

Land Use Element

The following text shows the amendments to the Land Use Element resulting from Comprehensive Plan Amendment Case No. 22GPA-00000-00004. Additions are shown in red underlined text and deletions are shown in red strikethrough text.

IV. GOALS AND POLICIES

DISADVANTAGED ~~UNINCORPORATED~~ UNINCORPORATED COMMUNITIES POLICIES

~~Senate Bill 244 (SB 244), passed in 2011, Government Code § 65302.10~~ requires counties to review and update the land use element with information regarding disadvantaged unincorporated, ~~disadvantaged~~ communities (DUCs) inside or near their boundaries. This legislation targets the unincorporated communities that lack access to basic infrastructure ~~needs~~. A discussion of ~~disadvantaged unincorporated communities~~ DUCs within the ~~C~~county can be found in the Appendix.

1. The County shall encourage the extension and/or upgrading of public water, sewer, stormwater drainage, and structural fire protection services to identified DUCs~~Disadvantaged Unincorporated Communities~~, and identify funding mechanisms that could make such service extensions and/or upgrades financially feasible.

LAND USE DEFINITIONS

OTHER DEFINITIONS

Disadvantaged Unincorporated Community (DUC): A legacy community ~~where in which~~ the median household income is 80 percent or less than the statewide median household income. ~~A “legacy community”; is means a geographically isolated community that is inhabited and has existed for at least 50 years, but not including any area within located outside~~ the sphere of influence of any city. ~~A “community” means an inhabited area that is comprised of; has~~ no less than 10 dwellings adjacent or in close proximity ~~or adjacent~~ to one another; ~~and has been established for at least 50 years.~~¹¹⁵

(See Government Code § 65302.10.)

Appendix

Disadvantaged Unincorporated Communities (DUCs)

Background on Legislation

Senate Bill 244 (SB 244), passed in 2011 and codified in Government Code § 65302.10, required that each city and county review and update its land use element on or before the next adoption of its housing element to include certain data and analyses regarding DUCs inside or near its boundaries. Specifically, Government Code § 65302.10(b) required jurisdictions to (1) identify DUCs inside or near their boundaries; (2) analyze water, wastewater, stormwater drainage, and structural fire protection needs or deficiencies for each DUC; and (3) analyze benefit assessment districts or other financing alternatives that could make the extension of services to these DUCs financially feasible.

The County satisfied these initial requirements. On February 3, 2015, by Resolution No. 15-35, the Board of Supervisors added the DUC policy, definition, and appendix text and maps to the County Land Use Element.

Government Code § 65302.10(c) also requires that each city and county review, and if necessary amend, its land use element on or before the due date for each subsequent revision of its housing element to update the data and analyses regarding DUCs. On December 13, 2022, by Resolution No. 22-XX and before the due date of the County 2023-2031 Housing Element Update, the Board of Supervisors amended the DUC policy, definition, and appendix text and maps to reflect new data and changed conditions.

~~Senate Bill 244 (SB 244), passed in 2011, requires counties to review and update the land use element with information regarding unincorporated disadvantaged communities inside their boundaries. This legislation targets the unincorporated communities that lack access to basic infrastructure needs in order to identify funding resources for these infrastructure needs.~~

~~A disadvantaged unincorporated community is defined as a community where the median household income is 80 percent or less than the statewide median household income. The legislation also requires that these communities, also known as “legacy communities”, exist outside the sphere of influence of a city; have no less than 10 dwellings in close proximity or adjacent to one another; and that the community be established for at least 50 years. Incorporating the analysis of these disadvantaged communities into the long range planning of a county may lead to increased services provided to these areas.~~

~~Santa Barbara County parcel data, 2010 Census Designated Places and Census Blocks population data, and 2010 Census Block Groups income data were used to identify disadvantaged unincorporated communities. This information was supplemented with site visits and interviews from other County departments, as well as employees of the various Community Service Districts throughout the County. Aerial photography was also used as supplemental information.~~

~~There are seven disadvantaged unincorporated communities in Santa Barbara County.~~

Land Use Element

~~These communities, along with an analysis of infrastructure needs, are identified in Table 21.~~

~~Three communities listed in Table 21 (Garey, Sisquoc, and Los Alamos), based on the reported median income, were above the 80% median income threshold defined in SB 244. This income data is not representative of the entire area. The Office of Planning and Research's Technical Advisory for SB 244 recommends that "counties do additional analysis to identify specific communities within large geographic areas. Because economic data, outside of more densely populated areas, is aggregated over large geographies, it fails to pick up specific communities within the boundaries of...a census tract or ZIP code". The Technical Advisory encourages counties to consult with other agencies and non-government organizations to include communities that meet the intent of the legislation. Garey, Sisquoc, and Los Alamos are identified as disadvantaged unincorporated communities for this reason.~~

County DUCs

In the case of a county, Government Code §§ 65302.10(a) and (b)(1) define a DUC as a "legacy community" in which the median household income (MHI) is 80 percent or less than the statewide MHI. A "legacy community" means a geographically isolated community that is inhabited and has existed for at least 50 years, but not including any area within the sphere of influence of any city. A "community" means an inhabited area within a county that is comprised of no less than 10 dwellings adjacent or in close proximity to one another. The statewide MHI is \$78,672 according to the most recent 2016-2020 (in 2020 dollars) U.S. Census Bureau, American Community Survey (ACS); therefore, 80 percent of the statewide MHI is \$62,938.

The initial DUCs identified and incorporated into the Land Use Element in 2015 included the unincorporated communities of Casmalia, Cuyama, Garey, New Cuyama, Sisquoc, Los Alamos, and Ventucopa. An updated analysis in 2022 did not identify any new DUCs. However, numerous changes have occurred since the Board of Supervisors adopted the initial DUC policy, definition, and appendix in 2015. For example, the County reconstructed Fire Station No. 27, improving structural fire protection services for Cuyama, New Cuyama, and Ventucopa.

Figures A-1 through A-8 include a map of each DUC. Table 21 lists each DUC and provides an inventory of existing infrastructure. Grant funding may be available to address infrastructure needs or deficiencies in DUCs.

21. Disadvantaged Unincorporated Communities DUCs and Existing Infrastructure

Community	Public Water Available	Public Sewer Available	Stormwater Drainage	Fire Protection
Ventucopa	No	No	No	Distant (Stn. 41)
Cuyama	No	No	No	Nearby (Stn. 41)
New Cuyama	Yes	Yes	No	Nearby (Stn. 41)
Sisquoc	Yes	No	No	Nearby (Stn. 23)
Garey	No	No	No	Nearby (Stn. 23)

Land Use Element

<u>Casmalia</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>Distant (Stn. 21)</u>
<u>Los Alamos</u>	<u>Yes</u>	<u>Yes</u>	<u>No</u>	<u>(Nearby Stn. 24)</u>

<u>DUC</u>	<u>Public Water Service</u>	<u>Public Wastewater Treatment Service</u>	<u>Stormwater Drainage Infrastructure</u>	<u>Fire Protection</u>	
				<u>1st Engine</u>	<u>2nd and 3rd Engine</u>
<u>Ventucopa</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>Yes</u>	<u>No</u>
<u>Cuyama</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>Yes</u>	<u>No</u>
<u>New Cuyama</u>	<u>Yes</u>	<u>Yes</u>	<u>No</u>	<u>Yes</u>	<u>No</u>
<u>Sisquoc</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>Yes</u>	<u>Yes</u>
<u>Garey</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>Yes</u>	<u>Yes</u>
<u>Casmalia</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>Yes</u>	<u>Yes</u>
<u>Los Alamos</u>	<u>Yes</u>	<u>Yes</u>	<u>No</u>	<u>Yes</u>	<u>Yes</u>

DUC Community Descriptions

Ventucopa: is a rural community with approximately 100 residents in the upper Cuyama Valley, located along State Route 33 in the northeast portion of Santa Barbara County. The predominant industry for the community is agriculture. The community has a restaurant. Ventucopa is not within a flood hazard area. The community is served by a privately owned water system that is currently at capacity. Structural fire protection is provided by County Fire Station No. 27 in New Cuyama, 18 miles to the west.

Cuyama: is a small town with approximately 37 residents (SBCAG Census 2020 Summary) in the Cuyama Valley, located along State Route 166. The Cuyama River is adjacent to the community to the north. Cuyama pre-dates the establishment of New Cuyama to the west. and The predominant industry in the area is agriculture, with some oil and gas production. The community has a hardware store, a restaurant, and includes Cuyama Elementary School.

New Cuyama: is a small town with approximately 542 residents (SBCAG Census 2020 Summary) established in 1951 by ARCO after the discovery of oil and gas at the South Cuyama Oil Field. New Cuyama is much larger than nearby Cuyama and Ventucopa. When established, New Cuyama was considered an important facet of northeastern Santa Barbara County due to its involvement in oil production. Now, the predominant industry in the area is agriculture, although oil and gas production still occurs locally. The community is located along State Route 166 with the Cuyama River adjacent to the community to the north. The community has a general store, two restaurants, a new County fire station (Station No. 27), County Sheriff substation, U.S. Forest Service substation, branch library, community center, County park (Richardson County Park), public pool (Joseph Centeno Aquatic Center), and includes a public high school (Cuyama Valley High School). A portion New Cuyama is within the 100-year flood hazard overlay.

Sisquoc: is a small town with approximately 191 residents (SBCAG Census 2020 Summary) located about six miles east of Orcutt, located along Foxen Canyon Road at the intersection of Foxen Canyon Road and Palmer Road. The area is known for

Land Use Element

agriculture, including ~~nearby~~ vineyards. The community has ~~a general store~~, a ~~C~~ county fire station (~~Station No. 23~~), and ~~a public elementary school (the Benjamin Foxen Elementary School)~~.

~~Garey~~: is a small town ~~with approximately 72 residents (SBCAG Census 2020 Summary)~~ located about six miles east of Orcutt, located along Foxen Canyon Road between Santa Maria Mesa Road and Orcutt Garey Road. The area is known for agriculture, including nearby vineyards. The community has a general store.

~~Casmalia~~: is a small town ~~with approximately 147 residents (SBCAG Census 2020 Summary)~~ located about five miles southwest of Orcutt, ~~located~~ just outside the boundary of Vandenberg ~~Space~~Air Force Base along ~~Point Sal Road near the intersection of Point Sal Road and~~ Black Road. Originally established as a railroad town, the Casmalia Oil Field drew Union Oil Company employees to the area. Oil and agricultural operations are active in the vicinity. Casmalia has a ~~general store~~, restaurant and ~~a charter school the (Orcutt Academy Charter Winifred Wollam Elementary School)~~.

~~Los Alamos~~: is located 10.5 miles north of the Santa Ynez Valley along State Routes 101 and 135 and was founded in 1879. The Pacific Coast Railway began service from Los Alamos to San Luis Obispo ~~beginning~~ in 1882, continuing until 1940. In the early 1900s, oil was discovered in the Purisima Hills at Lompoc Oil Field, as well as in the Orcutt Oil Field. The community ~~has approximately 1,839 residents (SBCAG Census 2020 Summary)~~ and is known for agriculture, ~~especially (with a number of vineyards)~~, in addition to the ongoing oil and gas ~~production~~development. ~~Los Alamos is comprised of very low-income and very high-income households. The very low-low income residential areas meet the definition of a DUC and addressing infrastructure needs or deficiencies within these areas of the community is consistent with Government Code § 65302.10(c), and, by reference, Government Code § 65588.~~ The main street in the community is State Route 135, also named Bell Street. Los Alamos has a small downtown area ~~(with businesses, and restaurants)~~, a ~~County~~ fire station (~~Station No. 24~~), a County park (Los Alamos County Park), ~~as well as the~~and a public elementary school (~~Olga Reed Elementary School~~).

Water

Public water ~~is available for systems serve five approximately half~~ of the ~~DUCs~~disadvantaged communities, as seen in Table 21. ~~These communities are predominately served by community services districts, with the exception of Sisquoc, which is served by a private water purveyor (Golden State Water). The communities that do not have public water are Ventucopa, Cuyama, and Garey. These communities are served by private wells.~~

~~Community services districts provide water to Casmalia, Los Alamos and New Cuyama. A private water purveyor (Golden State Water Company) serves Sisquoc. State law (Health and Safety Code § 116470 and California Code of Regulations, Title 22, Article 20) requires these larger public water system operators to prepare annual “consumer confidence reports” documenting whether the water meets health and safety code standards. An individual landowner provides water to approximately half of the residents of Ventucopa. The County Public Health Department Environmental Health Services~~

Land Use Element

(EHS) regulates this smaller public water system. According to 2021/2022 consumer confidence reports and conversations with EHS staff, all of these public water systems are currently in compliance with maximum contaminant levels (MCLs) except for New Cuyama. The Cuyama Community Services District's 2021 Consumer Confidence Report states that the level of sulfate exceeded the MCL and that the levels of arsenic and total dissolved solids equaled the applicable MCLs. The Ventucopa public water system would require infrastructure improvements (e.g., pipelines and storage tanks) to serve additional connections. The remainder of the residents in Ventucopa and all of the residents in Cuyama and Garey do not have access to public water systems; they rely on private wells. The quality of water from these private wells is unknown.

Sewer Availability/Wastewater

Public sewer is available for two of the disadvantaged communities, as seen in Table 21. The communities not served by public sewer are Ventucopa, Cuyama, Sisquoc, Garey, and Casmalia. These communities are served by private, individual wastewater disposal systems.

Community services districts provide wastewater treatment services for Los Alamos and New Cuyama. The residents of the remaining DUCs rely upon private onsite wastewater treatment systems (OWTS) (e.g., septic systems). These OWTS do not currently pose a known risk to health and safety.

Stormwater Drainage

The County of Santa Barbara has a stormwater management program, implemented in 2012. None of the identified communities have public stormwater drainage systems. The Water Resources Division of the Santa Barbara Public Works Department includes stormwater quality and flood control programs. Project Clean Water is the County program leading compliance with the National Pollution Discharge Elimination System (NPDES) Municipal General Permit. Los Alamos is the only DUC that is part of the County's regulated areas under the NPDES Municipal General Permit.

The County Flood Control and Water Conservation District constructs and maintains flood control infrastructure within 10 County Flood Zone Benefit Assessment Districts. Los Alamos is within the Los Alamos Flood Zone Benefit Assessment District. Garey and Sisquoc are within the Bradley Flood Zone Benefit Assessment District. Both of these districts are underfunded. None of the DUCs have public stormwater drainage systems. Portions of Casmalia, Los Alamos, New Cuyama, and Sisquoc are within the 100-year flood hazard overlay. Ventucopa, Cuyama, and Garey are entirely outside of the 100-year flood hazard area.

Structural Fire Protection

As seen in Table 21, the majority of the disadvantaged communities have structural fire protection located nearby, and the remaining communities have fire protection stations at a greater distance. This protection is provided by the Santa Barbara County Fire Department.

The two communities with fire protection provided from distant stations are Ventucopa

Land Use Element

~~and Casmalia. The closest fire station to Ventucopa is Station 41, approximately 18 miles away, which services Cuyama and New Cuyama, as well. The closest fire station to Casmalia is Station 21, which is located 7.5 miles away in Orcutt.~~

~~Fire department response times are one metric for analyzing DUC's structural fire protection needs or deficiencies. In part, response times reflect the distance between the nearest fire station(s) and the DUC. At least one County fire station is located within or near six of the seven DUCs. Ventucopa is the exception. It is served by Station No. 27, which is located 18 miles to the west in New Cuyama. Nonetheless, the County Fire Department considers the related response times for one fire engine to be satisfactory for all DUCs.~~

~~Multiple County fire stations exist near Casmalia, Garey, Los Alamos, and Sisquoc. Therefore, second and third County fire engines can respond to structural fires in these DUCs within relatively short response times. However, second and third County fire engines for structural fires in the Cuyama Valley (i.e., Cuyama, New Cuyama, and Ventucopa) are located in Santa Maria and Orcutt and must travel approximately 55 to 60 miles with response times of at least one hour. The California Mutual Aid Plan may help address this deficiency. Kern County has a fire station in Maricopa that is approximately 20 to 24 miles from Cuyama, New Cuyama, and Ventucopa. Ventura County has a fire station in Lockwood Valley that is approximately 36 miles from Ventucopa. These two fire stations may respond to structural fires in the Cuyama Valley if the County Fire Department requests their assistance.~~

Analysis of Benefit Assessment Districts and Other Financing Alternatives Potential Funding Sources

According to Government Code §_65302.10(b)(3), the County ~~of Santa Barbara~~ must ~~identify~~include potential funding ~~sources~~mechanisms ~~to aid in the extension of services to the identified disadvantaged communities which could make the extension of services to DUCs financially feasible.~~ These ~~funding~~ sources ~~may~~include bonds, taxes, benefit assessments ~~districts~~, and grant programs. ~~Los Alamos, Garey and Sisquoc are within County Flood Zone Benefit Assessment Districts.~~ The following is a list of potential funding sources:

~~California Department of Public Health Safe Drinking Water State Revolving Fund: The California Department of Public Health provides funding through the Safe Drinking Water State Revolving Fund. The Fund provides low interest loans to fund public water system planning and infrastructure projects. Grant funding may be available to disadvantaged communities that are unable to afford loans. Emphasis is focused on projects that solve public health and significant compliance issues.~~

~~State Water Resources Control Board Drinking Water State Revolving Fund (DWSRF)Program: The Federal Water Pollution Control Act (also known as the Clean Water Act), as amended in 1987, established the Clean Water State Revolving Fund program. The program offers low interest financing agreements for water quality projects. Annually, the program disburses between \$200 and \$300 million to eligible projects. The DWSRF program assists communities with public water systems to finance drinking water infrastructure projects needed to achieve or maintain compliance with Safe Drinking Water Act (SDWA). The DWSRF program prioritizes financing for projects that address~~

Land Use Element

the most serious human health risks and achieve compliance with the SDWA. Eligible communities may receive principal forgiveness/grants from \$2,000,000 up to 100 percent of total eligible project costs.

State Water Resources Control Board Clean Water State Revolving Fund (CWSRF) Program: The CWSRF program provides financing for eligible projects to restore and maintain water quality, reduce the effects of climate change, and promote sustainable water resources for future generations.

State Water Resources Control Board Emergency Drinking Water/Cleanup & Abatement Account Program: This program provides grants for projects that clean up and/or abate the effects of waste on waters of the State or projects that address urgent drinking water needs.

State Water Resources Control Board Safe and Affordable Funding for Equity and Resilience Program (SAFER): The SAFER program provides tools and grants for communities that lack safe drinking water.

State Water Resources Control Board Small Community Clean Water/Wastewater (SCWW) Funding Grant Program: The Small Community Wastewater Grant Program SCWW program provides low-interest loans, grants, and principal forgiveness for the planning, design, and construction of publicly-owned wastewater treatment and collection facilities to small communities (i.e., with a population of 20,000 persons, or less) or drinking water systems which serve less than 10,000 people with financial hardship (i.e., annual median household income is 80 percent of the Sstatewide median household income, or less).

State Water Resources Control Board Small Community Drinking Water (SCDW) Funding Program: The SCDW program funds the planning, design, and construction of drinking water infrastructure projects that address human health risks to drinking water and achieve or maintain compliance with federal and State drinking water laws.

State Water Resources Control Board County-wide and Regional Funding Program: Grant funds are available for regional programs that address drought and contamination issues for state small water systems and domestic wells serving DACs and low income households.

Department of Water Resources Integrated Regional Water Management Grant Program: Integrated Regional Water Management is a collaborative effort to manage all aspects of water resources in a region. Integrated Regional Water Management crosses jurisdictional, watershed, and political boundaries; involves multiple agencies, stakeholders, individuals, and groups; and attempts to address the issues and different perspectives of all the entities involved through mutually beneficial solutions.

Sustainable Communities Planning Grant and Incentive Program: On behalf of the Strategic Growth Council, the Department of Conservation manages competitive grants to cities, counties, and designated regional agencies to promote sustainable community planning and natural resource conservation. The grant program supports development, adoption, and implementation of various planning elements. The Sustainable

Land Use Element

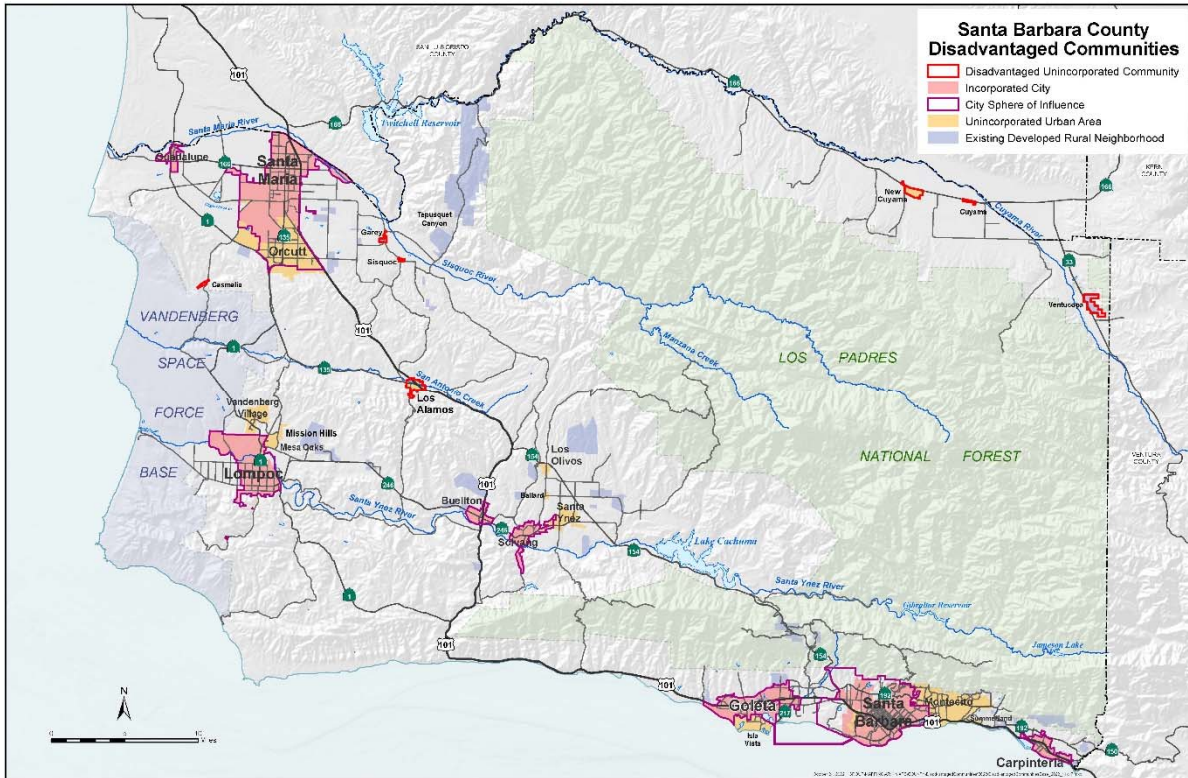
~~Communities Planning Grant Program offers a unique opportunity to improve and sustain the wise use of infrastructure and natural resources through a coordinated and collaborative approach.~~

United States Department of Agriculture (USDA) Rural Development Grants and Loans: Grants and loans are available through the USDA for predevelopment planning, water and wastewater, and emergency water assistance.

Community Development Block Grant (CDBG) Funds: The ~~Community Development Block Grant Funds~~CDBG program provides communities with resources to address a wide range of unique community development needs, including water supply and wastewater treatment. Beginning in 1974, the ~~CDBG~~Community Development Block Grant program is one of the longest continuously run programs at the U.S. Department of Housing and Urban Development (HUD). The ~~CDBG~~Community Development Block Grant program provides annual grants on a formula basis ~~to 1209 general units of local government and States~~.

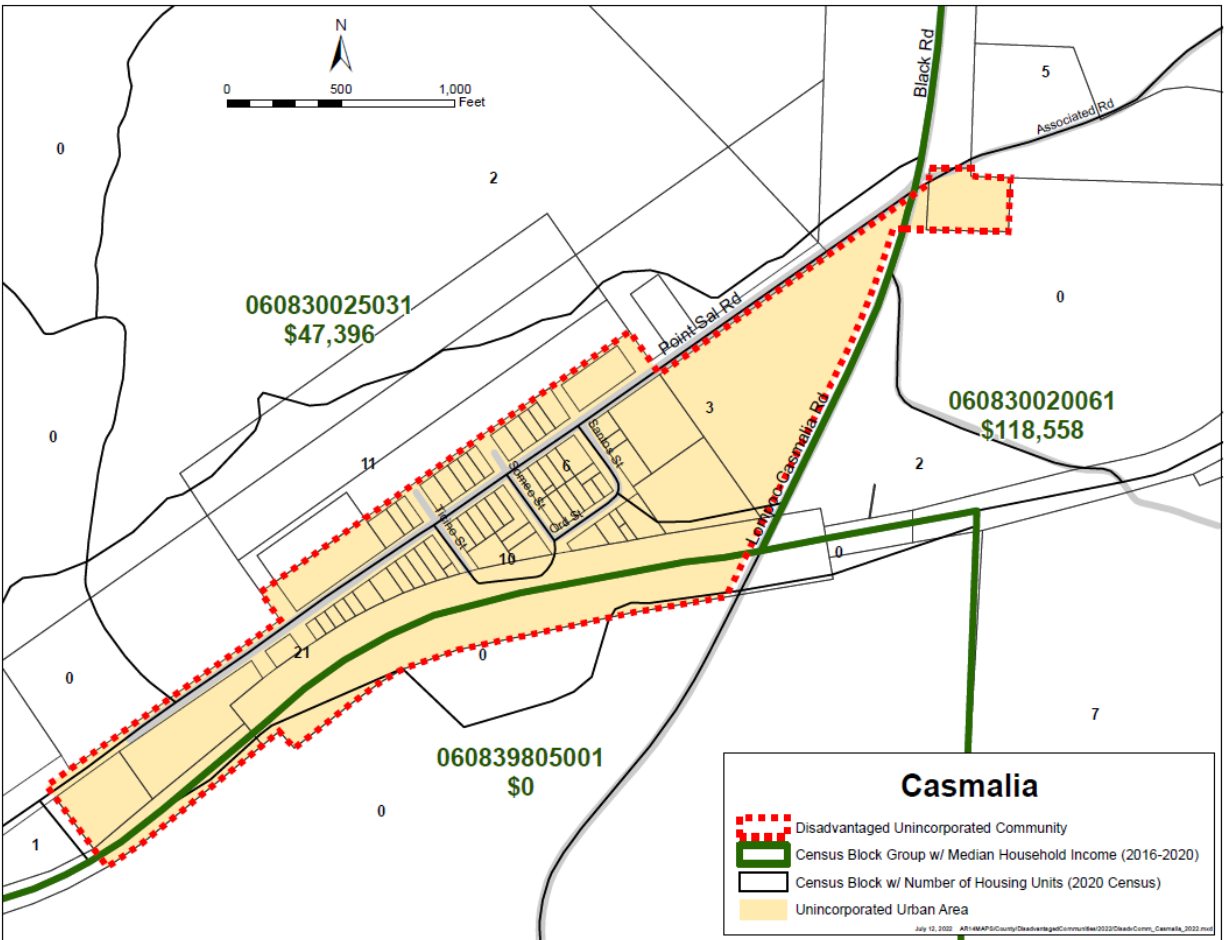
Land Use Element

A-1 Disadvantaged Unincorporated Communities Base DUC Map



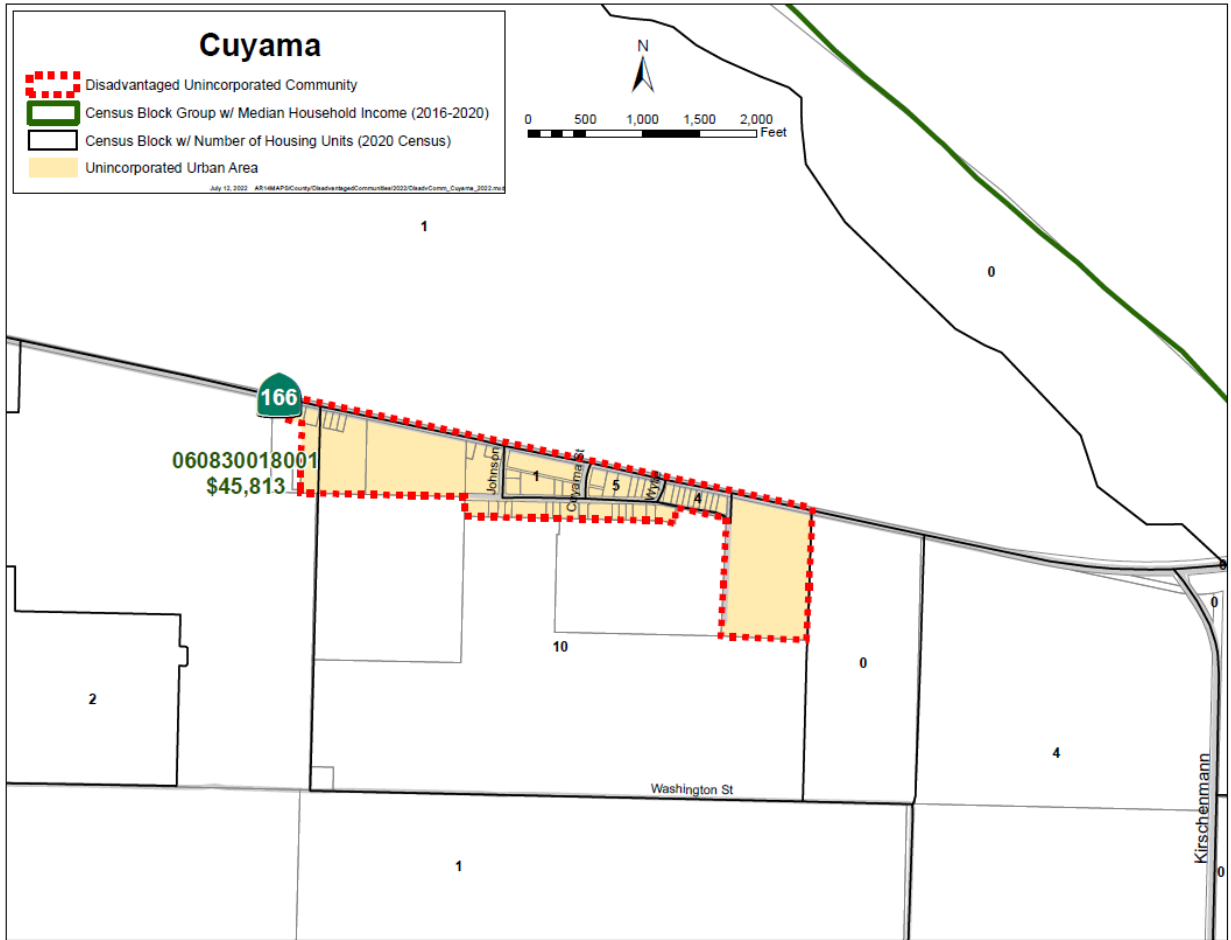
Land Use Element

A-2 Casmalia **Census Block DUC** Map



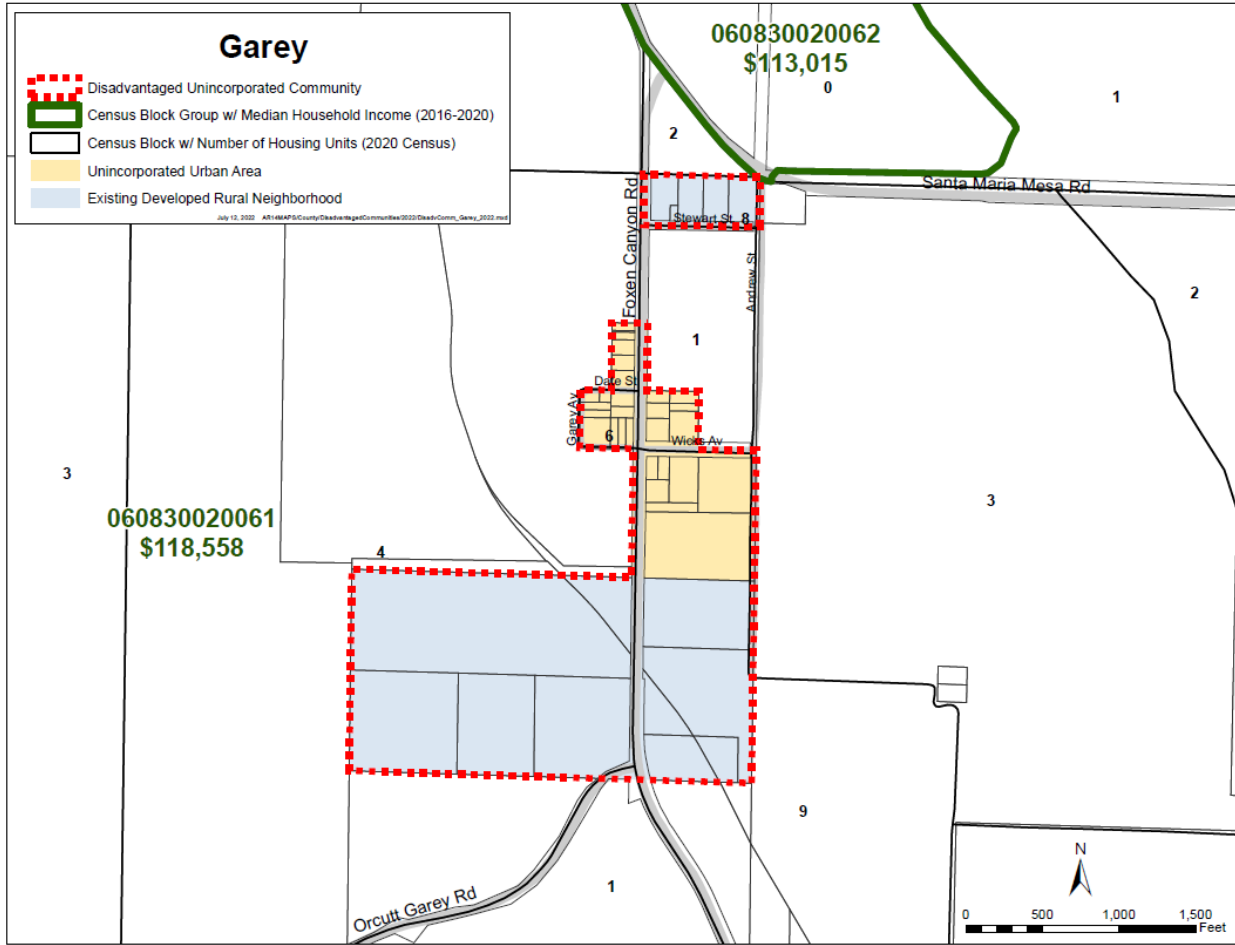
Land Use Element

A-3 Cuyama Census Block DUC Map



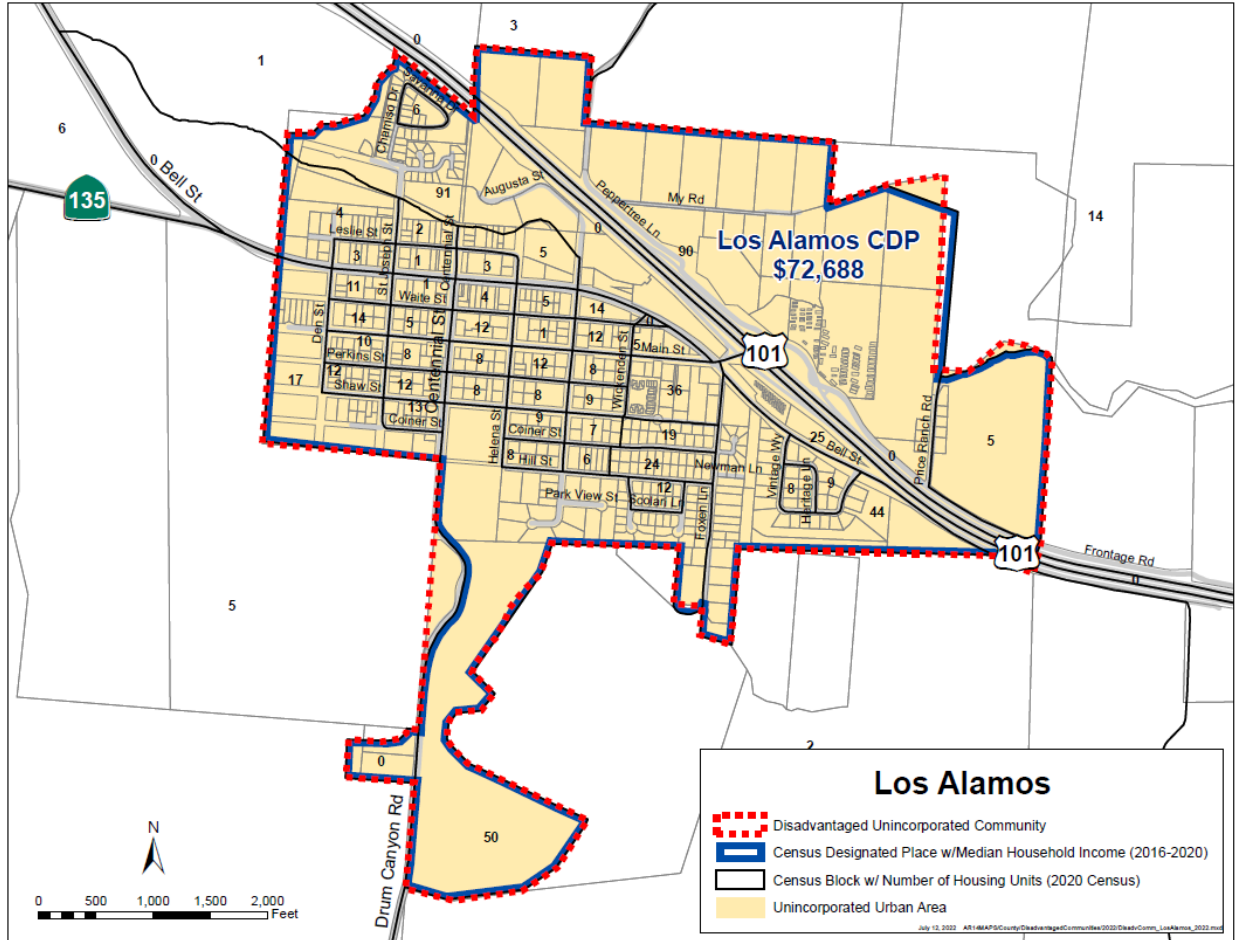
Land Use Element

A-4 Garey ~~Census Block~~ DUC Map



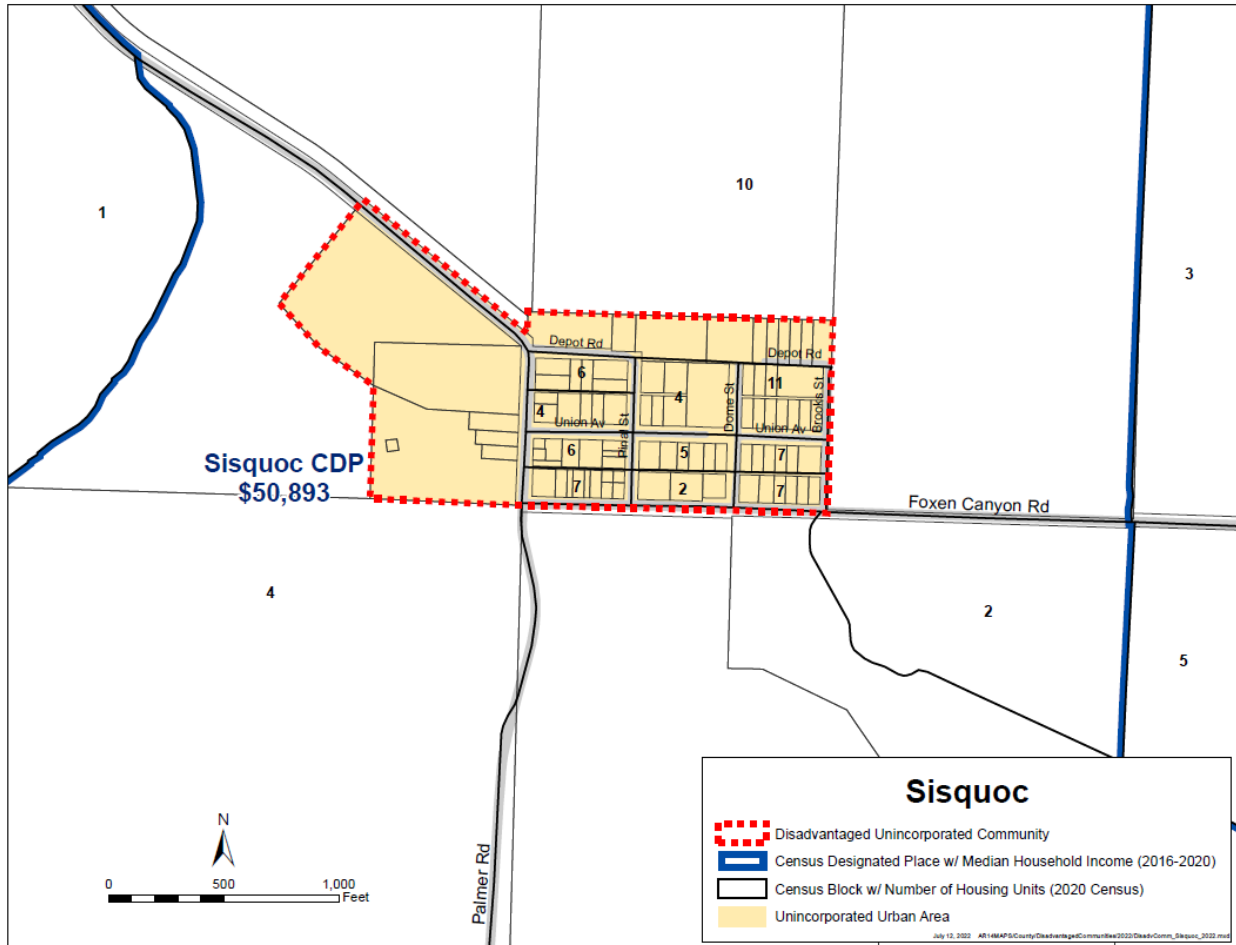
Land Use Element

A-5 Los Alamos **Census-Block DUC** Map



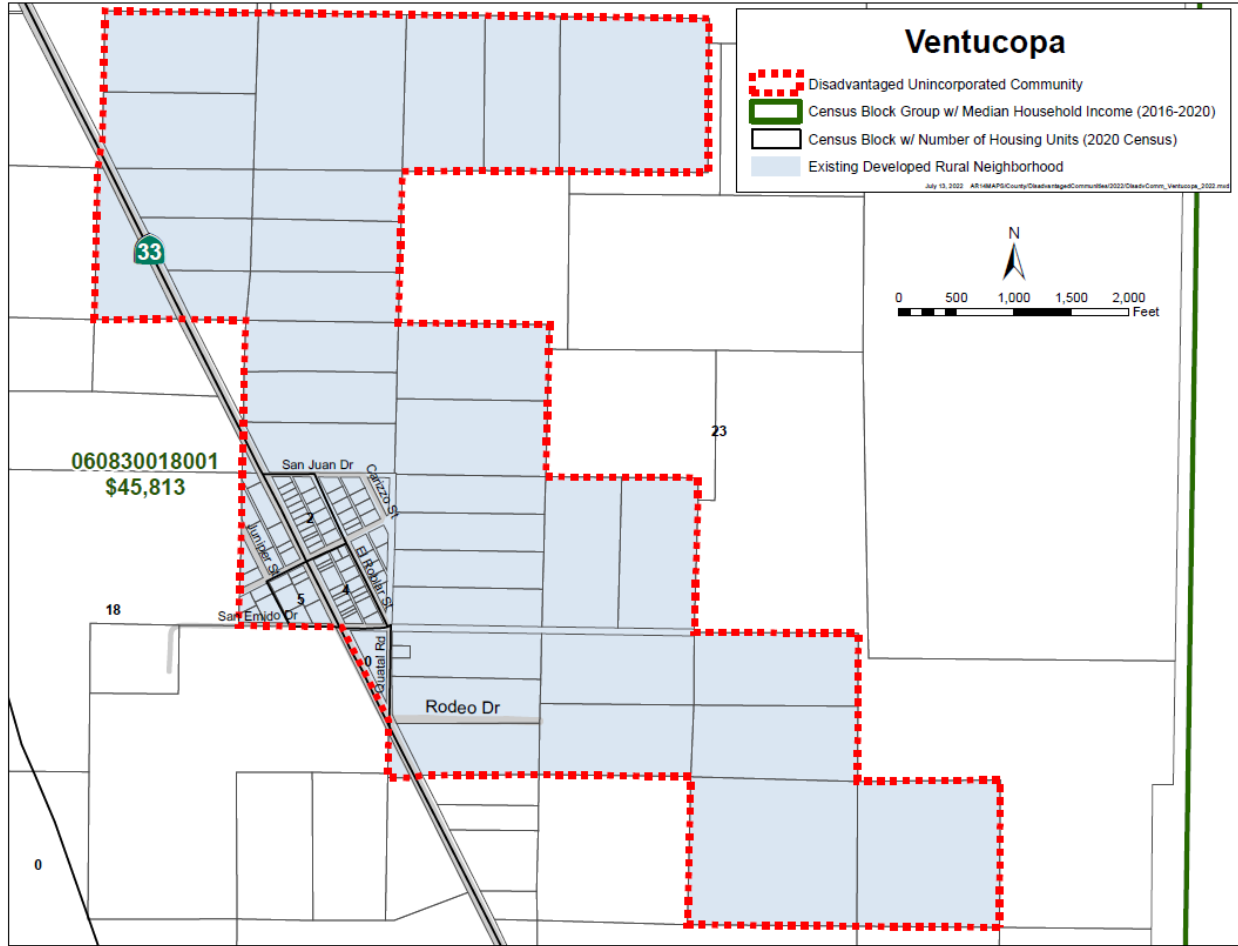
Land Use Element

A-7 Sisquoc **Census Block DUC** Map



Land Use Element

A-8 Ventucopa **Census Block DUC** Map



CITATIONS

¹¹⁵ Resolution No. ~~4422-35XX~~ (Case No. ~~4422GPA-00000-0004504~~) ~~Amended December 13, 2022 February 3, 2015 (Added Disadvantaged Unincorporated Communities Policy and Updated DUC text, maps and~~ Definition).