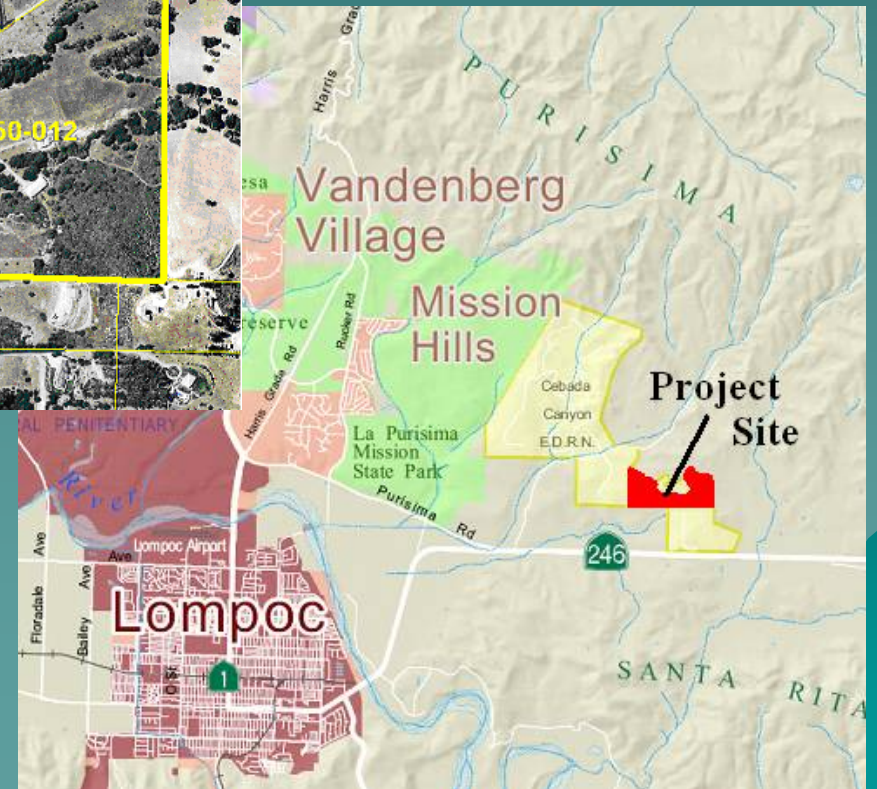
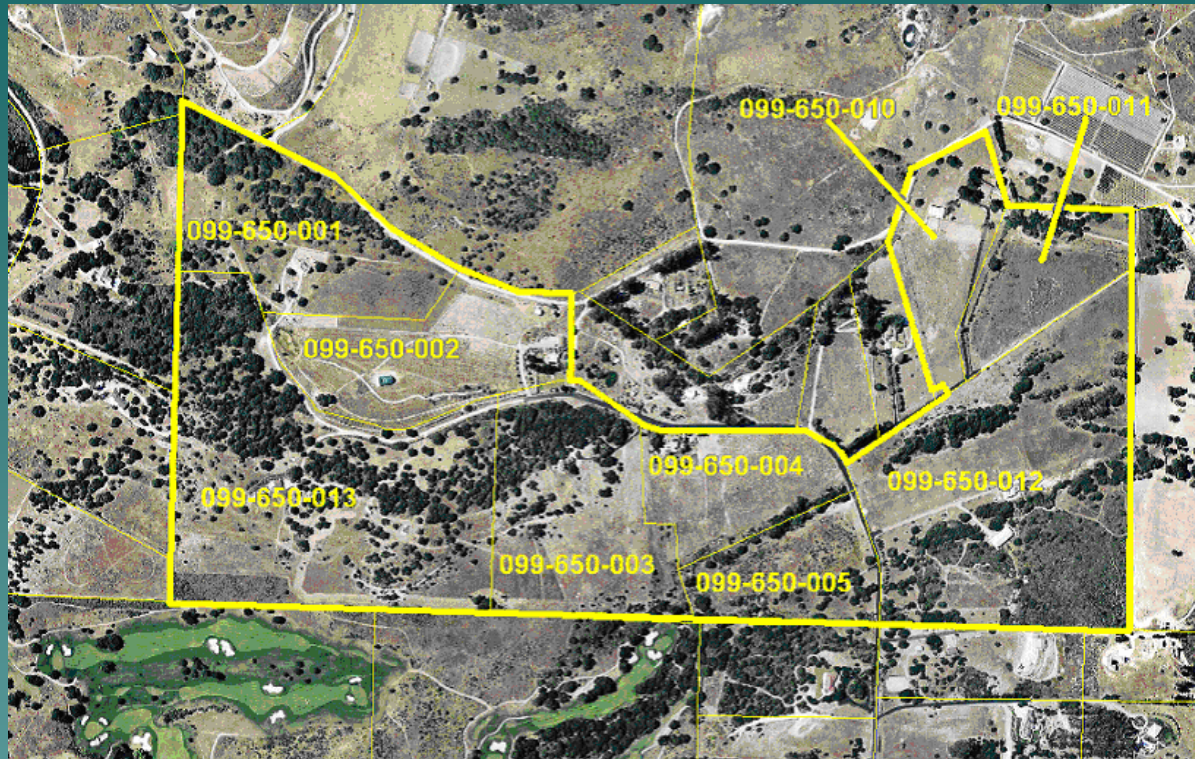


Santa Barbara County Board of Supervisors

Gaffaney General Plan Amendment
Case No. 06GPA-00000-00015

March 25, 2008

Project Site & Vicinity

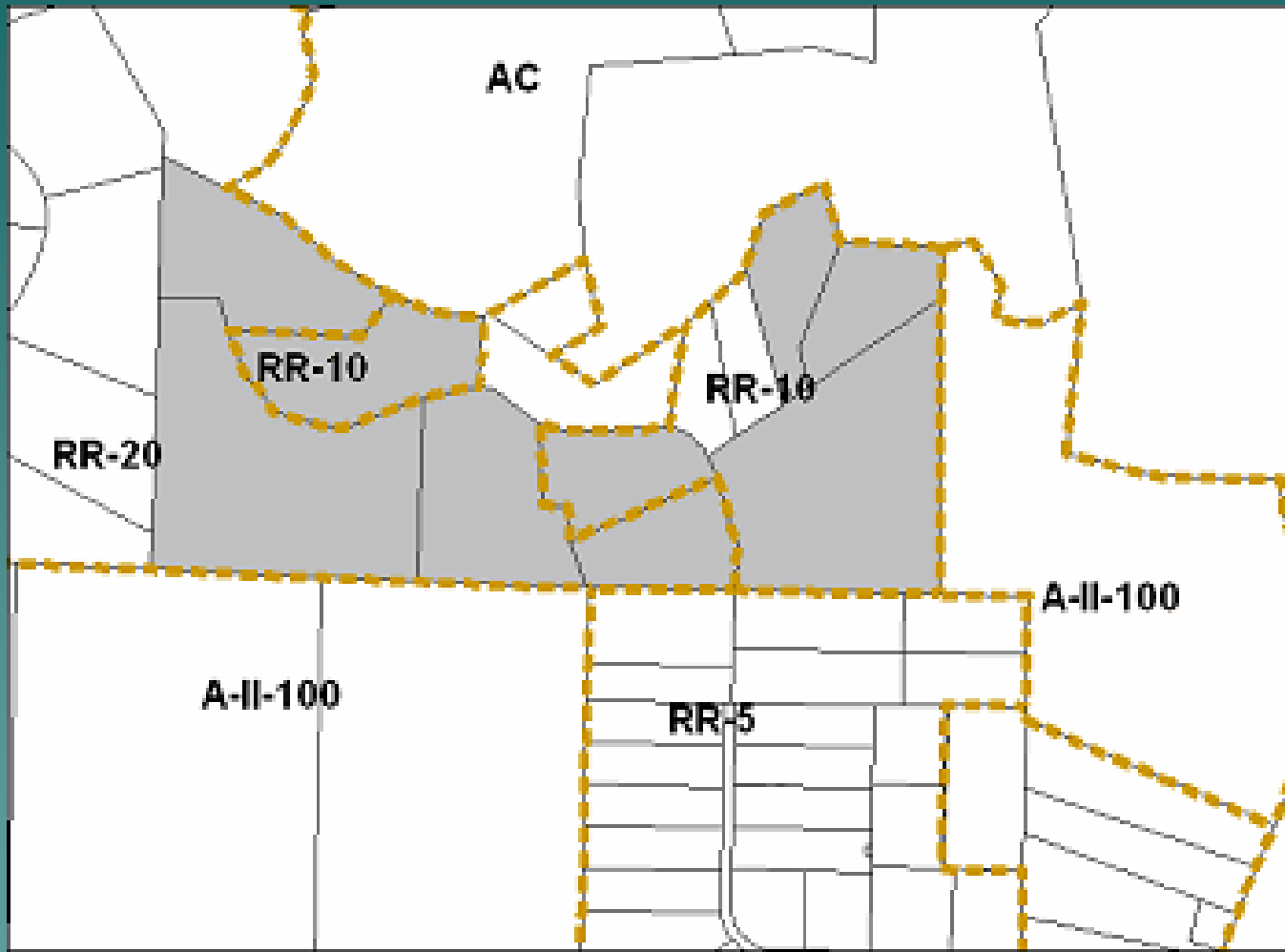


Project Summary

- ◆ Proposed change in Land Use Designation for nine parcels located within the Cebada Canyon EDRN.
- ◆ Parcels are currently designated Residential Ranchette (RR) with either 20 acre or 10 acre minimum parcel size.
- ◆ Proposed designation would be RR with a 5 acre minimum parcel size.

APN	Parcel Acreage	Existing Land Use Designation	Units allowed - Existing Designation	Proposed Land Use Designation	Units allowed - Proposed Designation
099-650-001	20	RR-20	1	RR-5	4
099-650-002	16.7	RR-10	1	RR-5	3
099-650-003	20	RR-20	1	RR-5	4
099-650-004	10.3	RR-10	1	RR-5	2
099-650-005	11.1	RR-10	1	RR-5	2
099-650-010	10	RR-10	1	RR-5	2
099-650-011	10	RR-10	1	RR-5	2
099-650-012	40	RR-10	4	RR-5	8
099-650-013	40	RR-20	2	RR-5	8
Total	178.1		13		35

Current Land Use Map



- ◆ Gaffaney Project site is shaded.

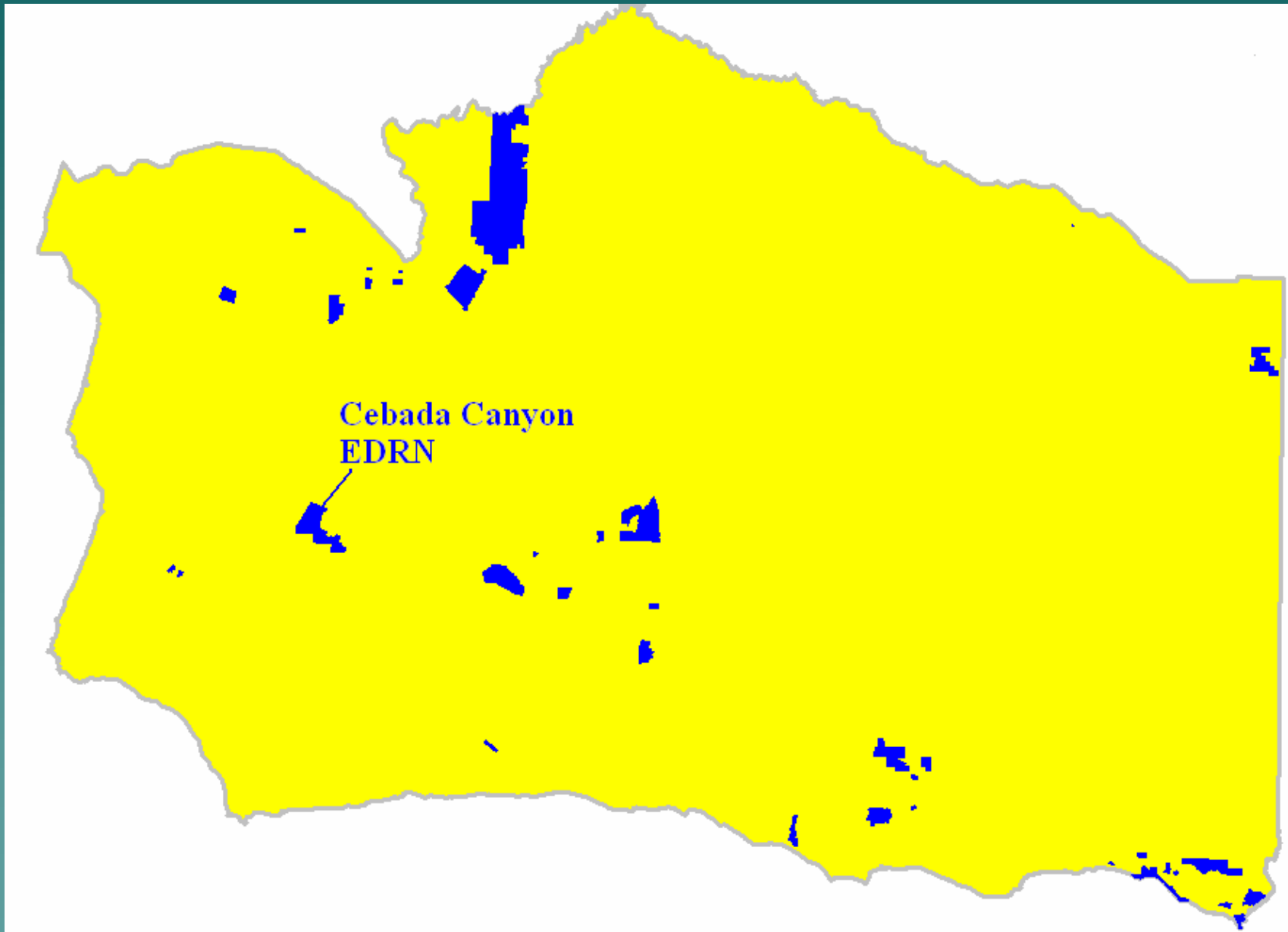
Policy Issues

- ◆ Growth inducement within an Existing Developed Rural Neighborhood (EDRN).
- ◆ The purpose of EDRNs is to keep ranchette development from expanding further in the County's Rural area.
- ◆ Precedent setting nature of the project could encourage the introduction of additional urban uses within other EDRNs across the County.

Existing Developed Rural Neighborhood

- ◆ “A neighborhood area that has developed historically with lots smaller than those found in the surrounding Rural or Inner-Rural lands.”
- ◆ “The purpose of the neighborhood boundary is to keep pockets of rural residential development from expanding onto adjacent agricultural lands.”
- ◆ “Within the Rural Neighborhood boundary, infilling of parcels at densities specified on the land use plan maps is permitted.”

Countywide EDRN Map



Increased Density within EDRNs

- ◆ There are more than 40 EDRN's.
- ◆ They represent a combined acreage of approximately 23,500 acres.
- ◆ Rezoning to 5 acre parcels across the entire Cebada Canyon EDRN would create the development potential for 192 additional units.
- ◆ Similar rezoning efforts across the County could introduce thousands of additional units within Rural areas of the County.

Planning Commission Recommendation

- ◆ The Planning Commission recommended that the Board approve funding for a Long-Range Planning Area Study for the Lompoc, Vandenberg Village, Mission Hills, and surrounding unincorporated areas.
- ◆ The Planning Commission also recommended that the Board decide whether or not to allow initiation of the Gaffaney GPA in the context of whether or not an Area Study will be performed for this region of the County.

Staff Recommendation

- ◆ Decline to initiate the request for the Gaffaney General Plan Amendment (Case No. 06GPA-00000-00015).

Board Options 1*

- ◆ Decline to initiate processing of the Gaffaney GPA application.
- ◆ Initiate processing of the Gaffaney GPA application.

*Appropriate Board actions if the Visioning Process is not approved as part of LRP's Work Plan.

Board Options 2*

- ◆ Decline to initiate processing of the Gaffaney GPA application.
- ◆ Defer initiation of the Gaffaney GPA until the "Visioning Process" for this area is complete.
- ◆ Initiate processing of the Gaffaney GPA and allow it to move forward irrespective of a greater "Visioning Process."

*Appropriate Board Options if Visioning Process is approved for LRP's Work Plan

End of Presentation

Cebada Canyon Project Map

