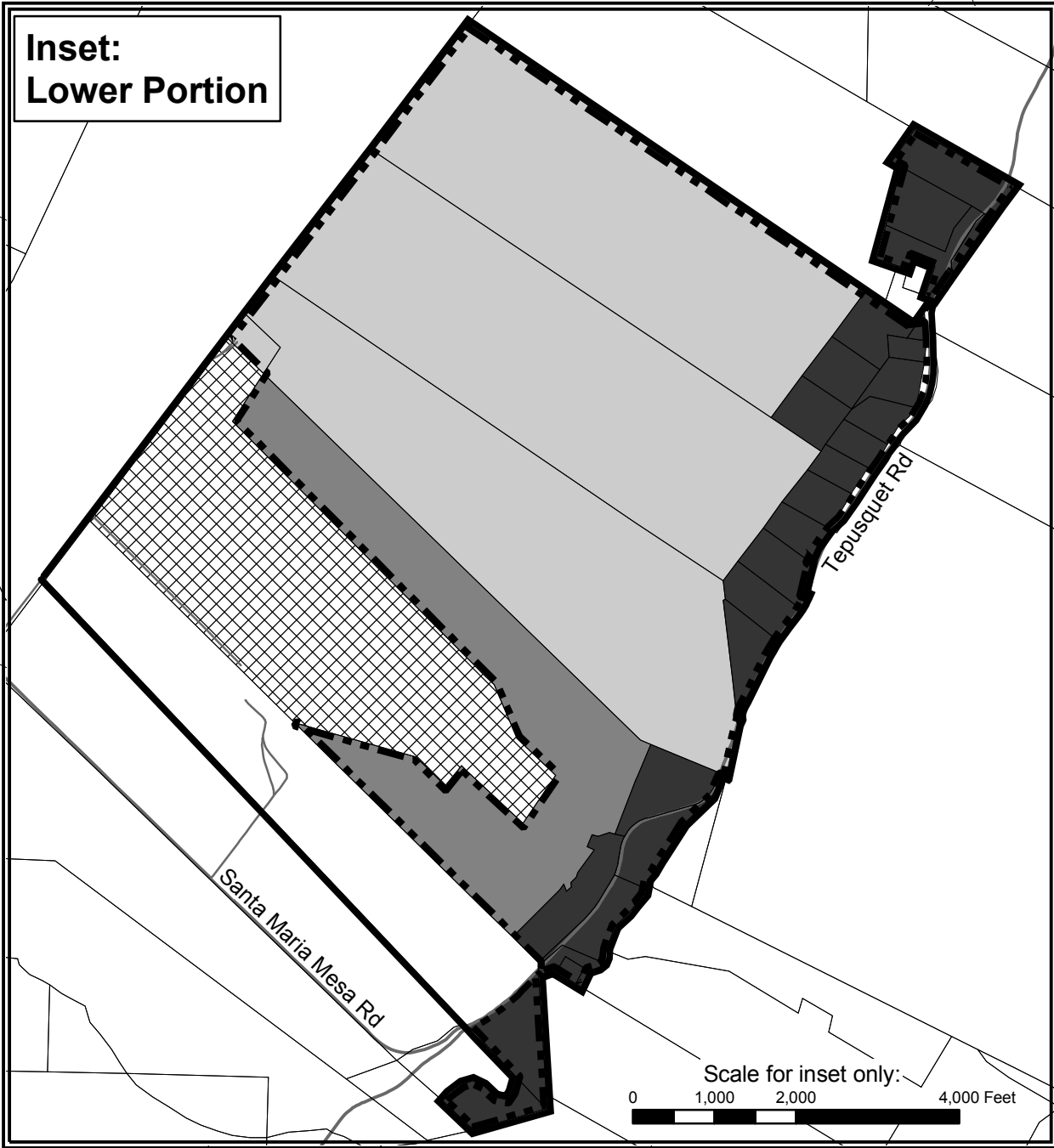
**Inset:  
Lower Portion**



**Ord. 661 Consistency Rezone  
Tepusquet Canyon Area  
Proposed Land Use Changes**

- Existing Developed Rural Neighborhood (EDRN)
- Proposed Adjusted EDRN Boundary
- Proposed A-I-10
- Proposed A-I-20
- Proposed A-I-40
- Proposed A-II-40 and Removal from EDRN
- Proposed A-II-100 and Removal from EDRN
- Los Padres National Forest Boundary

**Inset:  
Lower Portion**



**Ord. 661 Consistency Rezone  
Tepusquet Canyon Area  
Proposed Zoning Changes**

- Existing Developed Rural Neighborhood (EDRN)
- Proposed Adjusted EDRN Boundary
- Parcels with Ord. 661 Zoning to be Rezoned:**
  - Proposed AG-I-10
  - Proposed AG-I-20
  - Proposed AG-I-40
  - Proposed AG-II-40 and Removal from EDRN
  - Proposed AG-II-100 and Removal from EDRN
- Los Padres National Forest Boundary

# Ord. 661 Consistency Rezone Existing and Proposed Land Use



## Western Santa Maria Valley

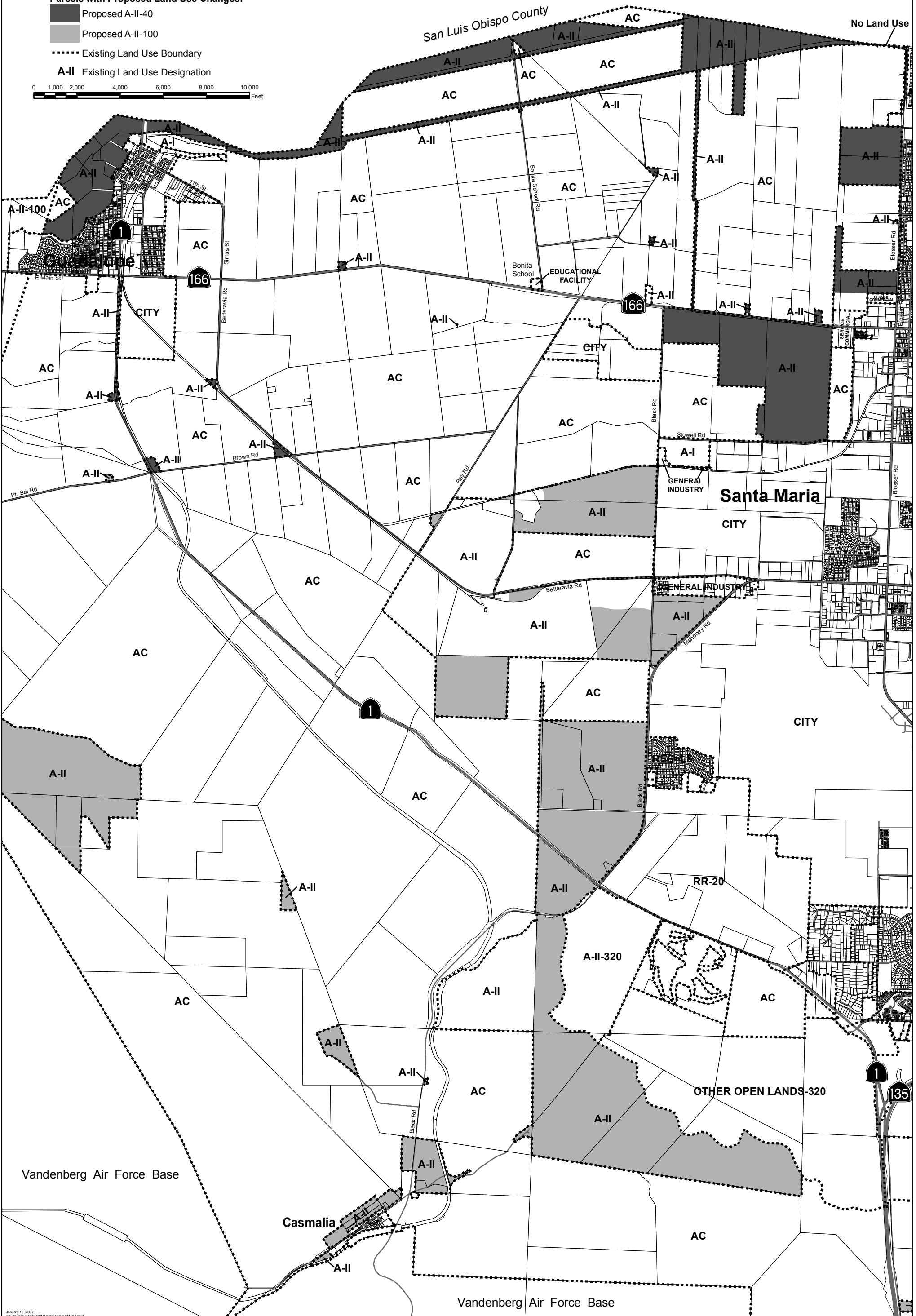
### Parcels with Proposed Land Use Changes:

Proposed A-II-40

Proposed A-II-100

Existing Land Use Boundary

A-II Existing Land Use Designation





# Ord. 661 Consistency Rezone Existing and Proposed Zoning

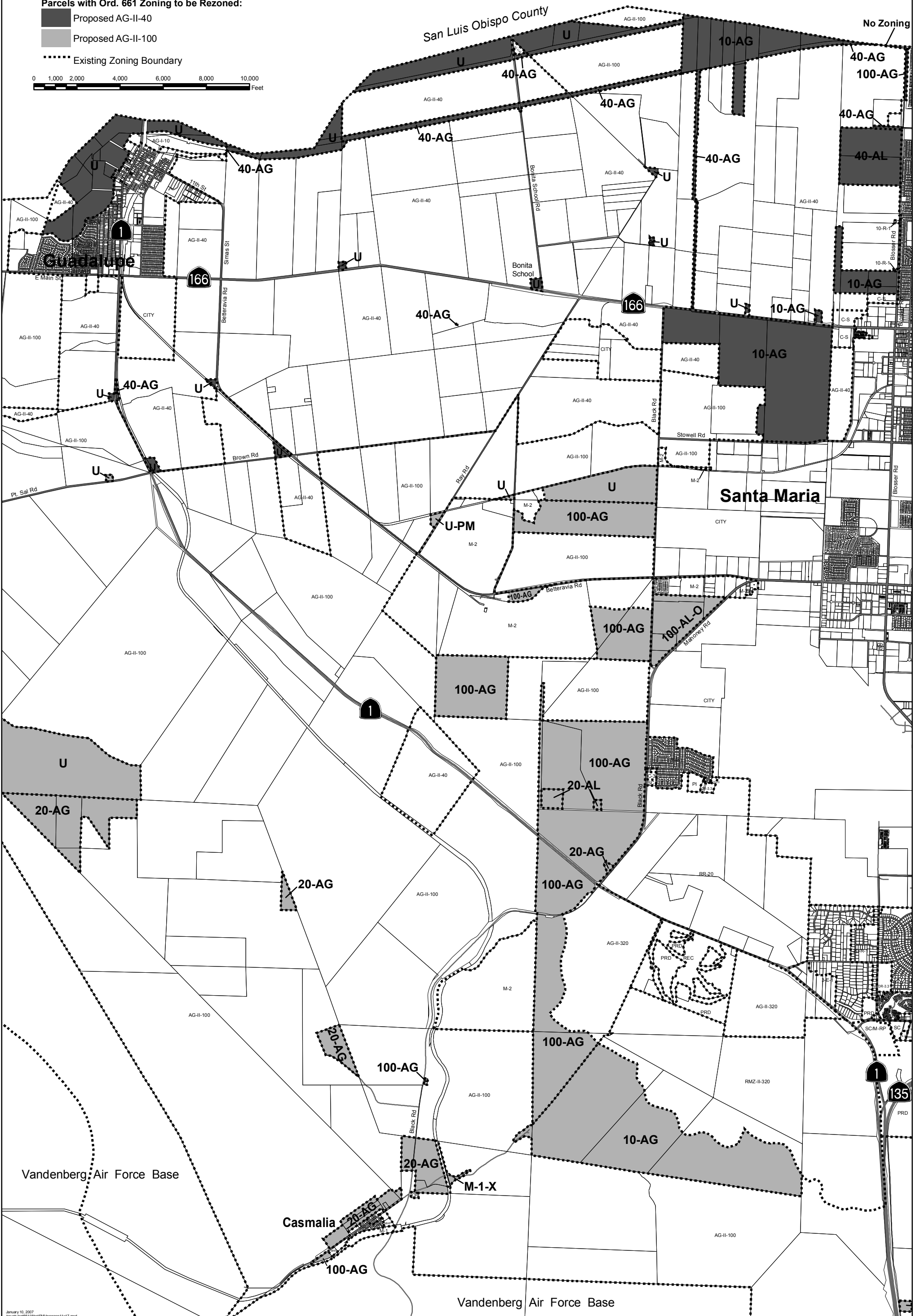
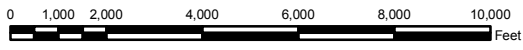


## Western Santa Maria Valley

Parcels with Ord. 661 Zoning to be Rezoned:

- Proposed AG-II-40
- Proposed AG-II-100






Existing Zoning Boundary



# Ord. 661 Consistency Rezone Existing and Proposed Land Use

## Los Alamos Valley Area

### Parcels with Proposed Land Use Changes:

-  Proposed A-II-40
-  Proposed A-II-100
-  Existing Land Use Boundary
-  Existing Land Use Designation
-  Proposed New EDRN

