

SANTA BARBARA COUNTY BOARD OF SUPERVISORS
NOTICE OF PUBLIC HEARING

On February 11, 2014, the Santa Barbara County Board of Supervisors will hold a public hearing in the Joseph Centeno Betteravia Government Administration Building, 511 East Lakeside Parkway, Santa Maria. The meeting begins at 9:00 a.m. The following planning item will be heard in order of agenda placement, subject to the discretion of the Board:

The Board of Supervisors will consider the Planning Commission's recommendation for denial of the Mosby Sports and Outdoor Recreation Facility project (Case Nos. 12RZN-00000-00003, and 11CUP-00000-00032). The project description includes the following:

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 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.

Anyone interested in these matters is invited to appear and speak in support or in opposition to these projects. Written comments are also welcome. All letters should be addressed to the Santa Barbara County Board of Supervisors, c/o Clerk of the Board, 105 East Anapamu Street, Santa Barbara, California, 93101.

Maps and/or staff analysis of the proposals may be reviewed at Planning and Development, 624 W. Foster Road Ste C, Santa Maria, CA 93455 a week prior to the public hearing.

If you challenge the project(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Board of Supervisors prior to the public hearing. For further information, please contact Dana Eady at (805) 934-6266.

TIMOTHY R SMITH
816 WEST FIR AVENUE
LOMPOC, CALIFORNIA 93436
U.S.A.

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COUNTY OF SANTA BARBARA
CLERK OF THE
BOARD OF SUPERVISORS
February 7, 2014

Santa Barbara County Board of Supervisors
c/o Clerk of the Board
105 East Anapamu Street
Santa Barbara, California 93101

Honorable Supervisors:

I was deeply disappointed with the Santa Barbara County Planning Commission's recent decision to deny the rezoning request of Mosby Recreational Fields. My initial comments to the Planning Commission, which still stand, were as follows:

As a resident of Lompoc, I visit the River Park area several times a week, and see first-hand the valuable service Mosby Recreational Fields provides to this community. It hardly takes an extensive evaluation to conclude the environmental impact of the current sports-related activities is minimal compared with agriculture, the latter of which has resulted in considerable water quality degradation to the aquifers in this course of the Santa Ynez River valley. Costs to the City of Lompoc to improve the quality of water drawn from the aquifer are significant, yet agriculture simply does not bear its share of this environmental and financial burden to the City. Agricultural land is valuable, to be sure, but any reasonable assessment at this site finds no irreversible impact should it be desirable to farm it in the future. Further, common sense readily deduces there is no conflict between the current recreational uses of this property and surrounding agricultural operations. Finally, to the families that enjoy Mosby Recreational Fields, no attractive alternative has been provided by either the Planning Commission or the project's detractors. Especially with the many social problems facing community youth these days, every kid bouncing a ball in the fresh air at

Mosby Recreational Fields every weekend is one more healthy youngster we don't have to worry about for the moment. Unless the Fields go away. So, the only issue that's left is the zoning. Representing Mosby Recreational Fields, Mr. Mosby proposes in good faith to rezone the property appropriately for its current use, so the Santa Barbara County Planning Commission should simply accept this request and move on to other matters in our County that are far more pressing.

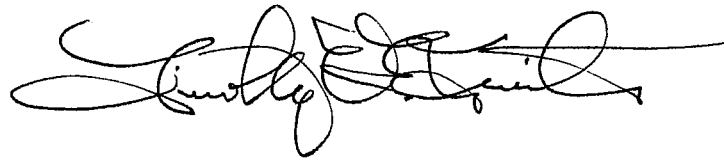
To my previous comments, I now add the following regarding compatibility, in support of retaining the current uses of Mosby Recreational Fields. First, while the Santa Barbara County Planning Commission considers Mosby Recreational Fields incompatible with agriculture, the ultimate source of any supposed problem of incompatibility stems largely from activities on agricultural lands and not from activities on Mosby Recreational Fields. Second, the Santa Barbara County Planning Commission never indicated what would be necessary for the purportedly incompatible uses to become compatible. Third, Mosby Recreational Fields is next to other urbanized properties which are also situated adjacent to agricultural lands, the closest of which is the City of Lompoc's River Park. River Park is hardly a farm or a wilderness; rather, it is a municipal park and recreational vehicle site serviced by a full complement of utilities, including electric, water, sewer, refuse collection, and wireless communication networks. That the current uses of Mosby Recreational Fields are not compatible with the small plots of agricultural land in the vicinity is an entirely implausible and incongruous position taken by the Santa Barbara County Planning Commission.

The Santa Barbara County Planning Commission's vote was not unanimous, showing there is already dissenting opinion on that Commission. I feel the majority of the Commission acted with inappropriate disregard to many comments from the community, including mine, regarding the value of Mosby Recreational Fields. In my opinion, their decision reeks of some dubious special interests rather than the good of the community as a whole. At the moment, we really don't need another farm consuming huge volumes of water, especially now that we are in a critical drought situation. We do need Mosby Recreational Fields.

I kindly ask the Santa Barbara County Board of Supervisors to carefully consider the many arguments put forward by Mosby Recreational Fields and

many citizens in support of its uses and activities, and conclude that to rezone this property is readily in the best interests of the neighboring community of Lompoc and Santa Barbara County.

Sincerely,

A handwritten signature in black ink, appearing to read "Timothy R. Smith". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Timothy R Smith