

SANTA BARBARA COUNTY PLANNING COMMISSION

Staff Report for Hagfors Rezone

Hearing Date: March 4, 2026

Staff Report Date: February 24, 2026

Case No.: 25RZN-00003

Environmental Document: CEQA Guidelines
Section 15183 [Projects Consistent with a
Community Plan or Zoning]

Deputy Director: Travis Seawards

Division: Development Review

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OWNER / APPLICANT:

John Hagfors

P.O. Box 1983

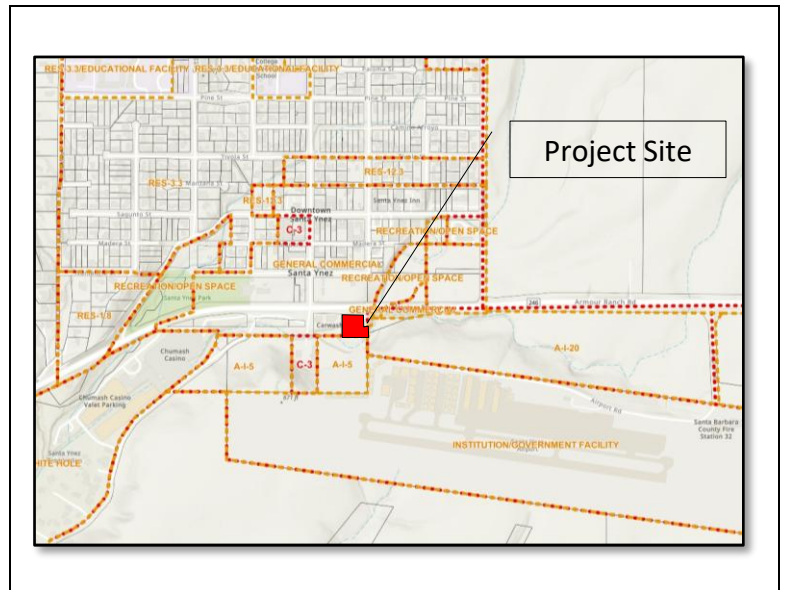
Buellton, CA 93427

AGENT:

Brett Jones

2922 Grand Ave., Suite J

Los Olivos, CA 93441



This site is identified at Assessor's Parcel Number 143-254-002, located at 3586 Mission St. in the Santa Ynez Community Plan area, Third Supervisorial District

1.0 REQUEST

Hearing on the request of John Hagfors, owner, to consider the following:

- **Case No. 25RZN-00003** to recommend that the Board of Supervisors approve a Zoning Map Amendment to rezone the subject 1.40-acre parcel (APN 143-254-002), from Retail Commercial (C-2) to General Commercial (C-3) in compliance with Land Use and Development Code (LUDC) Chapter 35.104 (Amendments).
- Consider California Environmental Quality Act (CEQA) Guidelines Section 15183 [Projects Consistent with a Community Plan or Zoning] and the analysis prepared in Attachments C.1 and C.2, and recommend that the Board of Supervisors determine that the project is statutorily exempt from CEQA and that no further environmental review is required because the project is consistent with the adopted Santa Ynez Valley Community Plan

(SYVCP) and does not result in impacts beyond those analyzed in the SYVCP EIR (08EIR-00000-00004).

The CEQA Guidelines 15183 Memorandum (Attachment C.1) and all documents referenced therein are available online on the Planning and Development website at the following link: <https://cosantabarbara.app.box.com/s/q97rv82305oyfnbdjhcyxrrdhu3dgkqy/folder/300112722035>

The application involves Assessor Parcel No. (APN) 143-254-002, zoned Retail Commercial (C-2), located at 3586 Mission St. in the Santa Ynez Community Plan area, Third Supervisorial District.

2.0 RECOMMENDATION AND PROCEDURES

Your Commission's motion should include the following:

1. Recommend that the Board of Supervisors make the required findings for approval of the project, Case No. 25RZN-00003, as specified in Attachment A of this staff report including CEQA findings.
2. Recommend that the Board of Supervisors find that the proposed project, Case No. 25RZN-00003, has been adequately reviewed for compliance with the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15183 [Projects Consistent with a Community Plan or Zoning]/Public Resources Code Section 21083.3, and that no further environmental review is required because the project is consistent with the adopted Santa Ynez Valley Community Plan (SYVCP) and does not result in impacts beyond those analyzed in the SYVCP EIR (08EIR-00000-00004), as described in Attachment C.1. Further recommend that the Board of Supervisors find that, pursuant to Public Resources Code 21083.3, the proposed rezoning action is consistent with the community plan and is therefore subject to exemption from CEQA, thus a Notice of Exemption, Attachment C.2, is attached.
3. Adopt the resolution in Attachment B of this staff report recommending that the Board of Supervisors adopt an ordinance amending the Santa Barbara County Zoning Map (Case No. 25RZN-00003) of the County Land Use and Development Code to change the zoning from Retail Commercial (C-2) to General Commercial (C-3) for Assessor's Parcel Number 143-254-002.

Refer back to staff if the County Planning Commission takes other than the recommended action for appropriate findings and conditions.

3.0 JURISDICTION

The County Planning Commission will consider the project application and will provide a recommendation to the Board of Supervisors for the Zoning Map Amendment based on the following:

Land Use and Development Code (LUDC) Section 35.104 identifies the procedures for approving Amendments, including amendments to County Zoning Map (RZN cases). The procedures require that the Planning Commission conduct at least one noticed public hearing and, by majority vote, adopt a resolution recommending approval, conditional approval, or denial of the amendment. The Planning Commission recommendation is sent in that resolution to the Board of Supervisors for final action.

Following the Commission's resolution, the Board of Supervisors must hold at least one noticed public hearing (unless the Commission recommends denial of a Zoning Map Amendment and no appeal or hearing request is filed). The Board may approve, modify, or deny the amendment by ordinance. Substantial modifications not previously reviewed by the Commission must be referred back for comment. Adoption requires the Board to make the required findings for approval.

4.0 ISSUE SUMMARY

The applicant submitted an application for a Zoning Map Amendment (RZN) on March 24, 2025. The Director of P&D accepted the RZN application pursuant to LUDC § 35.104.040 (Processing of Amendments). The Director accepted the application for the Zoning Map Amendment because the request to change the properties zoning from C-2 to C-3 has very limited land use impacts as the compatible with the existing surrounding land uses in the vicinity of the subject parcel. A detailed description of all work proposed is included in Sections 5.2 and 5.3 below. P&D deemed the application complete on September 24, 2025.

No development is proposed at this time. The project request for a Zoning Map Amendment is consistent with applicable standards and policies from the Santa Barbara County Comprehensive Plan, the Santa Ynez Valley Community Plan, and the Land Use and Development Code (LUDC). A consistency analysis of applicable policies and development standards is included in Sections 6.2 and 6.3 below. The information included in this staff report supports a recommendation of approval for the proposed Zoning Map Amendment, Case No. 25RZN-00003

5.0 PROJECT INFORMATION

5.1 Site Information

Site Information	
Comprehensive Plan Designation	Inland, Urban, General Commercial (C). No minimum parcel size. No change proposed.
Ordinance, Zone	LUDC, Retail Commercial (C-2). General Commercial (C-3) proposed)
Site Size	1.40 acres
Present Use & Development	Vacant
Surrounding Uses/Zone(s)	North: Single-family residence, Retail Commercial (C-2) South: Rancho Estates, AG-I-5 East: Rancho Estates, AG-I-20 West: Chumash Casino Gas Station, Retail Commercial (C-2)
Access	Future access will be taken off Mission Dr. (HWY 246) when/if development is proposed onsite.
Public Services	Water Supply (Future): Santa Ynez River Water Conservation District Sewage (Future): Santa Ynez Community Service District Fire: Santa Barbara County Fire Department Police Services: County Sheriff

5.2 Background Information

The applicant expressed to County Staff that the intent of the proposed rezone from Retail Commercial (C-2) to General Commercial (C-3) is to allow for the potential development of a Personal Storage Facility, which is not a permitted use within the C-2 Zone District. See the Allowed Land Uses and Permit Requirements for Commercial Zones table below.

No development is proposed as part of this project. Although the future development of a storage facility and office building are being considered by the applicant, there is no assurance that those uses will ultimately be constructed, and no entitlements for development are currently proposed. To provide a comprehensive analysis of how the proposed Zoning Map Amendment could affect potential future development on the site, the table below compares all allowed uses where the permitting requirements differ under the C-3 Zone District (General Commercial) versus the C-2 Zone District (Retail Commercial). For all other listed uses in the LUDC, the Zone Districts have the same permitting requirements. The subject parcel is surrounded by existing commercial and agricultural uses that will not be adversely affected by the additional uses allowed under the proposed rezone. The subject parcel is immediately adjacent to HWY 246 and agricultural zoning, across the highway from and south of the township of Santa Ynez. In addition,

multiple parcels zoned C-3 (General Commercial) are located within a quarter mile of the subject parcel, including the Valley Oak Industries parcel (APN 141-450-002, approximately 220 feet from the subject parcel), the Farm and Country Shopping Center (APN 143-211-007), and the Don Carlitos Restaurant parcel (APN 143-211-006). As such, the subject property is appropriate for more intense commercial uses, and the proposed rezone would not introduce additional negative impacts to sensitive uses in the area. Additionally, as discussed above and below, the policy and regulatory requirements applicable to both zones are very similar, and therefore the proposed rezone does not introduce a new zone district or new allowed uses that are not already present or allowable in the surrounding area.

Furthermore, the proposed rezone is not required to be accompanied by a General Plan Amendment as the Land Use Designation for the subject parcel is already General Commercial (C), which is commonly applied for both Retail Commercial (C-2) to General Commercial (C-3) Zones.

<u>C-2/C-3 COMPARISON</u> Allowed Land Uses and Permit Requirements for Commercial Zones		E - Allowed use, no permit required (Exempt) P - Permitted use, Land Use Permit required MCUP - Minor Conditional Use Permit required CUP - Conditional Use Permit required S - Permit determined by Specific Use Regulations ZC - Zoning Clearance — - Use Not Allowed	
LAND USE	PERMIT REQUIRED BY ZONE		
	C-2 (Current)	C-3 (Proposed)	
AGRICULTURAL MINING, & ENERGY FACILIITES			
Agricultural processing	--	P(3)	
Oil and gas uses	S	CUP	
INUSTRY, MANUFACTURING & PROCESSING, WHOLESALING			
Bakery and baked goods production and distribution	--	P	
Furniture/fixtures manufacturing cabinet shops	MCUP	P(3)	
Laundry, dry cleaning plant	MCUP	P(3)	
Metal products fabrication, machine and welding shops	--	P(3)	
Printing and publishing	--	P	
Recycling - Small collection center	MCUP	--	
Recycling - Small collection center, non-profit	MCUP	P	

Recycling - Specialized materials collection center	--	P
Sign painting shop	MCUP	P
Storage – Contractor equipment storage yard	--	P
Storage - Personal storage facility (mini storage)	--	P
Wholesaling and distribution	--	P
Wholesaling and distribution - Essential to agriculture	--	P
RESIDENTIAL USES		
Emergency shelter	MCUP	P
RETAIL TRADE		
Building and landscape materials sales - Indoor	MCUP	P(5)
Building and landscape materials sales - Outdoor	MCUP	P
Farm supply and feed store	--	P
Fuel dealer	--	P(8)
Mobile home, boat, and RV sales and repair	MCUP	--
Truck, trailer, construction, farm, heavy equipment sales/rental	MCUP	P
SERVICES – BUSINESS, FINANCIAL, PROFESSIONAL		
Medical services - Animal hospital, small animals	MCUP	P
SERVICES - GENERAL		
Repair service - Equipment, appliances, etc. - Outdoor	P	--
Repair service - Farm implements and equipment	--	P
Repair service - Small appliances	P	--
Vehicle services - Major repair, bodywork	--	P
Vehicle services - With outdoor work areas	MCUP	--
TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE		
Cannabis - Distribution	--	S
Transit station or terminal	CUP	P

Vehicle dispatch facility	--	MCUP
Vehicle storage	MCUP	--

Notes:

- (1) See [Article 35.11](#) (Glossary) for land use definitions.
- (2) Development Plan approval may also be required; see Subsection 35.24.030.C (Commercial Zone Allowable Land Uses).
- (3) Shall be conducted within a completely enclosed building except for material storage which may be permitted within an area enclosed by a solid wall, fence or hedge not less than six feet in height.
- (4) On one or more locations or lots under the control of an operator that do not exceed a total area of one acre; if the total area exceeds one acre, then a CUP is required.

5.3 Project Description

The proposed project is a request for a Zoning Map Amendment to rezone the subject parcel from Retail Commercial (C-2) to General Commercial (C-3). No General Plan Amendment is requested, and the subject parcel will retain its General Commercial (C) Land Use Designation. The subject parcel is a 1.40-acre vacant lot located at 3586 Mission Street, (APN 143-254-002) in the Santa Ynez Valley Community Plan area, Third Supervisorial District. No development is proposed as part of this project.

6.0 PROJECT ANALYSIS

6.1 Environmental Review

The proposed project has been reviewed for compliance with the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183 [Projects Consistent with a Community Plan or Zoning] and California Code, Public Resources Code Section 21083.3. CEQA Guidelines Section 15183 provides for streamlined environmental review of projects that are consistent with the development density, land use assumptions, and policies of an adopted community plan or general plan for which an Environmental Impact Report (EIR) has been certified, except as may be necessary to examine whether there are project-specific environmental effects that are peculiar to the project or its site. Public Resources Code Section 21083.3 provides that any rezoning action consistent with the community plan shall be a project subject to exemption from CEQA in accordance with this section.

The proposed project consists of a Zoning Map Amendment to rezone the subject parcel from Retail Commercial (C-2) to General Commercial (C-3) and does not include any physical development or site disturbance. The project is consistent with the applicable land use designation (General Commercial, C), policies, and development assumptions of the adopted Santa Ynez Valley Community Plan (SYVCP), for which an Environmental Impact Report was certified under Case No. 08EIR-00000-00004. The rezone does not increase development potential beyond what was contemplated in the SYVCP EIR and does not introduce environmental impacts that are peculiar to the site or more severe than those previously analyzed at the program level. The uses allowable in the existing zoning as compared to the proposed zoning are largely the same, and the proposed rezone does not introduce a new zone district or new allowed uses that are not already present or allowable in the surrounding area.

Accordingly, pursuant to CEQA Guidelines Section 15183 and Public Resources Code Section 21083.3, the environmental effects of the proposed project were adequately addressed in the certified SYVCP EIR, and no further environmental review is required and the project is exempt from CEQA. Please see Attachment C.1, CEQA 15183 Memorandum, and Attachment C.2, Notice of Exemption, for more detail.

6.2 Comprehensive Plan Consistency

REQUIREMENT	DISCUSSION
ADEQUATE SERVICES	
Land Use Element Development Policy 4: <i>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.</i> Land Use Development Policy 5: <i>Within designated urban areas, new development</i>	Consistent: The proposed project is consistent with Land Use Element Development Policies 4 and 5 because no development is proposed as part of the rezone, so no services are required of the project. The project consists solely of a Zoning Map Amendment to rezone the subject parcel from Retail Commercial (C-2) to General Commercial (C-3) and does not modify the allowed density, minimum lot size, setbacks, or height limits applicable to the site, as these development standards are identical in both of the two zone districts. As discussed in Section 5.2, while the proposed rezone allows a limited number of additional commercial uses and modifies the permitting requirements for certain uses, any future development will be subject to a permitting process and will be required to demonstrate

other than that for agricultural purposes shall be serviced by the appropriate public sewer and water district or an existing mutual water company, if such service is available.

the availability of adequate public services and infrastructure. Prior to approval of future permits, the applicant will be required to obtain can-and-will-serve letters from the Santa Ynez River Water Conservation District and the Santa Ynez Community Services District, consistent with Policy 4 and Policy 5.

In addition, any future development will be subject to review and approval by the Santa Barbara County Fire Department and will be required to comply with applicable fire protection requirements. Vehicular access will continue to be taken from Mission Drive (State Highway 246), and any future development will be required to obtain review and approval from Caltrans and the County Public Works – Transportation Division prior to issuance of permits.

AESTHETICS/VISUAL RESOURCES

Land Use Element Visual Resource Policy 2: *In areas designated as urban on the land use plan maps and in designated rural neighborhoods, new structures shall be in conformance with the scale and character of the existing community. Clustered development, varied circulation patterns, and diverse housing types shall be encouraged.*

Consistent. The proposed project is consistent with Land Use Element Visual Resource Policy 2 because no development is proposed as part of the rezone and applicable zoning development standards will remain unchanged as a result of the project. The project consists solely of a zoning map amendment to rezone the subject parcel from Retail Commercial (C-2) to General Commercial (C-3) and does not modify the applicable height limits or setback requirements, as the development standards for the two zone districts are identical.

The subject parcel is located within, and will remain within, the Design Control Overlay. Pursuant to LUDC Section 35.28.080 (Design Control [D] Overlay Zone), this overlay requires Design Review in compliance with LUDC Section 35.82.070 (Design Review) for all new or altered structures.

	While the proposed rezone allows a limited number of additional commercial uses, any future development will be required to undergo review and approval by the Central Board of Architectural Review to ensure that new structures are compatible with the scale and character of the surrounding community. Accordingly, the proposed project is consistent with the intent of Visual Resource Policy 2.
BIOLOGICAL RESOURCES	
Land Use Element Streams & Creeks Policy 1: <i>All permitted construction and grading within stream corridors shall be carried out in such a manner as to minimize impacts from increased runoff, sedimentation, biochemical degradation, or thermal pollution.</i> Policy BIO-SYV-1: <i>Environmentally sensitive biological resources and habitat areas shall be protected and, where appropriate, enhanced.</i> DevStd BIO-SYV-3.1: <i>Development shall not interrupt major wildlife travel corridors. Typical wildlife corridors include riparian habitats, rivers, streams, and floodplains, and unfragmented areas of grassland, oak woodland, and coastal scrub. Corridors shall allow for wildlife movement. Where practical, options for road undercrossings shall be explored.</i> Policy BIO-SYV-5: <i>Pollution of the Santa Ynez River, streams and drainage channels, underground water basins and areas adjacent to such waters shall be minimized.</i>	Consistent. The proposed project is consistent with biological resources policies and development standards because no development is proposed as part of the rezone, and existing measures in place to protect biological resources apply to any future development proposed by the applicant. The project consists solely of a zoning map amendment to rezone the subject parcel from Retail Commercial (C-2) to General Commercial (C-3) and does not involve grading, construction, or other ground disturbance. The development standards applicable to the C-2 and C-3 Zone Districts are virtually identical, and the proposed rezone does not alter the biological resource protection requirements that apply to the subject parcel. All applicable Comprehensive Plan and Santa Ynez Valley Community Plan policies and development standards related to the protection of environmentally sensitive biological resources, wildlife movement corridors, and water quality will continue to apply to any future development. Any future development will be subject to separate land use and environmental review and will be required to demonstrate compliance with applicable creek setbacks, habitat protection measures, and water quality

	protection standards. Accordingly, the proposed rezone will not interrupt wildlife corridors, degrade sensitive biological resources, or result in pollution of streams, drainage channels, or groundwater, and is consistent with the intent of the policies and development standard.
CULTURAL RESOURCES	
<i>Land Use Element Historical and Archaeological Sites Policy 2: When developments are proposed for parcels where archaeological or other cultural sites are located, project design shall be required which avoids impacts to such cultural sites if possible.</i>	Consistent. The proposed project is consistent with Land Use Element Historical and Archaeological Sites Policy 2 because no development is proposed as part of the rezone and existing measures in place to protect these resources apply to any future development proposed by the applicant. The project is limited to a zoning map amendment to rezone the subject parcel from Retail Commercial (C-2) to General Commercial (C-3) and does not involve grading, construction, or ground disturbance. Any future development on the subject parcel will be subject to separate land use and environmental review and will be required to comply with all applicable Comprehensive Plan and Santa Ynez Valley Community Plan policies related to the identification, avoidance, and protection of archaeological and other cultural resources.
HILLSIDE AND WATERSHED PROTECTION	
<i>Land Use Element Hillside and Watershed Protection Policy 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.</i> <i>Land Use Element Hillside and Watershed Protection Policy 2: All developments shall be</i>	Consistent: The proposed project is consistent with Land Use Element Hillside and Watershed Protection Policies 1 and 2 because no development is proposed as part of the rezone, and the project does not increase the development potential of the site. The project is limited to a zoning map amendment to rezone the subject parcel from the C-2 (Retail Commercial) Zone District to the C-3 (General Commercial) Zone District.

<i>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.</i>	The C-2 and C-3 Zone Districts have virtually identical development standards, including height limits, setbacks, and density requirements. While the C-3 Zone District allows a limited number of additional uses, including personal storage facilities, any future development will be subject to separate land use and environmental review, and will be required to comply with the Land Use and Development Code, the Comprehensive Plan, and the Santa Ynez Valley Community Plan. All future development will be required to be designed to fit site topography, soils, geology, and hydrology, minimize grading and site disturbance, preserve natural features and native vegetation to the maximum extent feasible, and comply with all applicable creek, watershed, and top-of-bank setback requirements.
NOISE	
Noise Element Policy 1: <i>In the planning of land use, 65dB Day-Night Average Sound Level should be regarded as the maximum exterior noise exposure compatible with noise-sensitive uses unless noise mitigation features are included in the project design.</i>	Consistent. The proposed project is consistent with Noise Element Policy 1 because no development is proposed as part of the Zoning Map Amendment, the project site will maintain a commercial land use designation for the subject parcel, and the same types of uses can be proposed on the site with both existing and proposed zoning designations. Additionally, the site is surrounded by commercially and agriculturally zoned parcels and is not located adjacent to noise-sensitive land uses. The proposed rezone from Retail Commercial (C-2) to General Commercial (C-3) will not result in a change in allowable development potential or introduce noise-sensitive uses to the site. Any future development will be subject to separate review and will be required to comply with applicable County noise

	standards and SYVCP policies applicable to commercial development. Temporary construction-related noise associated with future development will be addressed through standard County conditions of approval, including limitations on construction hours.
WATER RESOURCES/FLOODING	
Land Use Element Flood Hazard Policy 1. <i>All development, including construction, excavation, and grading, except for flood control projects and non-structural agricultural uses, shall be prohibited in the floodway unless off-setting improvements in accordance with federal regulations are provided. If the proposed development falls within the floodway fringe, development may be permitted, provided creek setback requirements are met and finished floor elevations are two feet above the projected 100-year flood elevation, and the other requirements regarding materials and utilities as specified in the Flood Plain Management Ordinance are in compliance.</i> Land Use Element Flood Hazard Policy 2. <i>Permitted development shall not cause or contribute to flood hazards or lead to expenditure of public funds for flood control works, i.e., dams, stream channelizations, etc.</i> Land Use Element Hillside and Watershed Protection Policy 7: <i>Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste, shall not be discharged into or alongside coastal streams or wetlands either during or after construction.</i>	Consistent. The proposed project is consistent with Land Use Element Flood Hazard Policies 1 and 2 and Hillside and Watershed Protection Policy 7 because no development is proposed as part of the Zoning Map Amendment and existing measures in place to protect against flood hazards apply to any future development proposed by the applicant. While an unnamed intermittent stream passes through the southern portion of the site, the project is limited to a rezone of the subject parcel and does not involve construction, excavation, grading, or other ground disturbance. Any future development on the subject parcel will be subject to separate land use and environmental review and will be required to comply with all applicable provisions of the Land Use and Development Code, the Comprehensive Plan, and the Santa Ynez Valley Community Plan, including flood hazard regulations, creek and top-of-bank setback requirements, and Flood Plain Management Ordinance standards. In addition, future development will be required to demonstrate that it will not cause or contribute to flood hazards or result in the need for public flood control improvements. All future projects will also be subject to review and approval by the Public Works – Water Resources Division and will be required to incorporate appropriate measures to protect surface and groundwater quality and prevent

	the discharge of pollutants into nearby streams or wetlands.
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6.3 Zoning: Land Use and Development Code Compliance

6.3.1 Compliance with Land Use and Development Code Requirements

The proposed project site is currently located within the C-2 (Retail Commercial) Zone District. As described above, the project is a request to rezone the site to General Commercial (C-3). The purposes of the C-2 (Retail Commercial) Zone and the C-3 (General Commercial) Zone are shown below:

- **C-2 (Retail Commercial) zone.** The C-2 Zone is appropriate for retail business and commercial needs including stores, shops, and offices supplying commodities or performing services for the residents of the surrounding community.
- **C-3 (General Commercial) zone.** The C-3 Zone is applied to areas appropriate for wholesale and heavy commercial uses and services that are not suited to the commercial zones that accommodate lighter commercial uses. The intent is to provide for commercial uses in these areas while protecting adjacent uses from negative impacts including noise, odor, lighting, or traffic.

This proposed zone change will allow for some new uses to occur on the subject property. In particular, the applicant has expressed interest in the future development of a personal storage facility, which is only allowed in the C-3 Zone District. As discussed above in Section 5.2, the subject property is in close proximity to existing C-3 zoning and the Santa Ynez Airport. It is immediately adjacent to HWY 246 and agricultural zoning, across the highway from and south of the township of Santa Ynez, and as such, the subject property is appropriate for more intense commercial uses, and the proposed rezone would not introduce additional negative impacts to sensitive uses in the area. Additionally, as discussed above and below, the policy and regulatory requirements applicable to both zones are very similar.

The following tables compares the development standards for the existing zone (C-2) to the proposed zone (C-3). The only differences are the opportunity for decisionmakers to apply a minimum lot size during a subdivision process in the C-2 Zone, and slight distinctions between requirements for activity enclosure:

Development Feature	Requirement by Zone	
	C-2 Retail Commercial	C-3 General Commercial
Minimum lot size	None required; minimum lot size shall be determined by the review authority through the subdivision review process.	None.
Maximum Residential Density	Section 35.42.200 (Mixed Use); plus one accessory dwelling unit per lot where allowed in compliance with Section 35.42.015 (Accessory Dwelling Units and Junior Accessory Dwelling Units).	
Setbacks		
Front – Primary	30 ft from road centerline, and 10 ft from right-of-way; 42 ft from centerline and 10 ft from right-of-way of 2-lane expressway or street with 4 or more lanes; An open canopy, porch or similar structure may encroach up to 12 ft into the setback, but not into a right-of-way.	
Front – Secondary	Lot width less than 100 ft - 20% of lot width, 10 ft minimum; Lot width 100 ft or more - Same as primary front setback.	
Side	None; 3 ft minimum when provided.	
Rear	10% of lot depth, with 10 ft maximum required; 25 ft where rear lot line abuts a residential zone.	
Building Separation	Buildings containing dwellings shall be located a minimum of 5 feet from any other detached building on the same building site.	
Maximum Site Coverage	No Maximum.	
Maximum Height Limit	35 ft.	

C-2 Zone Standards	C-3 Zone Standards
1. Enclosure of activities required. a. Machinery service and repair uses. Auto and machinery repair and service activities allowed by Table 2-12 (Allowed Land Uses and Permit Requirements for the Commercial Zones) shall occur within a completely enclosed building, or within an area enclosed by a solid wall, hedge, or fence a minimum of six feet in height, approved as to design by the Director.	1. Enclosure of activities required. Within the C-3 zone, the land use types identified by Table 2-12 (Allowed Land Uses and Permit Requirements for the Commercial Zones) as requiring enclosure shall occur within a completely enclosed building, except that materials may be stored within an area enclosed by a solid wall, fence, or hedge not less than six feet in height.

b. Retail uses. All retail uses allowed by Table 2-12 (Allowed Land Uses and Permit Requirements for Commercial Zones) shall occur within a completely enclosed building except for plant nurseries and service stations, and other uses that commonly include an outdoor component provided any use that occurs outside of a completely enclosed building is appropriately screened and such screening is specifically approved by the review authority. 2. Storage and trash enclosures. Areas for trash or outdoor storage shall be enclosed and screened to conceal all trash or stored material from public view.	2. Storage and trash enclosures. Areas for trash or outdoor storage shall be enclosed and screened to conceal all trash or stored material from public view.
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Should the Board of Supervisors approve the rezone and adopt an ordinance amending the Santa Barbara County Zoning Map, future development on the subject property would be subject to development standards for the C-3 Zone rather than those for the C-2 Zone, but the differences in zoning requirements are minimal.

6.3.2 Zoning Map Amendment Findings

The request is in the interests of the general community welfare.

The proposed project for a Zoning Map Amendment to rezone a vacant parcel (APN 143-254-002) from Retail Commercial (C-2) to General Commercial (C-3) is in the interest of the general community welfare. No development is proposed at this time, and any future project would require separate County review and approval. The rezone would allow a small number of additional commercial uses, such as personal storage, while keeping the same basic development limits that already apply to the site, including height, setbacks, landscaping, and design review. The property is located along Highway 246 and is surrounded by existing commercial and agricultural uses, with other C-3-zoned properties nearby. Because the zoning change is consistent with the site's General Commercial land use designation and does not introduce new or incompatible uses, it would not result in adverse impacts to the surrounding area or the community.

The request is consistent with the Comprehensive Plan, the requirements of the State planning and zoning laws, and this Development Code.

The proposed project for a Zoning Map Amendment to rezone a vacant parcel (APN 143-254-002) from Retail Commercial (C-2) to General Commercial (C-3) is consistent with the County's Comprehensive Plan, including the Santa Ynez Valley Community Plan, as well as State planning and zoning laws and the County's Land Use and Development Code. The site is designated for General Commercial land use, which already anticipates both C-2 and C-3 zoning, so no General Plan Amendment is required. The zoning change does not alter the site's basic development standards, as the two zones have nearly identical requirements for height, setbacks, and site design. The project has also been reviewed for compliance with applicable State laws, including the California Environmental Quality Act, and meets all required consistency findings as outlined in Attachments C.1 and C.2.

The request is consistent with good zoning and planning practices.

The proposed project for a Zoning Map Amendment to rezone a vacant parcel (APN 143-254-002) from Retail Commercial (C-2) to General Commercial (C-3) is consistent with good zoning and planning practices. The site is designated for General Commercial land use, which already allows for both C-2 and C-3 zoning, and the rezone does not increase development intensity or change basic development standards such as height, setbacks, or site design. While the C-3 zone allows a limited number of additional commercial uses, any future development would still be subject to County review and required to comply with the Land Use and Development Code, the Comprehensive Plan, and the Santa Ynez Valley Community Plan. The property is located within an established commercial area with similar zoning nearby, and the rezone does not introduce new or incompatible land use patterns. No development is proposed at this time, and the project does not result in new environmental impacts, as it is consistent with the environmental analysis for the Santa Ynez Valley Community Plan.

7.0 APPEALS PROCEDURE

A Zoning Map Amendment recommended for approval is automatically forwarded to the Board of Supervisors for final action, therefore no appeal is required.

A Zoning Map Amendment denied by the Commission may be appealed by an aggrieved party to the Board of Supervisors within the ten (10) days following the Commission's recommendation, or by an interested party within five (5) days following the Board's receipt of the Commission's recommendation.

ATTACHMENTS

- A. Findings
- B. Zoning Map Amendment Resolution
- C. Environmental Review
 - C.1 CEQA Guidelines Section 15183 Memorandum

C.2 CEQA Exemption Notice

ATTACHMENT A: FINDINGS OF APPROVAL

1.0 CEQA FINDINGS

1.1 CEQA EXEMPTION

The Board of Supervisors finds that the proposed project, Case No. 25RZN-00003, has been adequately reviewed for compliance with the California Environmental Quality Act (CEQA) and is exempt from further environmental review pursuant to California Code, Public Resources Code Section 21083.3, and State CEQA Guidelines Section 15183 [Projects Consistent with a Community Plan or Zoning], and that no further environmental review is required because the project is consistent with the adopted Santa Ynez Valley Community Plan (SYVCP) and does not result in impacts beyond those analyzed in the SYCP EIR (08EIR-00000-00004). The rezone does not increase development intensity beyond what was contemplated in the SYVCP EIR and does not introduce environmental impacts that are peculiar to the site or more severe than those previously analyzed at the program level. The uses allowable in the existing zoning as compared to the proposed zoning are largely the same, and the proposed rezone does not introduce a new zone district or new allowed uses that is not already present or allowable in the surrounding area. Please see Attachment C.1 and Attachment C.2 to the staff report dated February 24, 2026, and incorporated herein by reference, for a more detailed discussion and the Notice of Exemption.

1.2 FINDING ADDRESSING CALIFORNIA CODE, PUBLIC RESOURCES CODE SECTION 21083.3, AND STATE CEQA GUIDELINES SECTION 15183

The Board finds that California Code, Public Resources Code Section 21083.3, and State CEQA Guidelines Section 15183 apply to the proposed project, and that the project meets the requirements of said sections. Public Resources Code Section 21083.3 provides that any rezoning action consistent with the community plan shall be a project subject to exemption from CEQA in accordance with this section. As discussed in Section 6.2 of the staff report dated February 24, 2026, and incorporated herein by reference, the proposed rezone is consistent with the community plan. Additionally, CEQA Guidelines Section 15183 mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified shall not require additional environmental review, except as might be necessary to examine environmental effects to those which the agency determines, in an initial study or other analysis:

- (1) Are peculiar to the project or the parcel on which the project would be located,
- (2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent,
- (3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or
- (4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

As such, a Community Plan Exemption Analysis (Attachment C.1 of the staff report dated February 24, 2026, and incorporated herein by reference) was prepared for the proposed Project and analyzes the following issue areas:

1. Land Use
2. Parks and Recreation
3. Public Services
4. Traffic and Circulation
5. Biological Resources
6. Air Quality
7. Fire Hazards
8. Noise
9. Water Resources and Wastewater Services
10. Seismic, Soil, and Landslide Hazards
11. Hydrology and Water Quality
12. Hazards and Hazardous Materials
13. Cultural Resources
14. Visual and Aesthetic Resources
15. Agricultural Resources and Open Space

The Community Plan Exemption Analysis (Attachment C.1 of the staff report dated February 24, 2026, and incorporated herein by reference) concludes that the SYVCP EIR (Exhibit 1 to Attachment C.1) has addressed effects related to the proposed project, and that these effects have either been addressed as significant effects in the SYVCP EIR, or can be substantially mitigated by the imposition of uniformly

applied development policies or standards derived from mitigation measures in the SYVCP EIR.

1.3 LOCATION OF DOCUMENTS

The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Development Department located at 123 East Anapamu Street, Santa Barbara, CA 93101. The SYVCP EIR is located online at:

<https://content.civicplus.com/api/assets/6dab7f22-f638-4cc9-ac95-e390e969e1f1>.

2.0 ADMINISTRATIVE FINDINGS

2.1 AMENDMENTS TO THE COUNTY ZONING MAP (REZONE) FINDINGS

A Findings required for all Amendments to the Comprehensive Plan, Development Code, and the County Zoning Map. In compliance with Section 35.104.060 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for an Amendment to the Comprehensive Plan, Development Code, or Zoning Map the review authority shall first make all of the following findings as applicable:

2.1.1 Findings for Comprehensive Plan, Development Code and Zoning Map Amendments.

a. The request is in the interests of the general community welfare.

The Board of Supervisors finds that the request is in the interests of the general community welfare. As discussed in the staff report dated February 24, 2026, the proposed project consists of a Zoning Map Amendment to rezone the subject parcel (APN 143-254-002) from Retail Commercial (C-2) to General Commercial (C-3).

The subject parcel is currently vacant, and no development is proposed as part of this project. As discussed in Section 5.2 of the staff report, dated February 24, 2025, and incorporated herein by reference, the proposed rezone will allow for a limited number of additional commercial uses that are not permitted under the C-2 Zone District. As stated in Section 5.2 of the staff report dated February 24, 2026, and incorporated herein by reference, the applicant has expressed interest

in developing a personal storage facility, a use that is not permitted in the C-2 Zone District but is allowed in the C-3 Zone District.

Although no development is proposed at this time, any future development will require separate permitting by Planning & Development and will be subject to review for compliance with the County Land Use and Development Code (LUDC). As discussed in Section 6.3 of the staff report, dated February 24, 2025, and incorporated herein by reference, the C-2 and C-3 Zone Districts have nearly identical development standards, including height limits, setbacks, and landscaping requirements. The subject parcel is located within the Design Control Overlay, and any new development will be subject to Design Review pursuant to the LUDC. Accordingly, all future structures will require review and approval by the Central Board of Architectural Review to ensure compatibility with surrounding development. As a result, any future development enabled by the rezone will be subject to the same physical development constraints that currently apply to the site and will not result in adverse impacts to the general community welfare.

In addition, as discussed in Section 6.2 of the staff report, dated February 24, 2025, and incorporated herein by reference, all future development will be required to comply with applicable policies of the Comprehensive Plan and the Santa Ynez Valley Community Plan, including those in place for the protection of biological resources and water resources.

As discussed in Section 5.2 of the staff report dated February 24, 2026, and incorporated herein by reference, the subject parcel is surrounded by existing commercial and agricultural uses that will not be adversely affected by the uses allowed under the proposed rezone. The subject property is in close proximity to existing C-3 zoning and the Santa Ynez Airport. It is immediately adjacent to HWY 246 and agricultural zoning, across the highway from and south of the township of Santa Ynez. Commercial uses are located to the west and north of the site, and agriculturally zoned parcels are located to the south and east. In addition, multiple parcels zoned C-3 (General Commercial) are located within a quarter-mile of the subject parcel, including Valley Oak Industries (APN 141-450-002), the Farm and Country Shopping Center (APN 143-211-007), and Don Carlitos Restaurant and Tequila Barn (APN 143-211-006). As such, the proposed rezone does not introduce a new

zone district or new allowed uses that is not already present or allowable in the surrounding area.

Finally, the underlying Land Use Designation for the subject parcel is General Commercial (C) which is commonly applied for both Retail Commercial (C-2) to General Commercial (C-3) Zones. The proposed Zoning Map Amendment is therefore consistent with the Santa Ynez Valley Community Plan Land Use Maps and does not require a General Plan Amendment. The Land Use Designation reflects that, at the time the Community Plan was adopted, the site was anticipated to accommodate a range of commercial activities. For these reasons and because regulatory requirements in both the existing and proposed Zoning Designations are very similar, the proposed rezone is in the interest of the general community welfare.

b. The request is consistent with the Comprehensive Plan, the requirements of the State planning and zoning laws, and this Development Code.

The Board of Supervisors finds that the proposed project is consistent with the Comprehensive Plan (including the Santa Ynez Valley Community Plan), the requirements of State planning and zoning laws, and the Land Use and Development Code.

The proposed project consists of a Zoning Map Amendment to rezone the subject parcel from the C-2 (Retail Commercial) Zone District to the C-3 (General Commercial) Zone District. As described in Section 5.2 of the staff report, dated February 24, 2026, and incorporated herein by reference, the Santa Ynez Valley Community Plan designates the subject parcel for General Commercial (C) land use which is commonly applied for both Retail Commercial (C-2) to General Commercial (C-3) Zones; therefore, the proposed rezone is consistent with the adopted Land Use Designation and does not require a General Plan Amendment.

The proposed rezone complies with the purposes and intent of the C-3 (General Commercial) Zone District as set forth in the Land Use and Development Code and does not modify the applicable development standards for the site, as the C-2 and C-3 Zone Districts have virtually identical standards related to height, setbacks, and site development. The project also complies with applicable State planning and zoning laws, including the consistency requirements of the California

Government Code, and has been reviewed for compliance with the California Environmental Quality Act pursuant to California Code, Public Resources Code Section 21083.3, and CEQA Guidelines Section 15183.

c. The request is consistent with good zoning and planning practices.

The Board of Supervisors finds that the proposed project is consistent with good zoning and planning practices.

The proposed project consists of a Zoning Map Amendment to rezone the subject parcel from the C-2 (Retail Commercial) Zone District to the C-3 (General Commercial) Zone District. The Santa Ynez Valley Community Plan designates the subject parcel for General Commercial land use, which is commonly applied for both Retail Commercial (C-2) to General Commercial (C-3) Zones. The proposed Zoning Designation is consistent with the existing Land Use Designation, and therefore consistent with good zoning and planning practices.

The rezone does not increase the allowable development intensity or modify the applicable development standards for the site, as the C-2 and C-3 Zone Districts have virtually identical requirements related to height limits, setbacks, and site development as described in Section 5.2 of the staff report, dated February 24, 2026, and incorporated herein by reference. While the C-3 Zone District allows a limited number of additional commercial uses and modifies the permitting requirements for certain uses, all future development will remain subject to the Land Use and Development Code, the Comprehensive Plan, and the Santa Ynez Valley Community Plan. This ensures that future development will be consistent with the County's land use policies and will be reviewed for compatibility with surrounding land uses.

The subject parcel is also located within an established commercial area and is surrounded by a mix of commercial and agricultural uses. Similar General Commercial (C-3) zoning exists in the vicinity, including within 220 feet of the subject property, and the proposed rezone does not introduce a new or incompatible land use pattern to the area.

In addition, the project does not include any physical development and does not result in new or increased environmental impacts.

Environmental review was conducted pursuant to California Code, Public Resources Code Section 21083.3, and CEQA Guidelines Section 15183, and the project was determined to be consistent with the analysis of the certified Santa Ynez Valley Community Plan Environmental Impact Report (08EIR-00000-00004).

Accordingly, the proposed Zoning Map Amendment is consistent with good zoning and planning practices because it maintains appropriate development standards and supports compatible future development consistent with County plans and regulations.

ATTACHMENT B: COUNTY PLANNING COMMISSION
REZONE RESOLUTION AND ORDINANCE

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

IN THE MATTER OF RECOMMENDING TO THE BOARD OF SUPERVISORS THAT AN ORDINANCE BE PER LAND USE AND DEVELOPMENT CODE §35-104 TO AMEND THE SANTA BARBARA COUNTY LAND USE AND DEVELOPMENT CODE BY AMENDING THE SANTA BARBARA COUNTY ZONING MAP FOR ASSESSOR'S PARCEL NUMBER 143-254-002 FROM C-2 (RETAIL COMMERCIAL) TO C-3 (GENERAL COMMERCIAL).

RESOLUTION NO.: 26-_____

CASE NO.: 25RZN-00003

WITH REFERENCE TO THE FOLLOWING:

- A. WHEREAS**, on September 29, 1958, by Ordinance 971, the Board of Supervisors of the County of Santa Barbara adopted the Santa Barbara County Zoning Ordinance, Ordinance 661 of Chapter 35 of the Santa Barbara County Code;
- B. WHEREAS**, on November 27, 2007, by Ordinance 4660, the Board of Supervisors adopted the Santa Barbara County Land Use and Development Code, Section 35-1 of Chapter 35, Zoning, of the Santa Barbara County Code which included the County Zoning Map that designates property within the unincorporated area of the County of Santa Barbara with specific zones;
- C. WHEREAS**, all zoning maps and zoning designations previously adopted under the provisions of Section 35.14.020, Zoning Map and Zones, of Section 35.1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code are hereby repealed as they relate to Assessor's Parcel Number 132-254-002, as shown in Exhibit 1;
- D. WHEREAS**, the County Planning Commission has held a duly notice public hearing on February 25, 2026, in compliance with Government Code Section 65854 on the proposed Ordinance (Case No. 25RZN-00003) amendment, at which hearing the proposed amendments were explained and comments invited from the persons in attendance.
- E. WHEREAS**, the Planning Commission now finds that it is in the interest of orderly development of the County and important to the preservation of the health, safety and general welfare of the residents of the County to recommend that the Board of Supervisors adopt an Ordinance (Case No. 25RZN-00003) amending County Zoning Map as identified in Exhibit 1.A, attached hereto, as follows:

Rezone Assessor's Parcel Number 132-254-002 from C-2 (Retail Commercial) to C-3 (General Commercial).
- F. WHEREAS**, Section 65855 of the Government Code requires inclusion of the reason for the recommendation and the relationship of the Zoning Map Amendments to the applicable general and specific plans. The rezone of the parcel to C-3 will allow for a limited number of new commercial uses on the subject parcel, including a potential personal storage facility that the applicant has expressed interest in developing that is permitted in the C-3 Zone and not the current C-2 Zone.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. In compliance with the provisions of Section 65855 of the Government Code, the Commission recommends that the Board of Supervisors approve an Ordinance Amending Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35 of the Santa Barbara County Code, by Amending the County Zoning Map by changing the zoning of Assessor's Parcel Number 132-254-002 from the Retail Commercial (C-2) zoning to General Commercial (C-3) zoning, as identified in Exhibit 1.A, based on the findings included as Attachment A of the Planning Commission staff report dated February 17, 2026. Said Ordinance is attached hereto as Exhibit 1 and is incorporated by reference.
3. A certified copy of this Resolution shall be transmitted to the Board in compliance with Government Code Section 65855.
4. The Chair of the County Planning Commission is hereby authorized and directed to sign and certify all documents and other materials in accordance with this Resolution to reflect the above mentioned action by the County Planning Commission.

PASSED, APPROVED, AND ADOPTED this February 25, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

ROY REED, CHAIR

SANTA BARBARA COUNTY

COUNTY PLANNING COMMISSION

ATTEST:

APPROVED AS TO FORM:

JEFF WILSON

RACHEL VAN MULLEM

SECRETARY TO THE COMMISSION

COUNTY COUNSEL

By

By

DEPUTY COUNTY COUNSEL

EXHIBIT 1

LAND USE DEVELOPMENT CODE (ZONING MAP AMENDMENT)

ORDINANCE NO. _____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA BARBARA AMENDING SECTION 35.1 OF THE SANTA BARBARA COUNTY LAND USE AND DEVELOPMENT CODE IN CHAPTER 35 (ZONING) BY AMENDING THE COUNTY ZONING MAP FOR ASSESSOR'S PARCEL NUMBER 143-254-002 TO CHANGE ZONING DESIGNATION FROM C-2 (RETAIL COMMERCIAL) TO C-3 (GENERAL COMMERCIAL).

Case No. 25RZN-00003

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

SECTION 1

All zoning maps and zone designations previously adopted under the provisions of Sections 35.14.020 (Zoning Map and Zones) and 35-516 (Adoption of New Zoning Maps) of Section 35.1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, State of California, are hereby repealed as they related to Assessor's Parcel Number 143-254-002, as shown in Exhibit 1.A and incorporated herein by reference.

SECTION 2

Pursuant to the provisions of Section 35.14.020 (Zoning Map and Zones) of Section 35.1 of the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, State of California, the Board of Supervisors hereby adopts by reference the Zoning Map identified as Board of Supervisors Exhibit 1.A, which redesignates the zoning on Assessor's Parcel Number 143-254-002 as follows:

Rezone Assessor's Parcel Number 132-254-002 from C-2 (Retail Commercial) to C-3 (General Commercial).

The amended Zoning Map, as exhibited in Exhibit 1.A, is made a part of said section by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said Zoning Map were specifically and fully set out and described therein.

SECTION 3

The Chair of the Board of Supervisors is hereby authorized and directed to sign and certify this Ordinance and Exhibit 1.A to show that said map has been adopted by this Board.

SECTION 4

Except as amended by this Ordinance, Section 35.14.020 of the Santa Barbara County Land Use and Development Code shall remain unchanged and shall continue in full force and effect.

SECTION 5

This ordinance shall take effect and be in force thirty (30) days from the date of its passage; and before the expiration of fifteen (15) days after its passage it, or a summary of it, shall be published once, with the names of the members of the Board of Supervisors voting for and against the same in the Santa Barbara Independent, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this _____ day of _____, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

BOB NELSON, Chair, Board of Supervisors
County of Santa Barbara
State of California

ATTEST

APPROVED AS TO FORM

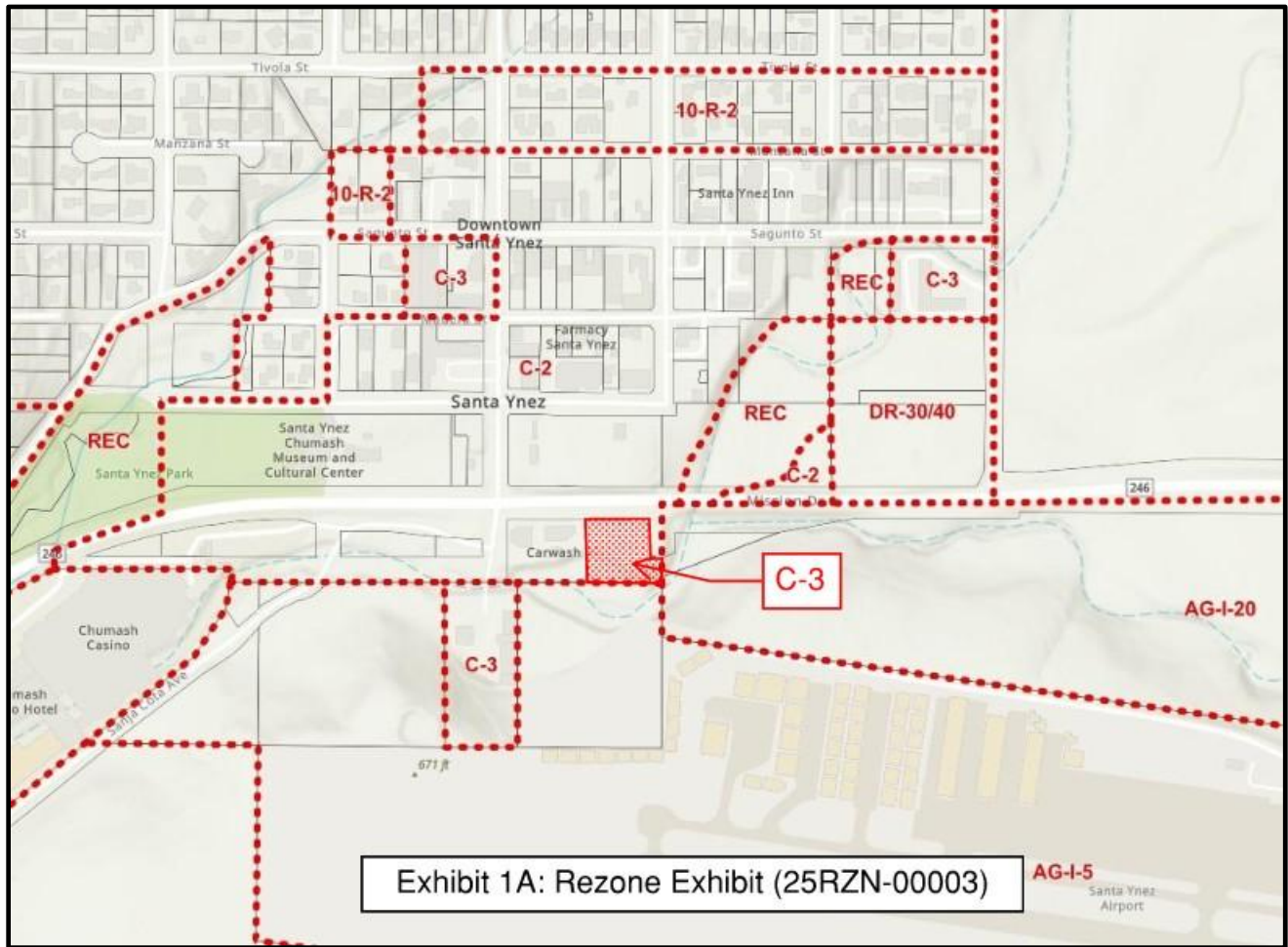
MONA MIYASATO
County Executive Officer
Clerk of the Board of Supervisors

RACHEL VAN MULLEM
County Counsel

By: _____
Deputy Clerk

By: _____
Deputy County Counsel

EXHIBIT 1.A



Rezone Exhibit

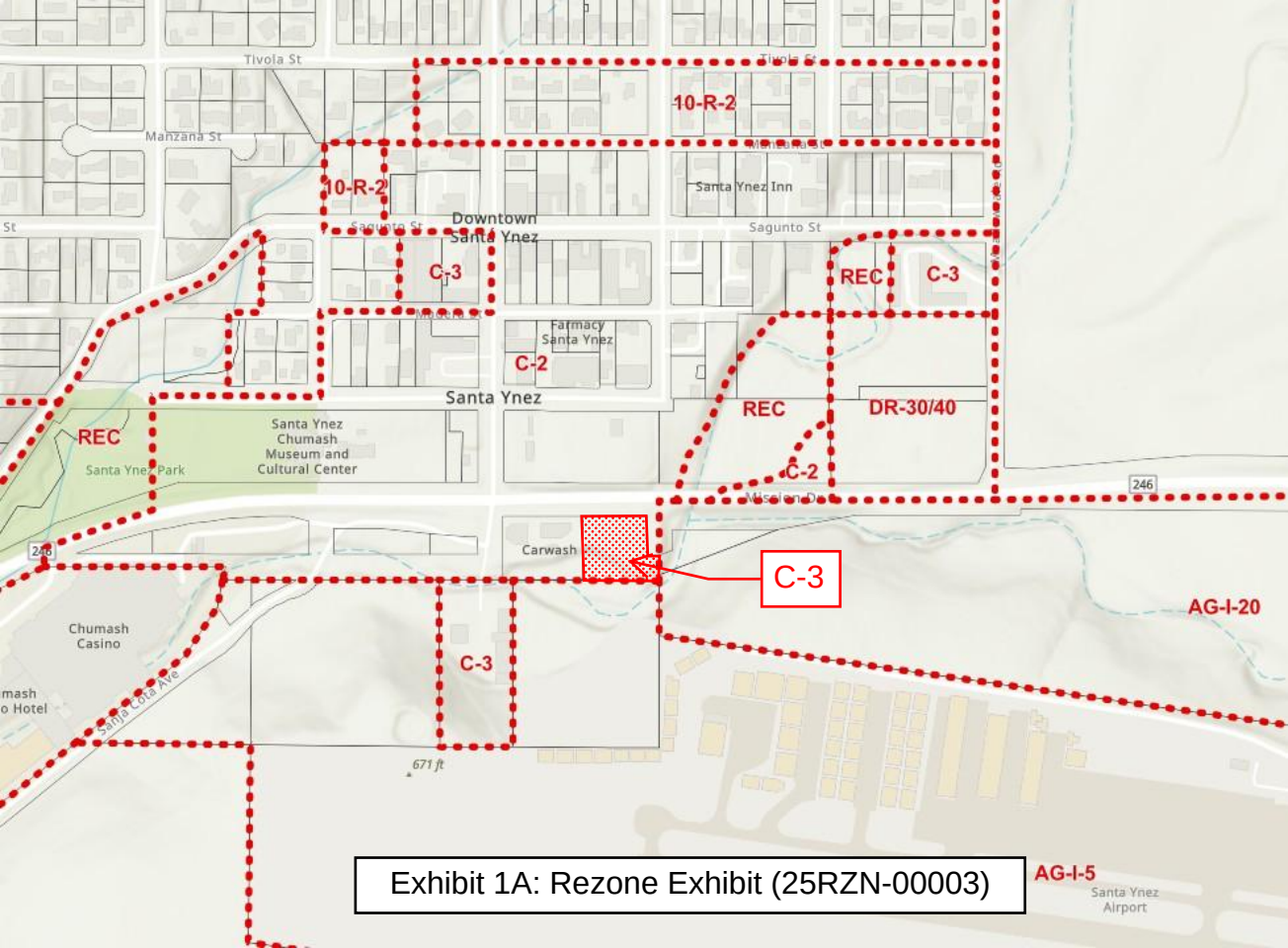


Exhibit 1A: Rezone Exhibit (25RZN-00003)

AG-I-5
Santa Ynez
Airport

ATTACHMENT C.1:
CEQA CONSISTENCY ANALYSIS AND EXAMINATION OF ENVIRONMENTAL
EFFECTS DOCUMENT

TO: County Planning Commission

FROM: Soren Kringel, Planner
Development Review Division

DATE: March 4, 2026

RE: Hagfors Rezone
Case No. 25RZN-00003
Analysis of Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 Projects Consistent with a Community Plan or Zoning

Introduction

Public Resources Code Section 21083.3 provides that any rezoning action consistent with the community plan shall be a project subject to exemption from CEQA in accordance with this section, and California Environmental Quality Act (CEQA) Guidelines Section 15183 mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified shall not require additional environmental review, except as may be necessary to examine environmental effects to those which the agency determines, in an initial study or other analysis:

- (1) Are peculiar to the project or the parcel on which the project would be located,
- (2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent,
- (3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or
- (4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

The Santa Ynez Valley Community Plan (SYVCP) established the zoning for the greater Santa Ynez Valley area. The SYVCP EIR (08EIR-00000-00004) examined the potential environmental impacts

associated with approval and buildout of the SYVCP. The proposed project, as described below, complies with the SYVCP requirements and allowed development density of the General Commercial (C) Land Use Designation established in the SYVCP. Therefore, Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 can be relied upon to satisfy environmental review requirements as discussed in more detail below.

Project Description

The proposed project is a request for a Zoning Map Amendment to rezone the subject parcel from Retail Commercial (C-2) to General Commercial (C-3). No General Plan Amendment is requested, and the subject parcel will retain its General Commercial (C) Land Use Designation. The subject parcel is a 1.40-acre vacant lot located at 3586 Mission Street, (APN 143-254-002) in the Santa Ynez Valley Community Plan area, Third Supervisorial District. No development is proposed as part of this project.

Background

The SYVCP was adopted and an EIR (Case No. 08EIR-00000-00004) was certified by the Board of Supervisors in 2009. The subject property is in the SYVCP. The SYVCP provides the general public, landowners and decision makers with a framework for planning future development in the region. It establishes land use designations and zone districts and includes goals, policies, development standards and actions to guide future development, many of which apply to the subject property. The SYVCP EIR identified the following 15 areas of environmental impacts:

1. Land Use
2. Parks and Recreation
3. Public Services
4. Traffic and Circulation
5. Biological Resources
6. Air Quality
7. Fire Hazards
8. Noise
9. Water Resources and Wastewater Services
10. Seismic, Soil, and Landslide Hazards
11. Hydrology and Water Quality
12. Hazards and Hazardous Materials
13. Cultural Resources
14. Visual and Aesthetic Resources
15. Agricultural Resources and Open Space

Public Resources Code Section 21083.3 provides that any rezoning action consistent with the community plan shall be a project subject to exemption from CEQA in accordance with this

section, while CEQA Guidelines Section 15183 mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site (15183(a)-(d)). Such additional review can be done in an initial study or other analysis. In approving a project meeting the requirements of Section 15183(b), the County's examination of environmental effects is limited to those which:

1. Are peculiar to the project or the parcel on which the project would be located. If an impact is not peculiar to the project or parcel then additional environmental review is not necessary based on that impact (15183(c)). For the purposes of Section 15183, an environmental effect of a project shall not be considered peculiar if uniformly applied development policies or standards have been previously adopted with a finding that they will substantially mitigate that environmental effect when applied to future projects (15183(f)). Moreover, these development policies and standards are not required to be part of the general plan or any community plan (15183(f), (g)). Additionally, an environmental effect shall not be considered peculiar to a project or parcel solely because no uniformly applied development policy is applicable to it (15183(h)).
2. Were not analyzed as significant effects in the prior EIR. If an environmental impact was analyzed as a significant effect in the EIR, then additional environmental review is not necessary based on that impact.
3. Are potentially significant off-site and cumulative impacts which were not discussed in the prior EIR. If an off-site or cumulative environmental impact was adequately discussed in the prior EIR, then additional environmental review is not necessary based on that impact.
4. Are previously identified significant effects which are determined to have a more severe impact than previously discussed as a result of substantial new information which was not known at the time the EIR was certified. If an environmental impact that was identified in the EIR as significant will have a more severe effect due to a proposed project or new information, then additional environmental review is necessary. Therefore, if a previously identified significant effect will not have a more severe impact due to a proposed project or new information, additional environmental review is not necessary based on that impact.

The Project Impact Analysis below reviews each impact identified in the SYVCP EIR in three sections that encompass all criteria above as follows:

- The first section, Impacts Anticipated in the EIR, discusses the impacts anticipated in the EIR, which covers Criteria Nos. 2 and 3.
- The second section, Potential of More Severe Impacts Due to the Proposed Project, considers whether any more severe impacts could be caused by the Proposed Project, which covers Criteria No. 4.
- The third section, Impacts Peculiar to the Proposed Project or Parcel, discusses impacts peculiar to the Proposed Project or parcel, which covers Criteria No. 1.

CEQA ANALYSIS

The proposed project is consistent with the development density established in the SYCVP and the applicable SYVCP policies and development standards, thus Section 15183 is applicable. Additionally, the proposed rezoning action is consistent with the community plan and therefore the project is subject to exemption from CEQA in accordance Public Resources Code Section 21083.3. As discussed in Section 5.2 and 6.2 of the staff report dated February 24, 2026, incorporated herein by reference, the Land Use Designation for the subject parcel in the SYVCP is already General Commercial (C), which is commonly applied for both Retail Commercial (C-2) to General Commercial (C-3) Zones, and the proposed rezone is consistent with applicable community plan policies and development standards.

The proposed project site is currently located within the C-2 (Retail Commercial) Zone District, as shown on Figure 11 of the SYVCP (Exhibit 2 to this document). As described above, the project is a request to rezone the site to General Commercial (C-3). The purposes of the C-2 (Retail Commercial) zone and the C-3 (General Commercial) zone are shown below:

- **C-2 (Retail Commercial) zone.** The C-2 Zone is appropriate for retail business and commercial needs including stores, shops, and offices supplying commodities or performing services for the residents of the surrounding community.
- **C-3 (General Commercial) zone.** The C-3 Zone is applied to areas appropriate for wholesale and heavy commercial uses and services that are not suited to the commercial zones that accommodate lighter commercial uses. The intent is to provide for commercial uses in these areas while protecting adjacent uses from negative impacts including noise, odor, lighting, or traffic.

This proposed zone change will allow for some new uses to occur on the lot. In particular, the applicant has expressed interest in the development of a personal storage facility, which is only allowed in the C-3 Zone District. However, all development standards including height, setbacks, and density are the virtually the same for both zone districts.

Furthermore, commercial uses are located to the west and north of the site, and agriculturally zoned parcels are located to the south and east. The subject property is in close proximity to

existing C-3 zoning and the Santa Ynez Airport. It is immediately adjacent to HWY 246 and agricultural zoning, across the highway from and south of the township of Santa Ynez. In addition, multiple parcels zoned General Commercial are located within a quarter-mile of the subject parcel, including Valley Oak Industries (APN 141-450-002), the Farm and Country Shopping Center (APN 143-211-007), and Don Carlitos Restaurant and Tequila Barn (APN 143-211-006). As such, the proposed rezone does not introduce a new land use or zone district to the surrounding area. The property is also in close proximity to HWY 246 and the Santa Ynez Airport.

EIR ANALYSIS OF SIGNIFICANT IMPACTS AND OFF-SITE AND CUMULATIVE IMPACTS

The SYVCP EIR (08EIR-00000-00004) identified four levels of environmental impacts due to implementation of the SYVCP: significant unavoidable adverse impacts, significant impacts that can be mitigated to less than significant levels, less than significant impacts, and beneficial impacts. The SYVCP EIR implemented mitigation measures to reduce environmental impacts to the extent feasible, but certain impacts remained significant and unavoidable. Those unavoidable impacts were identified as likely to occur for the following issues:

- Land Use
- Public Services
- Biological Resources
- Air Quality
- Noise
- Water Resources and Wastewater Services
- Cultural Resources
- Visual and Aesthetic Resources
- Agricultural Resources.

The County Board of Supervisors made a Statement of Overriding Considerations to approve the SYVCP and certify the SYVCP EIR despite the findings that the above-identified impacts were not fully mitigated. The consideration of the impacts above also included the cumulative effects of the project Community Plan buildout, as detailed in the Statement of Overriding Considerations. Therefore, these effects, including off-site and cumulative effects, were analyzed as significant in the SYVCP EIR and do not require further review pursuant to CEQA Guidelines Section 15183(b).

PROJECT IMPACT ANALYSIS

Prior Environmental Documentation: Development of the Santa Ynez Valley Community Plan area was completed under CEQA with an EIR (SYVCP EIR, 08EIR-00000-00004). The SYVCP EIR provides analysis of the potential impacts resulting from buildout of the Santa Ynez Valley Community Plan. Each environmental impact section below addresses the previously analyzed and approved SYVCP, the proposed changes, and references to the previously adopted SYVCP

EIR. The following is a discussion of impacts potentially peculiar to the project or the parcel on which the project would be located.

1. Land Use

Impacts Anticipated in the EIR: Section 4.1 of the EIR determined that implementation of the SYVCP could result in one significant and unavoidable impact to land use, consisting of airport-related compatibility conflicts with Sites A and B of the Affordable Housing Overlay District (AHOD). Five less than significant impacts were also identified, regarding airport related compatibility, long-term compatibility with the Mixed Use Overlay, cumulative temporary construction compatibility, and other long-term cumulative compatibility conflicts. Please refer to the EIR for a full discussion of these impacts.

Potential of More Severe Impacts Due to the Proposed Project: The proposed project will not result in an increased severity of previously identified land use impacts. The project consists solely of a zoning map amendment to rezone the subject parcel from the C-2 (Retail Commercial) Zone District to the C-3 (General Commercial) Zone District and does not include any physical development. The project site is not located within or adjacent to an airport, flight path, or the AHOD. While the project site is located near the Santa Ynez Airport (approximately 170 feet north of Airport-owned property), it's not in the flight path or any Airport Land Use Compatibility Plan or Airport Safety Zones.

The subject parcel is designated General Commercial under the SYVCP; therefore, the proposed rezone is consistent with the adopted land use designation and does not require a General Plan Amendment. The development standards for the C-2 and C-3 Zone Districts are virtually identical, ensuring that the future development potential remains unchanged.

Surrounding land uses include C-2-zoned parcels to the north and west and agriculturally zoned (AG-I) parcels to the south and east. Multiple C-3-zoned parcels are located within approximately 0.25 miles of the subject parcel, with the closes being approximately 220 feet southwest of the subject parcel. Accordingly, the uses permitted under the proposed rezone are compatible with the project area and existing nearby land uses. The rezone will not result in substantially increased land use conflicts.

Impacts Peculiar to the Proposed Project or Parcel: No land use impacts that are peculiar to the proposed project or parcel will occur. The proposed project does not include any physical development and is limited to a zoning map amendment to rezone the subject parcel from the C-2 (Retail Commercial) Zone District to the C-3 (General Commercial) Zone District. While the rezone allows a limited number of additional commercial uses and modifies the permit requirements for certain uses, it does not alter the applicable development standards or land use policies applicable to the site.

All future development will be required to comply with the development standards of the C-3 Zone District, which are virtually identical to those of the C-2 Zone District. In addition, all applicable Comprehensive Plan and Santa Ynez Valley Community Plan policies will continue to apply, including requirements for design review of new structural development. The project site is surrounded by a mix of commercial and agricultural uses, and any future uses allowed under the proposed zone change will remain commercial in nature and compatible with the surrounding land use context. Accordingly, the proposed project will not result in land use impacts that are peculiar to the site.

2. Parks and Recreation

Impacts Anticipated in the EIR: Section 4.2 of the EIR determined that implementation of the SYVCP would not result in any significant and unavoidable impacts to parks and recreation. Two significant impacts that can be mitigated to less than significant levels were identified related to effects resulting from additional recreational facilities and cumulative impacts from proposed recreational facilities. Please refer to the EIR for a full discussion of these impacts.

Potential of More Severe Impacts Due to the Proposed Project: The proposed project will not result in an increased severity of previously identified impacts related to parks and recreation. The project does not include any physical development and is limited to a zoning map amendment to rezone the subject parcel from the C-2 (Retail Commercial) Zone District to the C-3 (General Commercial) Zone District.

The proposed rezone will not affect, expand, or otherwise modify residential development potential or any existing parks or recreational facilities, and no trails or recreational uses are proposed on the subject parcel. As a result, the project will not increase demand for parks or recreational facilities beyond what was anticipated in the Santa Ynez Valley Community Plan Environmental Impact Report. Accordingly, the proposed project will not result in impacts to parks and recreation that are more severe than those previously identified.

Impacts Peculiar to the Proposed Project or Parcel: No impacts to parks and recreation that are peculiar to the proposed project or parcel will occur. The proposed project does not include any physical development and is limited to a zoning map amendment to rezone the subject parcel from the C-2 (Retail Commercial) Zone District to the C-3 (General Commercial) Zone District.

The proposed rezone will not affect, expand, or otherwise modify any existing parks or demands on recreational facilities, and no trails or recreational uses are proposed on the subject parcel. Accordingly, further environmental review of parks and recreation impacts is not required pursuant to CEQA Guidelines Sections 15183(b) and 15183(f).

3. Public Services

Impacts Anticipated in the EIR: Section 4.3 of the EIR determined that implementation of the SYVCP could result in four significant and unavoidable impacts to public services, consisting of impacts to fire protection services resulting from plan buildout and rezones, impacts to solid waste resulting from plan buildout and rezones, cumulative impacts to fire protection services, and cumulative impacts to solid waste. Impacts specific to water and wastewater resources are addressed below in Section 9. Please refer to the EIR for a full discussion of these impacts.

Potential of More Severe Impacts Due to the Proposed Project: The proposed project will not result in any increased severity of previously identified impacts related to public services. The project does not include any physical development and is limited to a Zoning Map Amendment to rezone the subject parcel from the C-2 (Retail Commercial) Zone District to the C-3 (General Commercial) Zone District. Prior to approval, future development will require review and approval from public agencies including the County Fire Department, who reviewed the proposed project and did not provide a condition letter. As discussed at length in the staff report February 24, 2026, and incorporated herein by reference, allowed development after the rezone will be roughly equivalent in nature to what is currently allowed on the site, and will be subject to the same policy constraints. Therefore, no effects identified by the SYVCP EIR will have a more severe adverse impact than previously determined.

Impacts Peculiar to the Proposed Project or Parcel: No impacts to public services peculiar to the proposed project or parcel will occur. The proposed project will not require the expansion of fire or police facilities or services. Additionally, it will not increase the likelihood of fire or crime in the area as the project is limited to a zoning map amendment to rezone the subject parcel from the C-2 (Retail Commercial) Zone District to the C-3 (General Commercial) Zone District. Impacts specific to water and wastewater resources are addressed below in Section 9. Accordingly, further environmental review of public services impacts is not required pursuant to CEQA Guidelines Sections 15183(b) and 15183(f).

4. Traffic and Circulation

Impacts Anticipated in the EIR: Section 4.4 of the EIR determined that implementation of the SYVCP would not result in any significant and unavoidable impacts to traffic and circulation. Two significant impacts that can be mitigated to less than significant levels were identified relating to the 10-year and 20-year buildout traffic conditions on the backbone roadway systems (larger regional roads). Please refer to the EIR for a full discussion of these impacts.

Potential of More Severe Impacts Due to the Proposed Project: The proposed project will not result in any increased severity of previously identified impacts related to traffic and

circulation. The project does not include any physical development and is limited to a Zoning Map Amendment to rezone the subject parcel from the C-2 (Retail Commercial) Zone District to the C-3 (General Commercial) Zone District. As discussed at length in the staff report dated February 24, 2026, and incorporated herein by reference, allowed development after the rezone will be roughly equivalent in nature to what is currently allowed on the site, and will be subject to the same policy constraints. Any future development or use that would impact traffic or circulation will be reviewed by and require the approval of the Public Works Transportation Division and the California Department of Transportation (Caltrans). Both Agencies reviewed the proposed project and did not provide a condition letter. Therefore, no effects identified by the EIR will have a more severe adverse impact than previously determined.

Impacts Peculiar to the Proposed Project or Parcel: No impacts to traffic and circulation that are peculiar to the proposed project or parcel will occur. The proposed project does not include any physical development and is limited to a zoning map amendment to rezone the subject parcel from the C-2 (Retail Commercial) Zone District to the C-3 (General Commercial) Zone District. The proposed project was reviewed by the Public Works Transportation Division and Caltrans who did not apply any conditions or have concerns. Accordingly, further environmental review of parks and recreation impacts is not required pursuant to CEQA Guidelines Sections 15183(b) and 15183(f).

5. Biological Resources

Impacts Anticipated in the EIR: Section 4.5 of the EIR determined that implementation of the SYVCP could result in four significant and unavoidable impacts to biological resources, consisting of impacts to sensitive habitat, special-status plants, special status animals, and wildlife corridors. The EIR also identified three significant impacts that can be mitigated to less than significant levels related to the proposed Affordable Housing Overlay sites. Please refer to the EIR for a full discussion of these impacts.

Potential of More Severe Impacts Due to the Proposed Project: The proposed project will not result in any increased severity of previously identified impacts related to Biological Resources. The project does not include any physical development and is limited to a Zoning Map Amendment to rezone the subject parcel from the C-2 (Retail Commercial) Zone District to the C-3 (General Commercial) Zone District. The subject parcel does not contain any mapped Environmentally Sensitive Habitat (ESH) or animals or wildlife corridors, and future development, regardless of the type of commercial zoning applied, is subject to the same standards and policies in place to protect the onsite unnamed intermittent stream and any other biological resources onsite. Therefore, no effects identified by the EIR will have a more severe adverse impact than previously determined.

Impacts Peculiar to the Proposed Project or Parcel: No impacts to biological resources peculiar to the proposed project or parcel will occur. The proposed project does not include any structural development. The parcel does not contain any significant biological resources, and the proposed project will not impact biological resources on any neighboring parcels. Accordingly, further environmental review of biological resource impacts is not required pursuant to CEQA Guidelines Sections 15183(b) and 15183(f).

6. Air Quality

Impacts Anticipated in the EIR: Section 4.6 of the EIR determined that implementation of the SYVCP could result in one significant and unavoidable impact related to the Clean Air Plan (CAP) consistency. The EIR also identified four significant impacts that can be mitigated to less than significant levels related to odor nuisance impacts, temporary construction emissions, cumulative odor nuisance impacts, and cumulative temporary construction emissions. Please refer to the EIR for a full discussion of these impacts.

Potential of More Severe Impacts Due to the Proposed Project: The proposed project will not result in any increased severity of previously identified impacts related to Air Quality. The project does not include any physical development and is limited to a Zoning Map Amendment to rezone the subject parcel from the C-2 (Retail Commercial) Zone District to the C-3 (General Commercial) Zone District. As discussed at length in the staff report dated, February 24, 2026, and incorporated herein by reference, allowed development after the rezone will be roughly equivalent in nature to what is currently allowed on the site, and will be subject to the same policy constraints. Any future development that has the potential to result in significant impacts to air quality will require review and approval from the Air Pollution Control District who reviewed the project and did not provide a condition letter. Therefore, no effects identified by the SYVCP EIR will have a more severe adverse impact than previously determined.

Impacts Peculiar to the Proposed Project or Parcel: No impacts to public services peculiar to the proposed project or parcel will occur. The project does not include any physical development and is limited to a Zoning Map Amendment to rezone the subject parcel from the C-2 (Retail Commercial) Zone District to the C-3 (General Commercial) Zone District. The Santa Ynez Community Plan has designated the parcel as General Commercial, and therefore any new commercial use allowed by the rezone has been anticipated. Accordingly, further environmental review of air quality impacts is not required pursuant to CEQA Guidelines Sections 15183(b) and 15183(f).

7. Fire Hazards

Impacts Anticipated in the EIR: Section 4.7 of the EIR determined that implementation of the SYVCP would not result in any significant and unavoidable impacts related to fire hazards. Two significant impacts that can be mitigated to less than significant levels were identified

related to development within Wildland Fire Hazard Areas and cumulative impacts from development within wildland fire hazard areas. Please refer to the EIR for a full discussion of these impacts.

Potential of More Severe Impacts Due to the Proposed Project: The proposed project will not result in any increased severity of previously identified impacts related to fire hazards. The project does not include any physical development and is limited to a Zoning Map Amendment to rezone the subject parcel from the C-2 (Retail Commercial) Zone District to the C-3 (General Commercial) Zone District. As discussed at length in the staff report dated, February 24, 2026, and incorporated herein by reference, allowed development after the rezone will be roughly equivalent in nature to what is currently allowed on the site, and will be subject to the same Fire Code requirements and policy constraints. Any new development will be required to be reviewed and approved by the County Fire Department and must comply with California Building and Fire Code. The subject parcel is located in a Moderate Fire Hazard Severity zone and contains little existing vegetation.

Impacts Peculiar to the Proposed Project or Parcel: No impacts to fire hazards peculiar to the proposed project or parcel will occur. The project does not include any physical development and is limited to a Zoning Map Amendment to rezone the subject parcel from the C-2 (Retail Commercial) Zone District to the C-3 (General Commercial) Zone District. The rezone will retain the commercial land use designation for the site that was anticipated under the SYVCP EIR. The site is not located in a high fire hazard severity zone, and any future development will be required to obtain review and approval from the County Fire Department. Accordingly, further environmental review of fire hazards impacts is not required pursuant to CEQA Guidelines Sections 15183(b) and 15183(f).

8. Noise

Impacts Anticipated in the EIR: Section 4.8 of the EIR determined that implementation of the SYVCP could result in two significant and unavoidable impacts related to traffic noise from the plan buildout and cumulative impacts from increased traffic noise. The EIR also identified two significant impacts that can be mitigated to less than significant levels related to exposure to noise exceeding County standards and cumulative impacts from exposure to unacceptable noise levels. Please refer to the EIR for a full discussion of these impacts.

Potential of More Severe Impacts Due to the Proposed Project: The proposed project will not result in any increased severity of previously identified impacts related to noise. The project does not include any physical development and is limited to a Zoning Map Amendment to rezone the subject parcel from the C-2 (Retail Commercial) Zone District to the C-3 (General Commercial) Zone District. The project site will maintain a commercial land use designation, and generally the same types of uses can be proposed on the site with both existing and proposed zoning designations. Additionally, the site is near a major highway and the Santa

Ynez Airport, and is surrounded by commercially and agriculturally zoned parcels. It is appropriate for intense commercial uses and is not located adjacent to noise-sensitive land uses beyond limited low-density residential development on agriculturally-zoned properties.

The proposed project will not result in the generation of noise and the rezone will not substantially increase the noise generation potential on the site. Therefore, no effects identified by the SYVCP EIR will have a more severe adverse impact than previously determined.

Impacts Peculiar to the Proposed Project or Parcel: No impacts to noise peculiar to the proposed project or parcel will occur. The proposed project does not include development or other noise generating uses. Additionally, future development on the site is subject to all policies and development standards in the SYVCP related to noise. The SYVCP also fully considered cumulative noise impacts and anticipated future general commercial uses would occur onsite. Accordingly, further environmental review of noise impacts is not required pursuant to CEQA Guidelines Sections 15183(b) and 15183(f).

9. Water Resources and Wastewater Services

Impacts Anticipated in the EIR: Section 4.9 of the EIR determined that implementation of the SYVCP could result in four significant and unavoidable impacts related to increased demand from existing water sources, increased wastewater flows, cumulative water demand impacts, and cumulative wastewater impacts. Please refer to the EIR for a full discussion of these impacts.

Potential of More Severe Impacts Due to the Proposed Project: The proposed project will not result in any increased severity of previously identified impacts related to water resources and wastewater services. The project does not include any physical development and is limited to a Zoning Map Amendment to rezone the subject parcel from the C-2 (Retail Commercial) Zone District to the C-3 (General Commercial) Zone District. The subject parcel is located within the boundaries of the Santa Ynez River Water Conservation District and the Santa Ynez Community Services District. Any future development will be required to obtain a can and will serve letters prior to issuance of a permit stating that there is adequate water and sewer capacity to serve the proposed project. The rezone will not modify the underlying General Commercial (C) Land Use Designation and similar uses are allowed under both the C-2 and C-3 Zone Designations; therefore, no substantial increase in the need for water or sewer services is anticipated as a result of the rezone, and no effects on Water Resources and Wastewater Services, identified by the SYVCP EIR, will have a more severe adverse impact than previously determined.

Impacts Peculiar to the Proposed Project or Parcel: No impacts to water resources and wastewater services peculiar to the proposed project or parcel will occur. The parcel is not within any Special Problems Area and does not have a history of wastewater problems. Water service for future development will be provided by the Santa Ynez River Water Conservation District. Sewer service will be provided by the Santa Ynez Community Services District. The SYVCP EIR fully considered impacts to water sources and wastewater treatment facilities due to plan buildout. Accordingly, further environmental review of these impacts is not required pursuant to CEQA Guidelines Sections 15183(b) and 15183(f).

10. Seismic, Soil, and Landslide Hazards

Impacts Anticipated in the EIR: Section 4.10 of the EIR determined that implementation of the SYVCP would not result in any significant and unavoidable impacts or significant impacts that can be mitigated to less than significant levels related to seismic, soil, and landslide hazards. Several impacts were identified, but all were determined to be at most less than significant. Please refer to the EIR for a full discussion of these impacts.

Potential of More Severe Impacts Due to the Proposed Project: The proposed project will not result in any increased severity of previously identified impacts related to seismic, soil, and landslide hazards. The proposed project does not include any structural development. The project site is not located near any landslide or seismic hazards and will not increase the likelihood or severity of such hazards. As discussed at length in the staff report February 24, 2026, and incorporated herein by reference, allowed development after the rezone will be roughly equivalent in nature to what is currently allowed on the site, and will be subject to the same policy constraints. Therefore, no effects identified by the EIR will have a more severe adverse impact than previously determined.

Impacts Peculiar to the Proposed Project or Parcel: No impacts to seismic, soil, and landslide hazards peculiar to the proposed project or parcel will occur. The proposed project does not include any structural development. The project site does not have any peculiar soil or seismic characteristics. The proposed project does not include grading on slopes greater than six percent. Any potential impacts related to potential future grading will be mitigated through compliance with the policies and development standards included in the SYVCP and the County Grading Code. Adherence to these requirements will be ensured through the Grading Permit process. Therefore, further environmental review of impacts to seismic, soil, and landslide hazards is not required pursuant to CEQA Guidelines Sections 15183(b) and 15183(f).

11. Hydrology and Water Quality

Impacts anticipated in the EIR: Section 4.11 of the EIR determined that implementation of the SYVCP would not result in any significant and unavoidable impacts related to hydrology and water quality. Two significant impacts that can be mitigated to less than significant levels

were identified related to temporary water quality impacts and cumulative temporary water quality impacts. Impacts specific to water and wastewater resources are addressed above in Section 9. Please refer to the EIR for a full discussion of these impacts.

Potential of More Severe Impacts Due to the Proposed Project: The proposed project will not result in any increased severity of previously identified impacts related to hydrology and Water Quality. The project is limited to a zoning map amendment to rezone the subject parcel from the C-2 (Retail Commercial) Zone District to the C-3 (General Commercial) Zone District and does not include any development. The development standards between the C-2 and C-3 Zone Districts are virtually identical so the level of potential development will not change as a result of this project. Future development, regardless of the type of commercial zoning applied, is subject to the same standards and policies in place to protect the onsite unnamed intermittent stream onsite. Furthermore, any future development will be reviewed separately through the Planning Permit process and will require review and approval by the Public Works Flood Control Division if work is conducted within a floodplain.

Impacts Peculiar to the Proposed Project or Parcel: No impacts to Hydrology and Water Quality peculiar to the proposed project or parcel will occur. The southwest portion of the subject parcel is located within the Preliminary 100-Year Flood Hazard Area, as was mapped in the SYVCP. Any future development on the parcel will comply with Chapter 15a and maintain required setbacks from the top-of-bank of existing waterways. Furthermore, future development will require review and approval by the Public Works Flood Control Division. Therefore, further environmental review of impacts to hydrology and water quality is not required pursuant to CEQA Guidelines Sections 15183(b) and 15183(f).

12. Hazards and Hazardous Materials

Impacts Anticipated in the EIR: Section 4.12 of the EIR determined that implementation of the SYVCP would not result in any significant and unavoidable impacts or significant impacts that can be mitigated to less than significant levels related to hazards and hazardous materials. Several impacts were identified, but all were determined to be at most less than significant impacts. Please refer to the EIR for a full discussion of these impacts.

Potential of More Severe Impacts Due to the Proposed Project: The proposed project will not result in any increased severity of previously identified impacts related to hazards and hazardous materials. The project is limited to a Zoning Map Amendment to rezone the subject parcel from the C-2 (Retail Commercial) Zone District to the C-3 (General Commercial) Zone District. The proposed project does not include structural development and will not utilize any hazardous materials. As discussed at length in the staff report dated February 24, 2026, and incorporated herein by reference, allowed development after the rezone will be roughly equivalent in nature to what is currently allowed on the site, and will be subject to the same

policy constraints. Therefore, no effects identified by the EIR will have a more severe adverse impact than previously determined.

Impacts Peculiar to the Proposed Project or Parcel: No impacts related to hazards and hazardous materials peculiar to the proposed project or parcel will occur. The project is limited to a Zoning Map Amendment to rezone the subject parcel from the C-2 (Retail Commercial) Zone District to the C-3 (General Commercial) Zone District. The subject parcel does not have a history of hazards or hazardous materials use. The proposed project does not include structural development and will not utilize any hazardous materials. Therefore, further environmental review of impacts to hazards and hazardous materials is not required pursuant to CEQA Guidelines Sections 15183(b) and 15183(f).

13. Cultural Resources

Impacts Anticipated in the EIR: Section 4.13 of the EIR determined that implementation of the SYVCP could result in one significant and unavoidable impact to cultural resources, consisting of impacts on significant historical and archaeological resources resulting from plan buildout and rezones, the mixed-use overlay, and AHOD sites A and C. The EIR also identified one significant impact that can be mitigated to less than significant levels consisting of impacts on significant historical and archaeological resources resulting from other policies, programs, and standards and AHOD sites B and D. Please refer to the EIR for a full discussion of these impacts.

Potential of More Severe Impacts Due to the Proposed Project: The proposed project will not result in any increased severity of previously identified impacts related to Cultural Resources. No development is proposed as part of the project as it is limited to a Zoning Map Amendment to rezone the subject parcel from the C-2 (Retail Commercial) Zone District to the C-3 (General Commercial) Zone District. The proposed rezone does not affect how much of the site is developable and existing measures are in place to protect any potential onsite resources when future development is proposed by the applicant. Therefore, no effects identified by the EIR will have a more severe impact than previously determined.

Impacts Peculiar to the Proposed Project or Parcel: No impacts to cultural resources peculiar to the proposed project or parcel will occur. The proposed project does not include any structural development or grading. Therefore, further environmental review of impacts to cultural resources is not required pursuant to CEQA Guidelines Sections 15183(b) and 15183(f).

14. Visual and Aesthetic Resources

Impacts Anticipated in the EIR: Section 4.14 of the EIR determined that implementation of the SYVCP could result in two significant and unavoidable impacts to visual and aesthetic resources, consisting of visual character changes due to plan buildout and rezones and

cumulative visual character changes. Additionally, the EIR identified four significant impacts that can be mitigated to less than significant levels, consisting of visual character changes due to other policies, alteration of scenic views, increased light and glare, and cumulative impacts to scenic views. Please refer to the EIR for a full discussion of these impacts.

Potential of More Severe Impacts Due to the Proposed Project: The proposed project will not result in any increased severity of previously identified impacts related to aesthetic resources. The project does not include any physical development and is limited to a Zoning Map Amendment to rezone the subject parcel from the C-2 (Retail Commercial) Zone District to the C-3 (General Commercial) Zone District. Additionally, because the subject parcel is located within the Design Control Overlay, all future development will continue to be subject to review by the Central Board of Architectural Review. In addition, the development standards between the C-2 and C-3 Zone Districts are virtually identical, so any future development will be subject to the same height limit, setbacks, and landscaping requirements. Therefore, no effects on Visual and Aesthetic Resources, identified by the SYVCP EIR, will have a more severe adverse impact than previously determined.

Impacts Peculiar to the Proposed Project or Parcel: No impacts to visual and aesthetic resources peculiar to the proposed project or parcel will occur. The proposed project does not include any structural development. Any future development will be reviewed by planning staff for consistency with the LUDC and SYVCP development standards at the time of submittal, including height, setbacks, and lighting among others. Additionally, because the parcel is located within the Design Control Overlay, all future development will be subject to review by the Central Board of Architectural Review. Additionally, the EIR fully considered the impact of visual character changes due to the plan buildout, and the Board of Supervisors certified the EIR despite the findings that impacts were not fully mitigated with a Statement of Overriding Considerations. Therefore, further environmental review of impacts to visual and aesthetic resources is not required pursuant to CEQA Guidelines Sections 15183(b) and 15183(f).

15. Agricultural Resources

Impacts Anticipated in the EIR: Section 4.15 of the EIR determined that implementation of the SYVCP could result in two significant and unavoidable impacts to agricultural resources, consisting of conversion of agricultural lands due to plan buildout and rezones and cumulative conversion of agricultural lands. Please refer to the EIR for a full discussion of these impacts.

Potential of More Severe Impacts Due to the Proposed Project: The proposed project will not result in any increased severity of previously identified impacts related to agricultural resources. The proposed project does not include any structural development and is not located on an agriculturally zoned parcel. Therefore, no effects identified by the EIR will have a more severe adverse impact than previously determined.

Impacts Peculiar to the Proposed Project or Parcel: No impacts to agricultural resources peculiar to the proposed project or parcel will occur. The project site is currently vacant and is not zoned for agriculture. Accordingly, further environmental review of agricultural resources is not required pursuant to CEQA Guidelines Sections 15183(b) and 15183(f).

Exhibits

1. Link to Santa Ynez Valley Community Plan EIR (08EIR-00000-00004):

Volume 1:

<https://cosantabarbara.app.box.com/s/yrrrt4meilvt704t52yysws44bhz86>

Volume 2:

<https://cosantabarbara.app.box.com/s/reh3dfivr206ypgnuk6c919a43vwu0hm>

2. Link to Santa Ynez Valley Community Plan:

[6dab7f22-f638-4cc9-ac95-e390e969e1f1](https://cosantabarbara.app.box.com/s/6dab7f22-f638-4cc9-ac95-e390e969e1f1)

ATTACHMENT C.2: NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Soren Kringel, Planning & Development

The project or activity identified below is determined to be exempt from further environmental review requirements of the California Environmental Quality Act (CEQA) of 1970, as defined in the State and County Guidelines for the implementation of CEQA.

APN: 143-254-002

Case No.: 25RZN-00003

Location: 3586 Mission Street, Santa Ynez, County of Santa Barbara

Project Title: Hagfor's Rezone

Project Applicant: John Hagfor

Project Description: The proposed project is a request for a Zoning Map Amendment to rezone the subject parcel from Retail Commercial (C-2) to General Commercial (C-3). No General Plan Amendment is requested, and the subject parcel will retain its General Commercial (C) Land Use Designation. The subject parcel is a 1.40-acre vacant lot located at 3586 Mission Street, (APN 143-254-002) in the Santa Ynez Valley Community Plan area, Third Supervisorial District. No development is proposed as part of this project.

Name of Public Agency Approving Project: County of Santa Barbara

Name of Person or Entity Carrying Out Project: Brett Jones, Agent

Exempt Status:

- ☐ Ministerial
- ☒ Statutory Exemption
- ☐ Categorical Exemption
- ☐ Emergency Project
- ☐ Declared Emergency

Cite specific CEQA and/or CEQA Guidelines Section: Public Resources Code Section 21083.3 / State CEQA Guidelines Section 15183

Reasons to support exemption findings:

Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 mandate that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified shall not require additional environmental review, except as may be necessary to examine environmental effects to those which the agency determines, in an initial study or other analysis:

- (1) Are peculiar to the project or the parcel on which the project would be located,
- (2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent,
- (3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or
- (4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 apply to the proposed project because the proposed project consists of a rezone from Retail Commercial (C-2) to General Commercial (C-3) and does not include any physical development or site disturbance. The project is consistent with the applicable land use designation (General Commercial, C), policies, and development assumptions of the adopted Santa Ynez Valley Community Plan (SYVCP), for which an Environmental Impact Report was certified under Case No. 08EIR-00000-00004. The rezone does not increase development potential beyond what was contemplated in the SYVCP EIR and does not introduce environmental impacts that are peculiar to the site or more severe than those previously analyzed at the program level. The uses allowable in the existing zoning as compared to the proposed zoning are largely the same, and the proposed rezone does not introduce a new zone district or new allowed uses that is not already present or allowable in the surrounding area.

Accordingly, pursuant to CEQA Guidelines Section 15183 and Public Resources Code Section 21083.3, the environmental effects of the proposed project were adequately addressed in the certified SYVCP EIR, and no further environmental review is required and the project is exempt from CEQA. Please see Attachment C.1, CEQA 15183 Memorandum, and Attachment C.2, Notice of Exemption, for more detail.

Hagfor's Rezone
Case No. 25RZN-00003
Hearing Date: March 4, 2026
Attachment C.2 – Notice of Exemption
Page C.2-3

Lead Agency Contact Person: Soren Kringel **Phone #:** (805) 568-2046

Department/Division Representative: **Date:** February 24, 2026

Acceptance Date: March 4, 2026

Distribution: Hearing Support Staff

Date Filed by County Clerk: _____

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