

**ATTACHMENT E**

**SANTA BARBARA COUNTY PLANNING COMMISSION  
ACTION LETTER**



TO THE HONORABLE BOARD OF SUPERVISORS  
COUNTY OF SANTA BARBARA, CALIFORNIA

PLANNING COMMISSION  
HEARING OF NOVEMBER 2,

2022

***RE: Land Use Element Amendment – Disadvantaged Unincorporated Communities***

Hearing on the request of the County of Santa Barbara (County) Planning and Development Department (P&D) that the County Planning Commission (Commission) recommend that the Board of Supervisors (Board) adopt a general plan amendment, Case No. 22GPA-00000-00004, amending the Disadvantaged Unincorporated Communities (DUC) Policies, Land Use Definition of “DUC,” and DUC section of the Appendix of the Land Use Element of the County Comprehensive Plan as required by Government Code Section 65302.10.

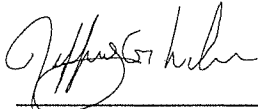
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Dear Honorable Members of the Board of Supervisors:

At the Planning Commission hearing of November 2, 2022, Commissioner Martinez moved, seconded by Commissioner Parke and carried by a vote of 4 to 0 (Ferini absent) to:

1. Make the required findings for approval of the proposed general plan amendment specified in Attachment A of the staff report dated October 25, 2022, including CEQA findings, and recommend that the Board make the required findings for approval of the proposed general plan amendment;
2. Recommend that the Board find that the proposed general plan amendment is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) and Notice of Exemption, included as Attachment B of the staff report dated October 25, 2022; and
3. Adopt the resolution contained in Attachment C of the staff report dated October 25, 2022 recommending that the Board adopt the proposed general plan amendment, Case No. 22GPA-00000-00004, amending the DUC Policies, Land Use Definition of “DUC,” and DUC section of the Appendix of the Land Use Element of the County Comprehensive Plan (Attachment C of the staff report dated October 25, 2022, Exhibit 1).

Sincerely,



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Jeff Wilson  
Secretary Planning Commission

cc: Case File: 22GPA-00000-00004  
Planning Commission File  
Jeff Wilson, Assistant Director  
Zoë Carlson, Planner

**Attachments:            Attachment A – Findings**  
**Attachment C – Resolution**

JW/dmv

## ATTACHMENT A

### Findings for Approval

#### Disadvantaged Unincorporated Communities (DUC) - Land Use Element Amendment

#### 1.0 CEQA FINDING

- 1.1 The County Planning Commission recommends that the Board of Supervisors find the proposed project exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3). Please see Attachment B, Notice of Exemption.

#### 2.0 ADMINISTRATIVE FINDINGS

**Findings required for all amendments to the County Land Use and Development Code and the County Zoning Map.** In compliance with County Land Use and Development Code (LUDC) Section 35.104.060.A, an application for an amendment to the Comprehensive Plan may be approved only if the review authority first makes all of the following findings, as applicable to the type of amendment.

#### 2.1 COMPREHENSIVE PLAN FINDINGS

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

Disparities in access to safe affordable water, wastewater treatment services, stormwater drainage infrastructure, and structural fire protection persist within the county. An individual's income should not determine the individual's access to basic public services. Two of the seven DUCs lack access to public water and only three DUCs have access to public sewer. Structural fire protection continues to be a challenge for Cuyama, New Cuyama, and Ventucopa, despite the new fire station in New Cuyama. None of the DUCs have stormwater drainage systems. Although the proposed amendment does not authorize new infrastructural development, it documents current infrastructure needs or deficiencies and potential funding sources to help address these needs or deficiencies. Therefore, the proposed amendment is in the interest of the general community welfare and this finding can be made.

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

The proposed amendment is consistent with the applicable policies of the Santa Barbara County Comprehensive Plan, including the Land Use Element, and the applicable development standards of the County Land use and Development Code (LUDC) as discussed in Sections 5.2 and 6.3 of the County Planning Commission staff report, dated October 26, 2022, and incorporated herein by reference. For example, the proposed amendment does not include any substantive changes to any of the policies in the Comprehensive Plan and does not change currently allowed uses or development of land. Also, the proposed amendment would not change any existing text, zones, development standards, or other aspects of the LUDC.

The proposed amendment is consistent with State planning laws. Specifically, the proposed amendment is consistent with Government Code Section 65302.10 and includes current DUCs, infrastructure needs or deficiencies related to water,

wastewater, stormwater drainage, and structural fire protection, and financing alternatives to increase services to DUCs.

Therefore, the proposed amendment is consistent with the Comprehensive Plan, State planning and zoning laws, and the LUDC, and this finding can be made.

**2.1.3 The request is consistent with good zoning and planning practices.**

The proposed amendment includes current DUCs, infrastructure needs or deficiencies related to water, wastewater, stormwater drainage, and structural fire protection, and financing alternatives that could make the extension of services to DUCs financially feasible as required by Government Code Section 65302.10. It does not include any changes to zoning regulations. The amendment does not raise policy, environmental, or other planning issues. Therefore, the proposed amendment is consistent with good zoning and planning practices and this finding can be made.

**2.2 ADDITIONAL FINDING FOR COMPREHENSIVE PLAN AMENDMENTS**

**2.2.1 The request is deemed to be in the public interest.**

The primary intent of SB 244 is to address financial and other barriers that contribute to regional inequity and infrastructure needs or deficiencies within DUCs. Ultimately, SB 244 requires an analysis of basic infrastructure services within each DUC, as well as an analysis of financing alternatives that could make the extension of services and facilities to DUCs financially feasible. State and federal grant funding is available to further address infrastructure needs or deficiencies within DUCs. Overall, it is in the public interest to adopt this amendment, as all residents of the county should have access to basic services. Therefore, this finding can be made.

ATTACHMENT C

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

IN THE MATTER OF RECOMMENDING )  
THAT THE BOARD OF SUPERVISORS )  
AMEND THE DISADVANTAGED ) RESOLUTION NO.: 22 – 07  
UNINCORPORATED COMMUNITIES )  
POLICIES SECTION, TEXT OF THE LAND ) CASE NO. 22GPA-00000-00004  
USE DEFINITIONS SECTION, AND )  
DISADVANTAGED UNINCORPORATED )  
COMMUNITIES SECTION OF THE )  
APPENDIX OF THE LAND USE ELEMENT )  
OF THE SANTA BARBARA COUNTY )  
COMPREHENSIVE PLAN TO REFLECT )  
CURRENT DATA AND CONDITIONS )

WITH REFERENCE TO THE FOLLOWING:

- A. On December 20, 1980, by Resolution No. 80-566, the Board of Supervisors of the County of Santa Barbara, State of California, adopted the Land Use Element of the Santa Barbara County Comprehensive Plan.
- B. Government Code Section 65302.10, subsections (a) through (c), requires counties to identify disadvantaged unincorporated communities; analyze these communities' water, wastewater, stormwater drainage, and structural fire protection needs or deficiencies; and analyze financing alternatives that could make the extension of services to these communities financially feasible.
- C. On February 3, 2015, by Resolution No. 15-35, the Board of Supervisors added the Disadvantaged Communities Policies section, amended the Land Use Definitions section, and added the Disadvantaged Unincorporated Communities section to the Appendix of the Land Use Element.
- D. Pursuant to Government Code Section 65302.10, subsection (c), and, by reference, Section 65588, each county must 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 disadvantaged unincorporated communities.
- E. The due date of the County's next revision of its Housing Element is February 15, 2023, and, as a result, the County must now review and amend the Disadvantaged Unincorporated Communities sections of the Land Use Element to reflect new data and changed conditions.
- F. County staff identified seven disadvantaged unincorporated communities within the unincorporated areas of Santa Barbara County.

- G. County staff updated the analysis of water, wastewater, stormwater drainage, and structural fire protection needs and deficiencies for the identified disadvantaged unincorporated communities.
- H. County staff also identified potential funding sources that could make the extension of services to the identified disadvantaged unincorporated communities financially feasible.
- I. The County provided opportunities for the involvement of citizens, California Native American tribes, public agencies, public utility companies, and civic, education, and other community groups in the preparation of the proposed amendment through a webpage, meetings, and public hearings in compliance with Government Code Section 65351.
- J. The County contacted and offered to consult with California Native American tribes in compliance with Government Code Sections 65352.3 and 65352.4 (Senate Bill 18).
- K. This Commission held a duly noticed public hearing on November 2, 2022, at which time County staff explained the proposed amendment and the Commission invited comments from the attendees of the hearing.
- L. In compliance with Government Code Section 65359, this Commission has determined that the proposed amendment is consistent with the Comprehensive Plan, including the Land Use Element, and provides the greatest community welfare without compromising community values, environmental quality, or public health and safety, as included in the findings in Attachment A, Findings, of the County Planning Commission staff report dated October 25, 2022, which is incorporated by reference.
- M. This Commission now finds that it is in the interest of the 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 a resolution to amend the Disadvantaged Unincorporated Communities Policies section, Land Use Definitions section, and Disadvantaged Unincorporated Communities section of the Appendix of the Land Use Element. Said resolution is attached hereto as Exhibit 1, Resolution of the Board of Supervisors, which is incorporated by reference.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. In compliance with the provisions set forth in Government Code Section 65354 and County Code Section 2-25.2(a), the County Planning Commission recommends that the Board of Supervisors, following the required noticed public hearing, approve and adopt the above mentioned recommendation of this Commission regarding the amendments of the Disadvantaged Unincorporated Communities Policies section, Land Use Definitions section, and Disadvantaged Unincorporated Communities section of the Appendix of the Land Use Element, based on the findings included in Attachment A, Findings, of the County Planning Commission staff report, dated October 25, 2022.



3. A certified copy of this resolution shall be transmitted to the Board of Supervisors in compliance with the provisions set forth in Government Code Section 65354 and County Code Section 2-25.2(b).
4. The Chair of the County Planning Commission is hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this resolution to reflect the above-described action by the County Planning Commission.

PASSED, APPROVED AND ADOPTED this 2nd day of November, 2022, by the following vote:

AYES: Cooney, Bridley, Parke, Martinez

NOES:


ABSTAIN:

ABSENT: Ferini



MICHAEL COONEY, CHAIR  
SANTA BARBARA COUNTY PLANNING COMMISSION

ATTEST:



JEFFREY WILSON  
SECRETARY TO THE COUNTY PLANNING COMMISSION

APPROVED AS TO FORM:

RACHEL VAN MULLEM  
COUNTY COUNSEL

By   
Deputy County Counsel

EXHIBIT:

1. Resolution of the Board of Supervisors amending the Definitions section and Disadvantaged Unincorporated Communities section of the Appendix of the Land Use Element of the Comprehensive Plan (Case No. 22GPA-00000-00004)



**ATTACHMENT C, EXHIBIT 1**

**RESOLUTION OF THE BOARD OF SUPERVISORS  
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA**

IN THE MATTER OF ADOPTING AN	)	
AMENDMENT TO THE DISADVANTAGED	)	
UNINCORPORATED COMMUNITIES	)	RESOLUTION NO.: 22 – ____
POLICIES SECTION, TEXT OF THE LAND	)	
USE DEFINITIONS SECTION, AND	)	CASE NO. 22GPA-00000-00004
DISADVANTAGED UNINCORPORATED	)	
COMMUNITIES SECTION OF THE	)	
APPENDIX OF THE LAND USE ELEMENT	)	
OF THE SANTA BARBARA COUNTY	)	
COMPREHENSIVE PLAN	)	

WITH REFERENCE TO THE FOLLOWING:

- A. On December 20, 1980, by Resolution No. 80-566, the Board of Supervisors of the County of Santa Barbara, State of California, adopted the Land Use Element of the Santa Barbara County Comprehensive Plan.
- B. Government Code Section 65302.10, subsections (a) through (c), requires counties to identify disadvantaged unincorporated communities; analyze these communities' water, wastewater, stormwater drainage, and structural fire protection needs or deficiencies; and analyze financing alternatives that could make the extension of services to these communities financially feasible.
- C. On February 3, 2015, by Resolution No. 15-35, the Board of Supervisors added the Disadvantaged Communities Policies section, amended the Land Use Definitions section, and added the Disadvantaged Unincorporated Communities section to the Appendix of the Land Use Element in compliance with Senate Bill 244.
- D. Pursuant to Government Code Section 65302.10, subsection (c), and, by reference, Section 65588, each county must 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 disadvantaged unincorporated communities.
- E. The due date of the County's next revision of its Housing Element is February 15, 2023, and, as a result, the County must now review and amend the Disadvantaged Unincorporated Communities sections of the Land Use Element to reflect new data and changed conditions.
- F. County staff identified seven disadvantaged unincorporated communities within the unincorporated areas of Santa Barbara County.

- G. County staff updated the analysis of water, wastewater, stormwater drainage, and structural fire protection needs and deficiencies for the identified disadvantaged unincorporated communities.
- H. County staff also identified potential funding sources that could make the extension of services to the identified disadvantaged unincorporated communities financially feasible.
- I. The County provided opportunities for the involvement of citizens, California Native American tribes, public agencies, public utility companies, and civic, education, and other community groups in the preparation of the proposed amendment through a webpage, meetings, and public hearings in compliance with Government Code Section 65351.
- J. The County contacted and offered to consult with California Native American tribes in compliance with Government Code Sections 65352.3 and 65352.4 (Senate Bill 18).
- K. The County Planning Commission (Commission) held a duly noticed public hearing on November 2, 2022, as required by Government Code Section 65353, at which time County staff explained the proposed amendment and the Commission invited comments from the attendees of the hearing.
- L. The Commission, after holding a duly noticed public hearing, endorsed and transmitted a written recommendation on the proposed amendment to the Board of Supervisors as required by Government Code Section 65354.
- M. The Board of Supervisors received and considered the Commission's recommendation and held a duly noticed public hearing online on December 13, 2022, as required by Government Code Section 65355, at which time the Board of Supervisors invited comments from attendees of the hearing.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

- 1. The above recitations are true and correct.
- 2. The Board of Supervisors now finds, consistent with its authority in Government Code Section 65358, that it is in the public interest to provide orderly development of the county and important to the preservation of the health, safety, and general welfare of the residents of the county to approve and adopt the proposed amendments of the Disadvantaged Unincorporated Communities Policies section, Land Use Definitions section, and Disadvantaged Unincorporated Communities section of the Appendix of the Land Use Element, as shown in Exhibit 1.
- 3. The Chair and the Clerk of the Board of Supervisors are hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this resolution to reflect the above-described action.

4. Pursuant to Government Code Section 65357, the Clerk of the Board is hereby authorized and directed to make the documents amending the Land Use Element, including the text and maps, available to the public for inspection.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this thirteenth day of December, 2022, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
JOAN HARTMANN, 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

EXHIBIT:

1. Amended Disadvantaged Unincorporated Community Sections of the Land Use Element



## 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 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 Element

### 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.<sup>115</sup>

(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, Siskiyou, 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, Siskiyou, 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, Siskiyou, 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)
Siskiyou	Yes	No	No	Nearby (Stn. 23)
Garey	No	No	No	Nearby (Stn. 23)

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Casmalia	Yes	No	No	Distant (Stn. 21)
Los Alamos	Yes	Yes	No	(Nearby Stn. 24)

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

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 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

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(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

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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

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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 statewide 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

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~~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.~~

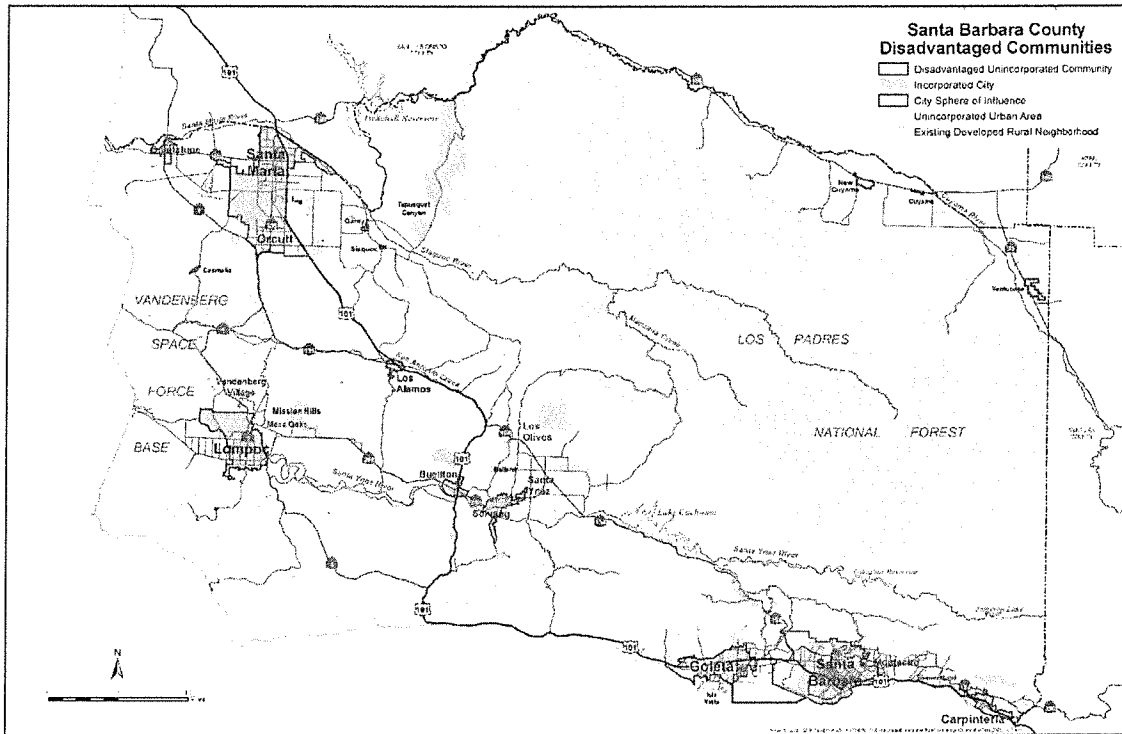
United States Department of Agriculture (USDA) Rural Development Grants and Loans: Grants and loans are available through the USDA for predevelopment planning, water and wastewater, and emergency water assistance.

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.



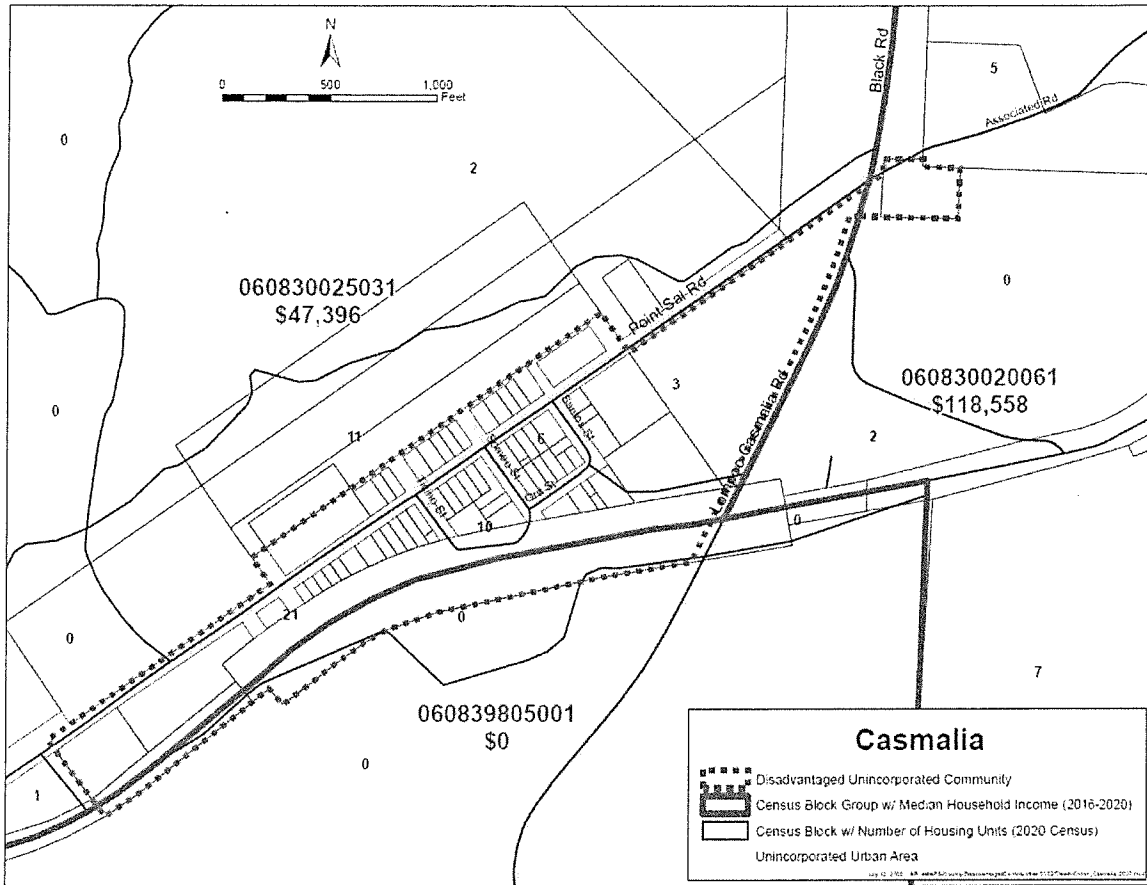
Land Use Element

A-1 Disadvantaged Unincorporated Communities Base DUC Map



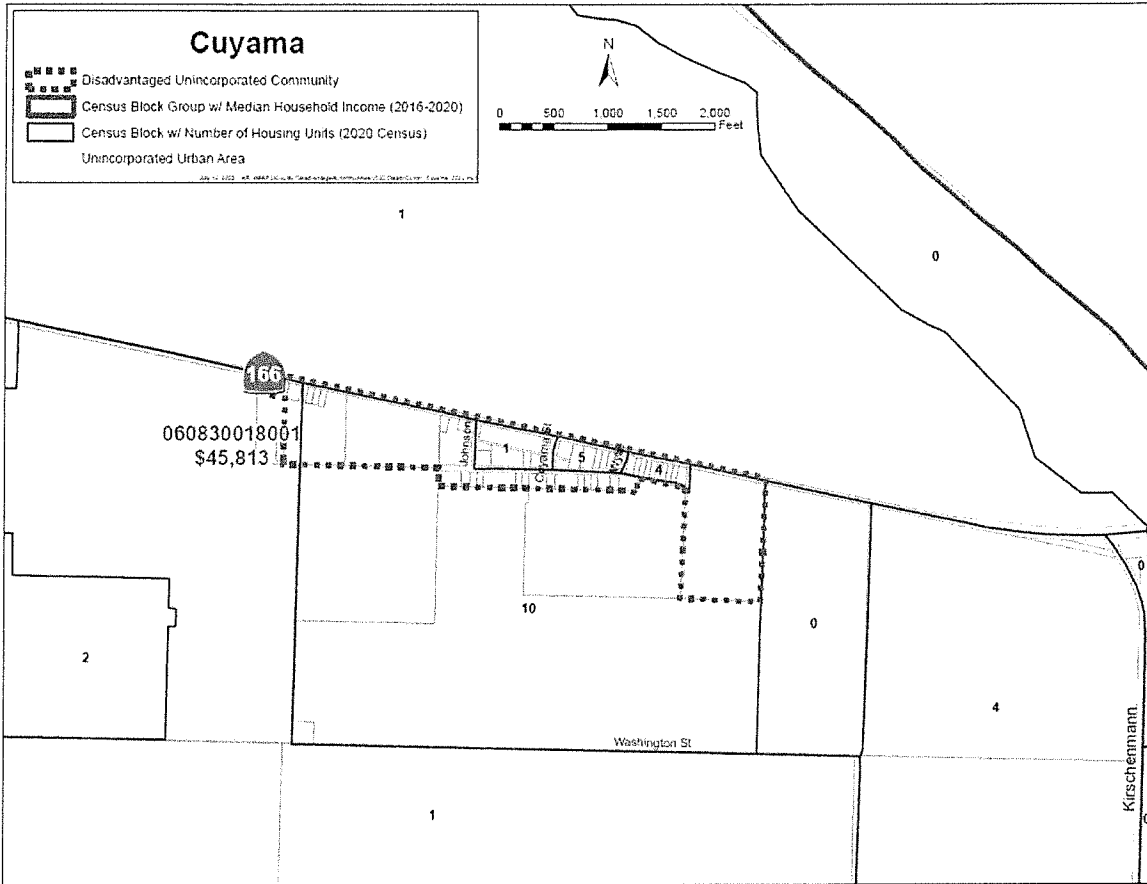
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A-2 Casmalia Census-Block DUC Map



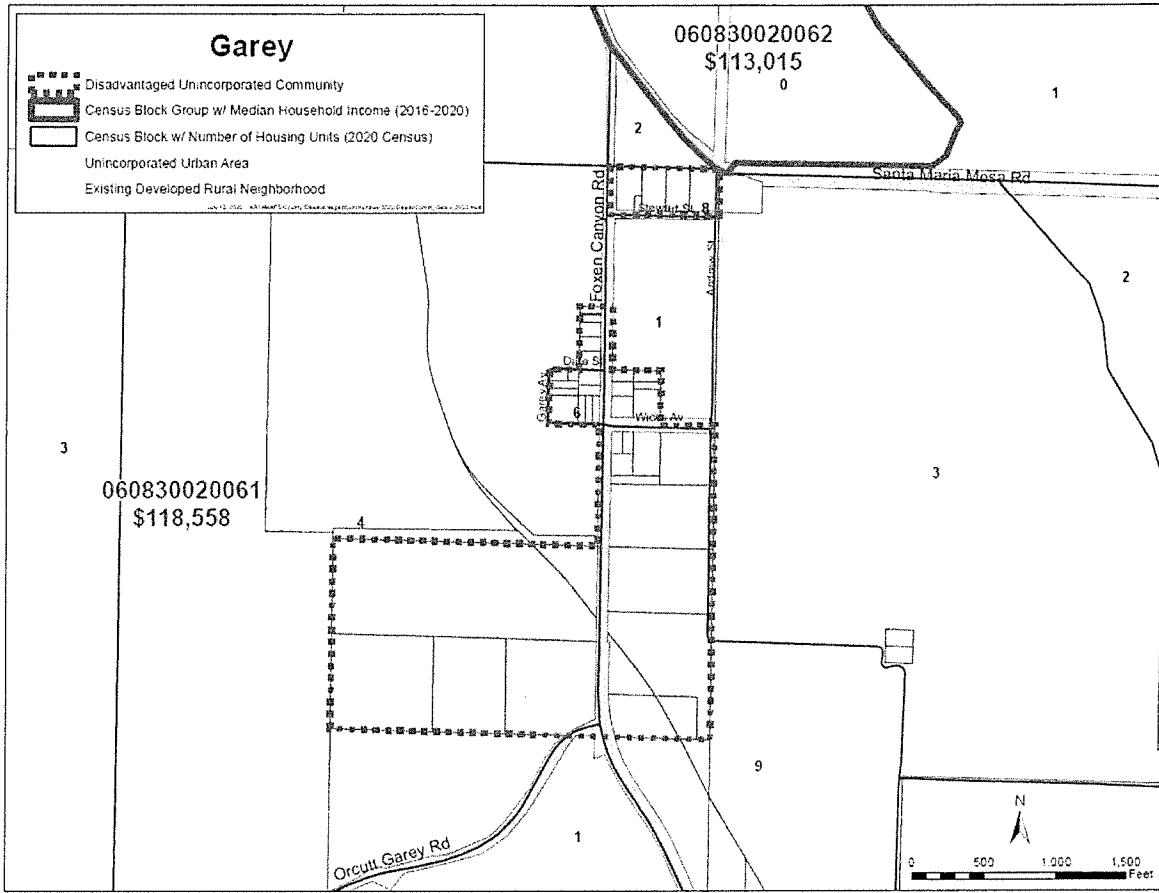
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A-3 Cuyama Census Block DUC Map



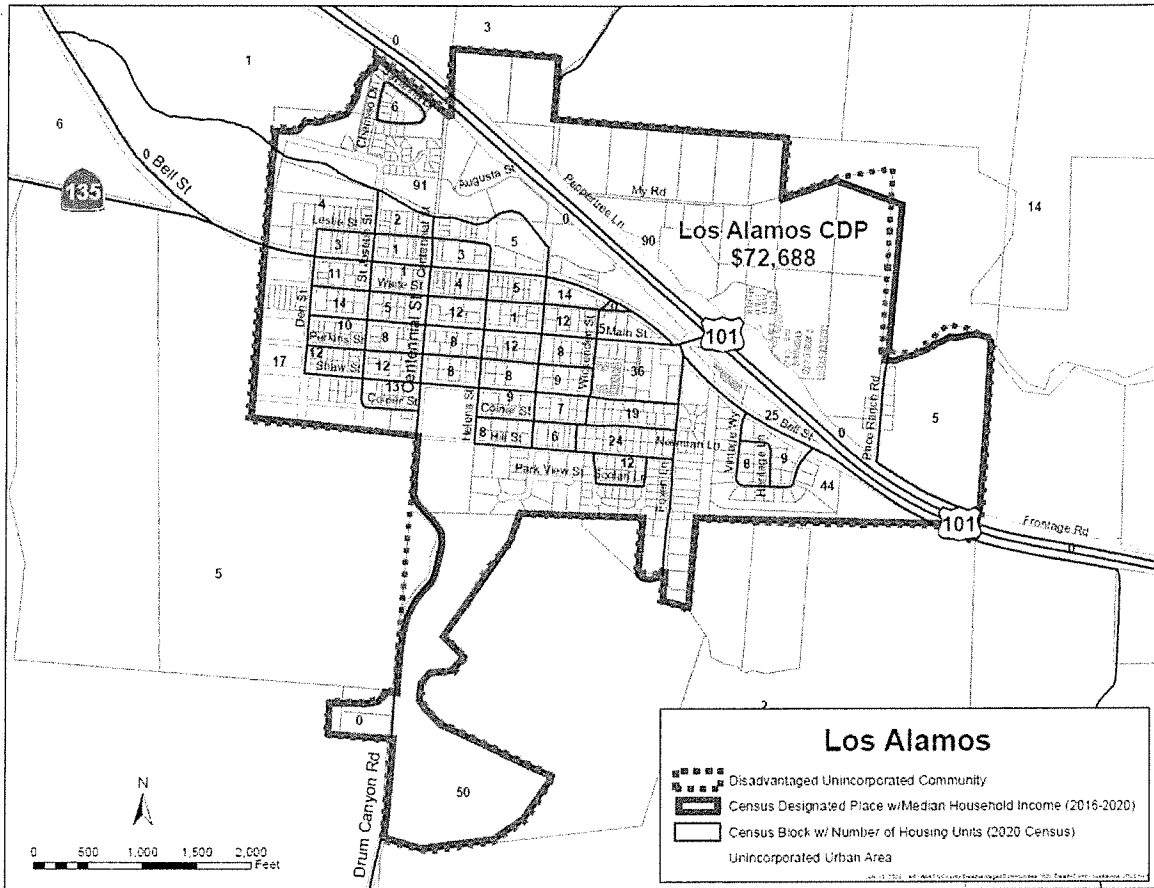
# Land Use Element

## A-4 Garey Census Block DUC Map



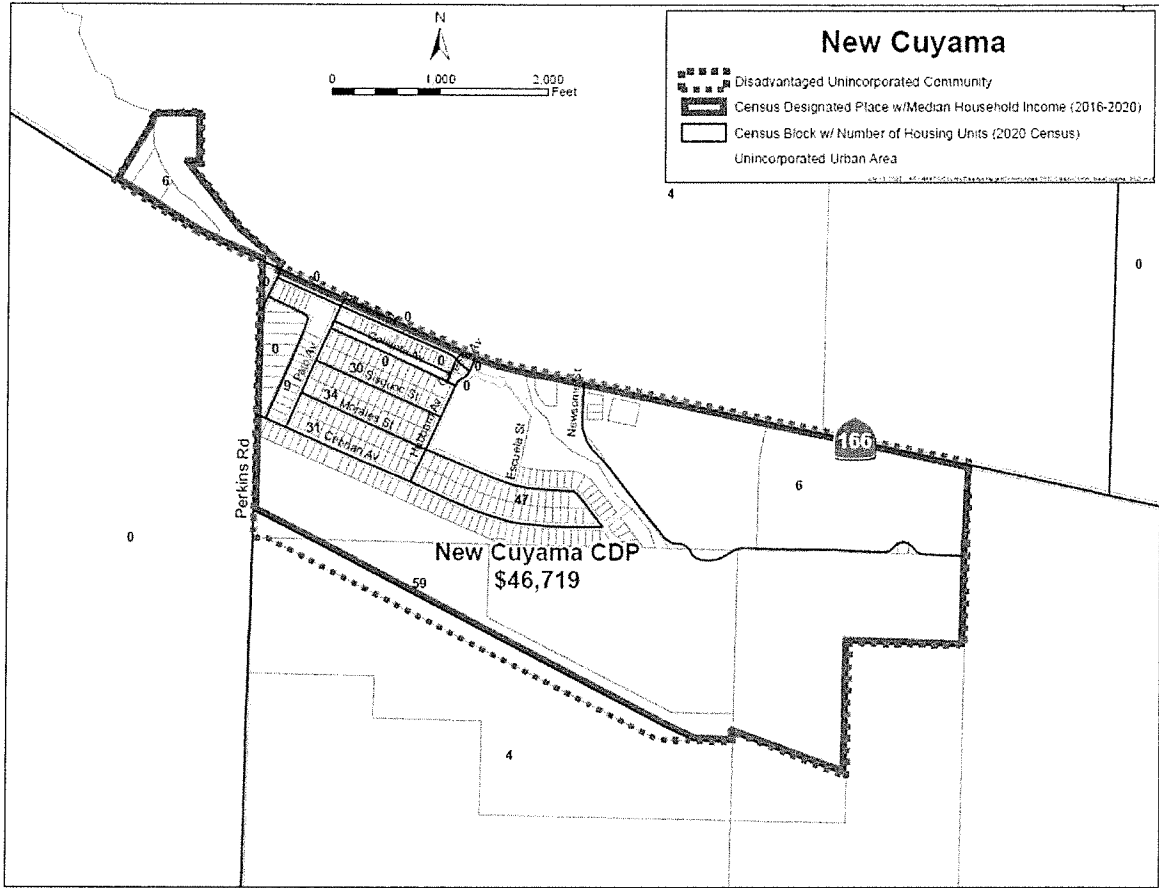
# Land Use Element

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



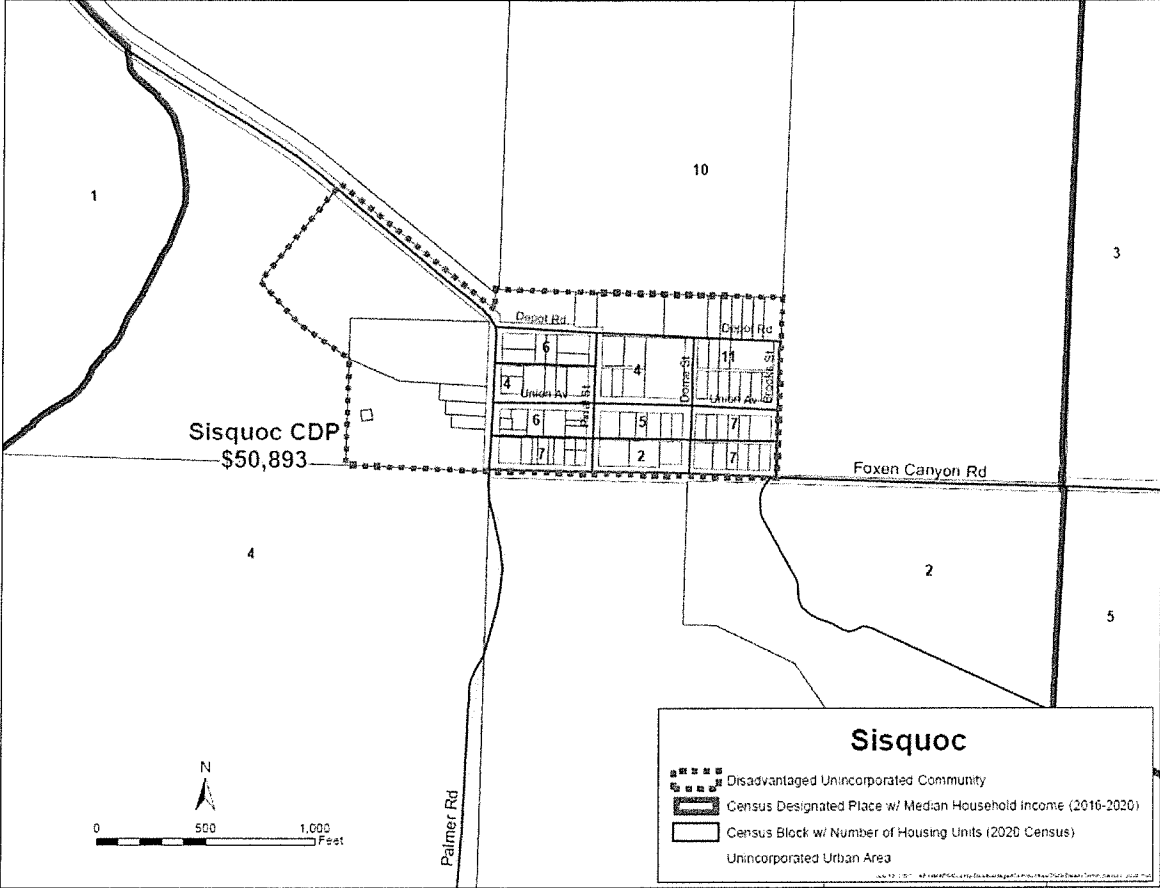
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A-6 New Cuyama Census-Block DUC Map



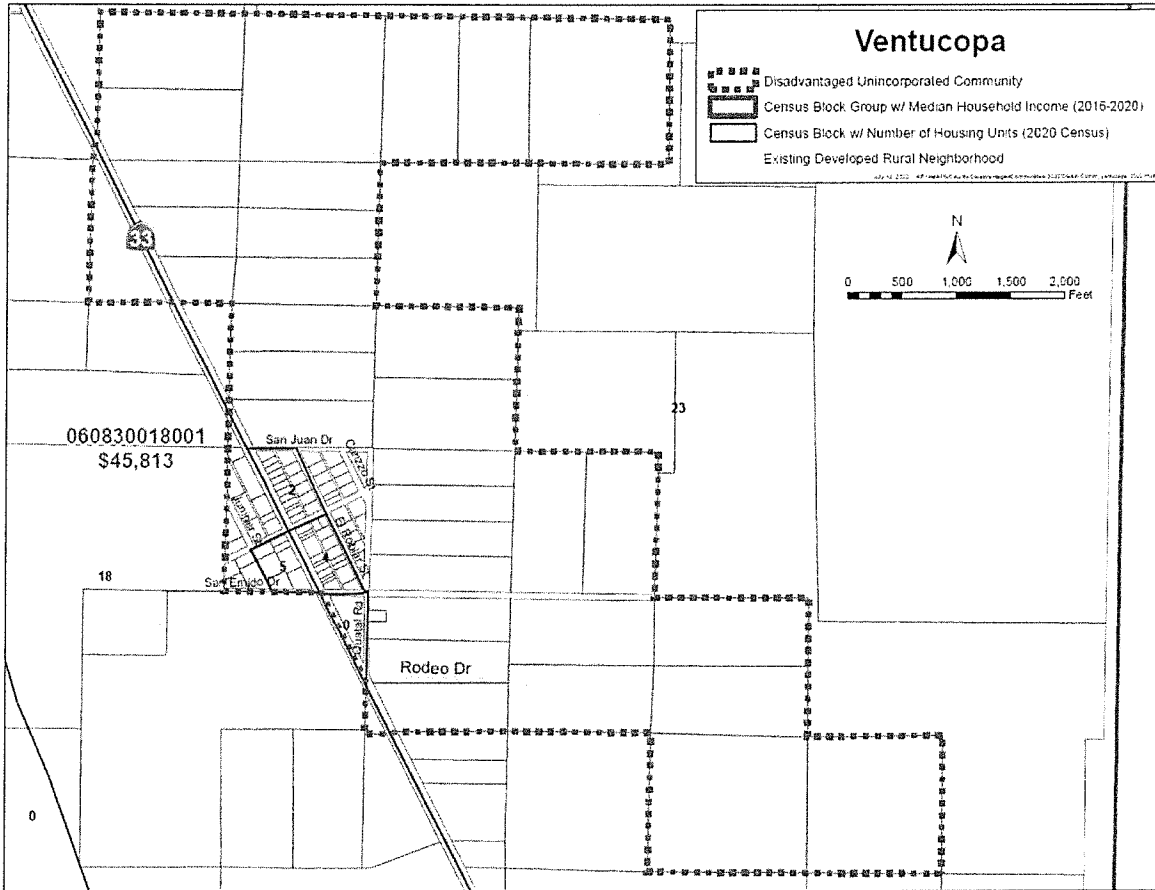
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A-7 Sisquoc Census-Block DUC Map



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A-8 Ventucopa Census Block DUC Map





## CITATIONS

<sup>115</sup> Resolution No. 1422-35XX (Case No. 1422GPA-00000-0001504) Amended December 13, 2022 February 3, 2015 (Added Disadvantaged Unincorporated Communities Policy and Updated DUC text, maps and Definition).