



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: Planning and
Development
Department No.: 053
For Agenda Of: February 11, 2014
Placement: Departmental
Estimated Tme: 1 hour
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

FROM: Department Glenn Russell, Ph.D., Director, Planning & Development
Director(s) (805) 568-2085
Contact Info: Alice McCurdy, Deputy Director, Development Review Division
(805) 568-2518

SUBJECT: Mosby Sports and Outdoor Recreation Facility
Fourth Supervisorial District

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: N/A

Other Concurrence: N/A

As to form: N/A

Recommended Actions:

Consider the Planning Commission's recommendation for denial of the Mosby Sports and Outdoor Recreation Facility project (Case Nos. 11CUP-00000-00032 and 12RZN-00000-00003). Your Board's action should include the following:

1. Make the required findings to deny the project specified in Attachment 1 of the Board Agenda Letter, including CEQA findings;
2. Determine the project denial to be exempt from CEQA pursuant to Guideline Section 15270 (Attachment 2 of the Board Agenda Letter); and
3. Deny the project (Case Nos. 12RZN-00000-00003, and 11CUP-00000-00032).

The project site is identified as Assessor Parcel Numbers 099-141-016 and 099-141-017, located approximately 0.5 mile east of the City of Lompoc, northwest of the intersection of Hwy 246 and Sweeney Road, commonly known as 625 E. Hwy 246, in the Lompoc area, Fourth Supervisorial District.

Refer back to staff if the Board takes an action other than the recommended action for appropriate findings.

Summary Text:

A. Project Description

The proposed project is a request for the approval of: 1) a Consistency Rezone to rezone the property from its current zoning of General Agriculture, 40-acre minimum lot area (40-AG) under Zoning Ordinance No. 661 to Agriculture II, 40-acre minimum lot area (AG-II-40) under the Santa Barbara County Land Use & Development Code (LUDC); and 2) a Conditional Use Permit to allow for existing outdoor recreational development and activities consisting of a paintball field, athletic (soccer) fields, and a remote controlled car track consistent with the Comprehensive Plan and the Santa Barbara County Land Use and Development Code (LUDC).

Consistency Rezone (12RZN-00000-00003): The subject 9.99 and 9.50 gross/acre parcels are legal non-conforming as to size and are currently zoned General Agriculture, 40-acres minimum lot area (40-AG), pursuant to Ordinance 661. Ordinance 661 does not provide for outdoor recreational activities to be permitted on parcels with a 40-AG zone designation. In order to permit the subject recreational development and activities, the zoning map is proposed to be amended to Agriculture II, 40-acres minimum gross lot area (AG-II-40), consistent with the current Land Use and Development Code. The subject parcels would remain legal non-conforming as to size.

Conditional Use Permit (11CUP-00000-00032): Applicant requests approval of a Conditional Use Permit to permit existing outdoor development and recreational activities consisting of a paintball field, athletic (soccer) fields, and a remote controlled car track to be conducted on the subject parcels (APN(s) 099-141-016, -017). The application arises from the need to abate an existing zoning violation for the above mentioned uses on the property. Existing development consists of a paintball field of approximately 0.40-acres, two (2) athletic (soccer) fields totaling approximately 5.2-acres, and remote control car track of approximately 2-acres.

The remote control car track would be open between the hours of 10:00 a.m. and 4:00 p.m., with attendance ranging between 10-30 people. The paintball field would be open between the hours of 10:00 a.m. and 4:00 pm. with attendance ranging from 2-50 people. The athletic fields would be open from 7:00 a.m. to dusk daily. During a weekday, a maximum of 30 people would utilize the athletic fields. During a weekend, athletic field attendance would range from 65-700 attendees depending on the type of event and number of games occurring on that day (ex. club soccer games, or end of season tournaments). At no time would 700 participants be on the project site at the same time. The 700 participant maximum would occur over the entire weekend day during a tournament where multiple games are played on the same day.

No outdoor lighting, amplified sound, or signage is proposed. 150 parking spaces composed of compacted base and screened with a landscaped berm planted with pine trees would be provided on the southern property line of APN 099-141-017, and adjacent to the parking areas. Accessible public restrooms and drinking water facilities owned by the City of Lompoc would be provided on the adjacent River Park property. The applicant proposes to sell food on site through legally licensed vendors. According to the application no full or part time employees would be employed on the site; however, monitors would be

present during recreational activities to ensure compliance with onsite rules and regulations. On occasion maintenance of the Remote Control Car Track would include earthwork of less than 50 cubic yards, no permit would be required. No vegetation or tree removal is proposed.

B. Background

The subject recreational uses were developed on the premises and opened for public use between 2006 and 2011. Upon Planning & Development's receipt of a Zoning Violation complaint, the applicant applied for the subject permits to validate the existing uses under the Santa Barbara County Land Use and Development Code (LUDC).

C. Planning Commission Actions

The proposed project was reviewed by the County Planning Commission at three separate hearings in 2013 (September 11, 2013, November 13, 2013 and December 4, 2013). At the September 11th hearing, the project was continued to November 13th at the request of the applicant to provide time for staff to revise the proposed Final Mitigated Negative Declaration to analyze the project's impacts under an additional pre-recreational use baseline scenario. Staff completed the necessary revisions to the environmental document, and returned to the Planning Commission on November 13th. At this hearing, the Planning Commission voted unanimously to continue the project to December 4th and requested staff to return with findings for denial of the project. The request to return with findings for denial was based primarily on the project's incompatibility with the surrounding agricultural activities.

On December 4, 2013, the Planning Commission voted 4-1 (Blough no) to recommend that the Board of Supervisors deny the project. The recommendation for denial is based on findings which conclude that the project is inconsistent with the Comprehensive Plan (see Attachment C of the staff memorandum dated December 4, 2013). These inconsistencies are based on incompatibility with the adjacent agricultural uses through the establishment of an urban type of land use north of the Santa Ynez River, a natural green-belt buffer/boundary between the City of Lompoc and active agricultural cultivation.

In addition, the Planning Commission discussed that although the proposed project would provide needed recreational opportunities within the Lompoc area, the close proximity of the public recreational uses to production agriculture would create land use conflicts. Specifically, the Commission found that without the establishment of permanent buffers between the recreational uses and agriculture, the long-term agricultural productivity on surrounding parcels would be threatened. The buffer proposed by the project is limited to a fence located along the western property line, and an interior agricultural road located along the northern property line.

Fiscal and Facilities Impacts:

The costs to process the project were borne by the applicant through the payment of processing fees. These fees are budgeted in the permitting program of the Department, as shown on page D-168 of the adopted 2013/15 FY budget.

Special Instructions:

The Planning and Development Department will satisfy all noticing requirements. A minute order of the hearing shall be forwarded to the Planning and Development Department, Hearing Support, Attention: David Villalobos.

Attachments:

1. Findings
2. CEQA Section 15270 Exemption
3. Planning Commission Action letters dated:
 - a. December 4, 2013
 - b. November 25, 2013
 - c. September 13, 2013
4. Planning Commission Staff Report with attachments dated August 22, 2013
5. Planning Commission Memoranda with attachments dated:
 - a. December 4, 2013
 - b. November 26, 2013
 - c. November 5, 2013
 - d. September 10, 2013
6. Public Comment Letters:
 - a. December 4, 2013 hearing
 - b. November 13, 2013 hearing
 - c. September 11, 2013 hearing

Authored by:

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Development Review Division, Planning and Development Department