

**ATTACHMENT G: COUNTY LAND USE AND DEVELOPMENT CODE  
ZONING MAP ORDINANCE AMENDMENT**

**ORDINANCE NO. 5266**

AN ORDINANCE AMENDING THE SANTA BARBARA COUNTY LAND USE AND DEVELOPMENT CODE, SECTION 35-1 OF CHAPTER 35, ZONING, OF THE SANTA BARBARA COUNTY CODE TO AMEND THE COUNTY ZONING MAP BY ADDING A NEW SENIOR MOBILE HOME PARK (SMHP) OVERLAY AND MOBILE HOME PARK (MHP) OVERLAY ZONE AND REZONING CERTAIN PARCELS TO IMPLEMENT A PART OF THE SENIOR MOBILE HOME PARK OVERLAY ORDINANCE AMENDMENTS PROJECT.

Case No. 25RZN-00002

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

**SECTION 1:**

Pursuant to the provisions of Subsection E, Map Amendments, of Section 35.14.020, Zoning Map and Zones, of Chapter 35.14, Zoning Map, and Chapter 35.104, Amendments, 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, the Board of Supervisors hereby amends the County Zoning Map by adding two new zoning overlays, the Senior Mobile Home Park (SMHP) Overlay Zone and the Mobile Home Park (MHP) Overlay Zone, and re-designating the parcels as shown on table titled "Assessor's Parcel Numbers For Land Use And Development Code County Zoning Map Amendments" (Exhibit 1), attached hereto and which are made a part of said section by reference.

The amended County Zoning Map is made 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 2:**

The Chair of the Board of Supervisors is hereby authorized and directed to sign and certify this Ordinance and all maps, documents, and other materials in said Exhibit 1 to show that said exhibit maps and zoning changes for the parcels identified in Exhibit 1 have been adopted by this Board of Supervisors.

**SECTION 3:**

Except as amended by this Ordinance, Chapter 35.14, Zoning Map, of Article 35.1 of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code shall remain unchanged and shall continue in full force and effect.

**SECTION 4:**

This ordinance shall take effect and be in force 30 days from the date of its passage and before the expiration of 15 days after its passage a summary of it shall be published once together with the names

of the members of the Board of Supervisors voting for and against the same in the Santa Barbara Independent and Santa Maria Times, newspapers 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 15th day of July, 2025, by the following vote:

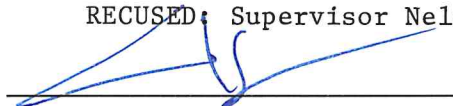
AYES: Supervisors Lee, Capps, Hartmann and Lavagnino

NOES: None

ABSTAINED: None

ABSENT: None


RECUSED: Supervisor Nelson

  
\_\_\_\_\_  
LAURA CAPPS, CHAIR  
BOARD OF SUPERVISORS  
COUNTY OF SANTA BARBARA

ATTEST:

MONA MIYASATO, COUNTY EXECUTIVE OFFICER  
CLERK OF THE BOARD

By:

  
\_\_\_\_\_  
Deputy Clerk

APPROVED AS TO FORM:

RACHEL VAN MULLEM  
COUNTY COUNSEL

By:

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

Exhibits:

- Exhibit 1 – Assessor's Parcel Numbers for Land Use and Development Code County Zoning Map Amendments
- Exhibit 1A – Knollwood Village Mobile Home Park Map
- Exhibit 1B – New Cuyama Trailer Park Rezone Map
- Exhibit 1C – Saint Marie Mobile Home Park Rezone Map

**ATTACHMENT G, EXHIBIT 1: ASSESSOR'S PARCEL NUMBERS FOR COUNTY LAND USE AND DEVELOPMENT  
CODE ZONING MAP AMENDMENTS**

Site Name and APN(s)	Existing Zoning Designation	Proposed Zoning Designation	Proposed Overlay	Notes
<b>Knollwood Village Mobile Home Park</b> 107-870-063, 107-880-060 & 107-860-075	MHP	No Change	Senior Mobile Home Park	See Exhibit 1A for map. This map shows all the individual ground parcels in Knollwood Village.
<b>San Vicente Mobile Home Park</b> 059-180-024 & 059-160-020	MHP	No Change	Senior Mobile Home Park	
<b>Sunny Hills Mobile Home Park</b> 129-280-005 & 129-280-006	MHP	No Change	Senior Mobile Home Park	
<b>Town &amp; Country Mobile Estates</b> 129-280-026	MHP	No Change	Senior Mobile Home Park	
<b>Rancho Santa Barbara Mobile Home Park</b> 059-160-007, 059-240-008 & 059-180-011	MHP	No Change	Senior Mobile Home Park	
<b>Orcutt Ranch Estates Mobile Home Park</b> 105-060-032 & 105-060-033	MHP	No Change	Senior Mobile Home Park	
<b>La Cumbre Mobile Home Park</b> 061-120-006	DR-12.3	No Change	Senior Mobile Home Park	
<b>Rancho Oneonta Mobile Home Park</b> 141-410-001	AG-I-10	No change	Senior Mobile Home Park	

Site Name and APN(s)	Existing Zoning Designation	Proposed Zoning Designation	Proposed Overlay	Notes
<b>Quail Meadows East Mobile Home Park</b> 109-200-034	MHP	No Change	Senior Mobile Home Park	
<b>New Cuyama Trailer Park</b> 147-044-037, 147-044-038 & 147-044-039	AG-II-100	MHP	Senior Mobile Home Park	See Exhibit 1B for map
<b>Del Cielo Mobile Estates</b> 109-200-023, 109-200-026 & 109-200-021	MHP	No Change	Senior Mobile Home Park	
<b>Rancho Jamore Mobile Home Park</b> 101-130-023	MHP	No Change	Mobile Home Park	
<b>Rancho Los Alamos Mobile Home Park</b> 101-130-021	MHP	No Change	Mobile Home Park	
<b>Valley Gardens Mobile Home Park</b> 141-211-062	MHP	No Change	Mobile Home Park	
<b>Frontier Village Mobile Home Park</b> 101-260-060	MHP	No Change	Mobile Home Park	
<b>Saint Marie Mobile Home Park</b> 117-200-028	C-S	MHP	Mobile Home Park	See Exhibit 1C for map
<b>Blue Skies Mobile Home Park</b> 059-240-002	MHP	No Change	Mobile Home Park	

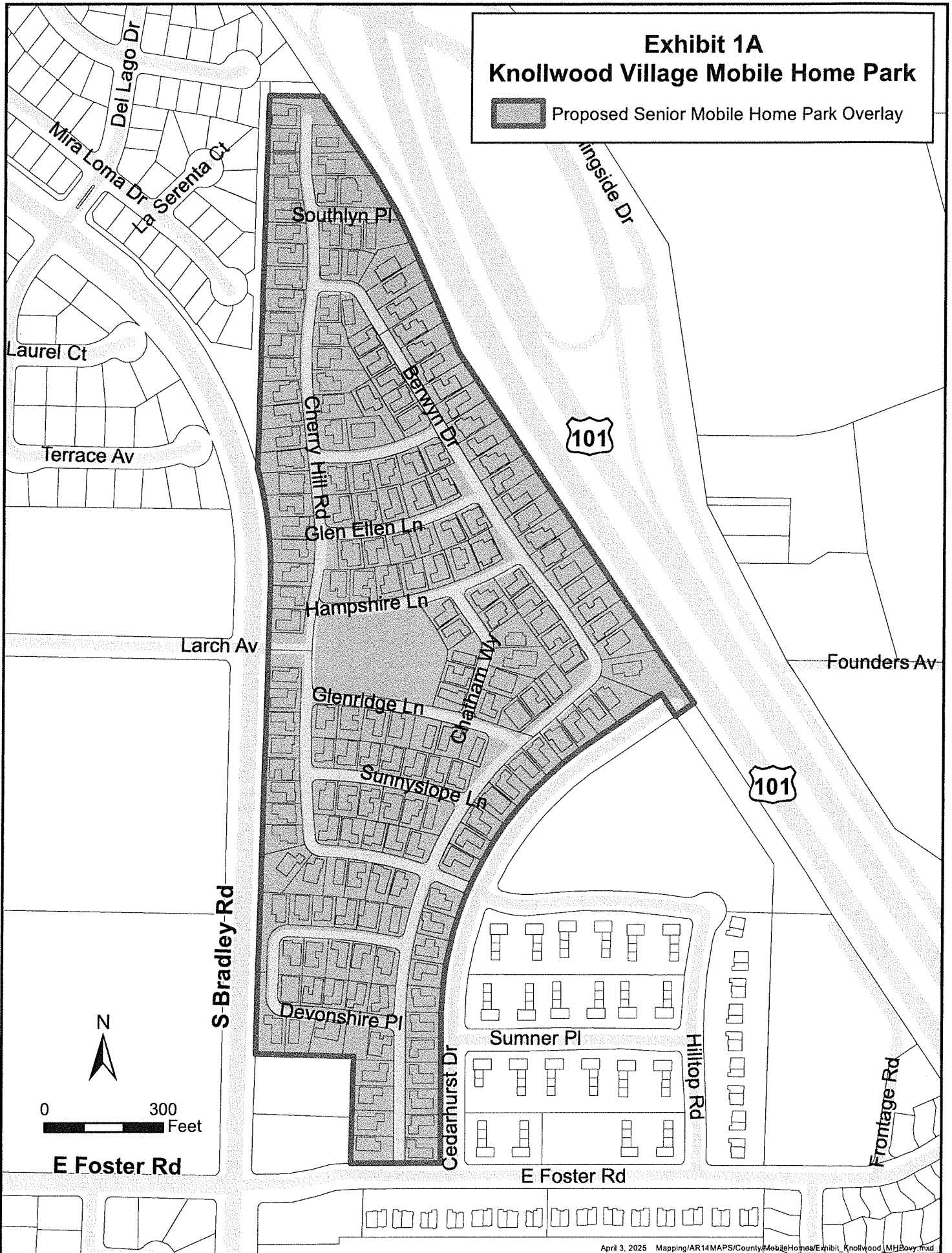
Site Name and APN(s)	Existing Zoning Designation	Proposed Zoning Designation	Proposed Overlay	Notes
<b>Summerland by the Sea Mobile Home Park</b> 005-121-012	MHP	No Change	Mobile Home Park	
<b>Nomad Village Mobile Home Park</b> 059-240-006	MHP	No Change	Mobile Home Park	




# Exhibit 1A Knollwood Village Mobile Home Park

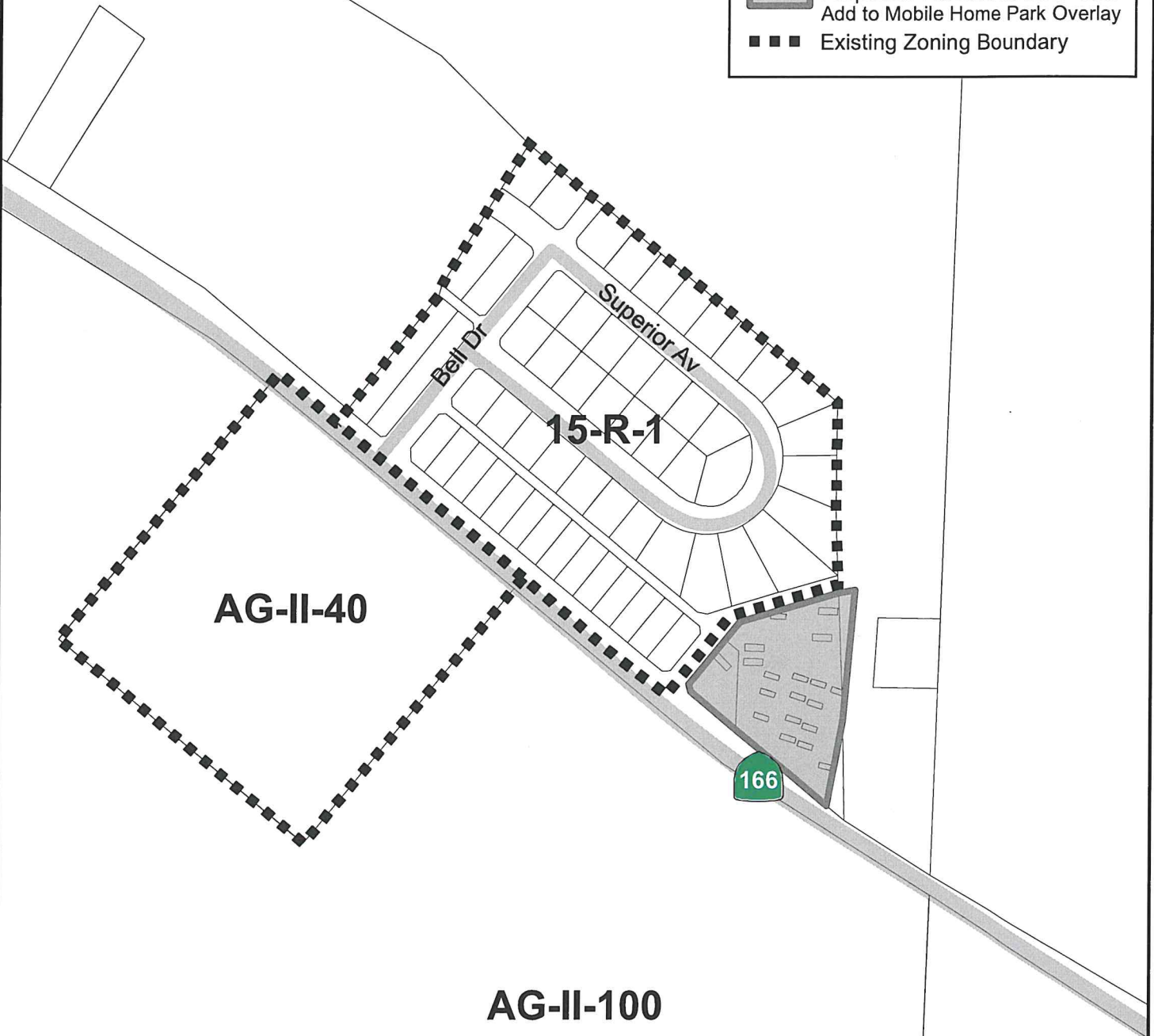


Proposed Senior Mobile Home Park Overlay






# Exhibit 1B New Cuyama Trailer Park

-  Proposed Rezone to MHP and Add to Mobile Home Park Overlay
-  Existing Zoning Boundary



AG-II-40

# Exhibit 1C Saint Marie Mobile Home Park

-  Proposed Rezone to MHP and Add to Mobile Home Park Overlay
-  Existing Zoning Boundary
-  City of Santa Maria

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C-S

APN: 117-200-028

*City of Santa Maria*

AG-II-40



0 300 Feet

Hanson Wy

White Ct

Farnel Rd

Cook St