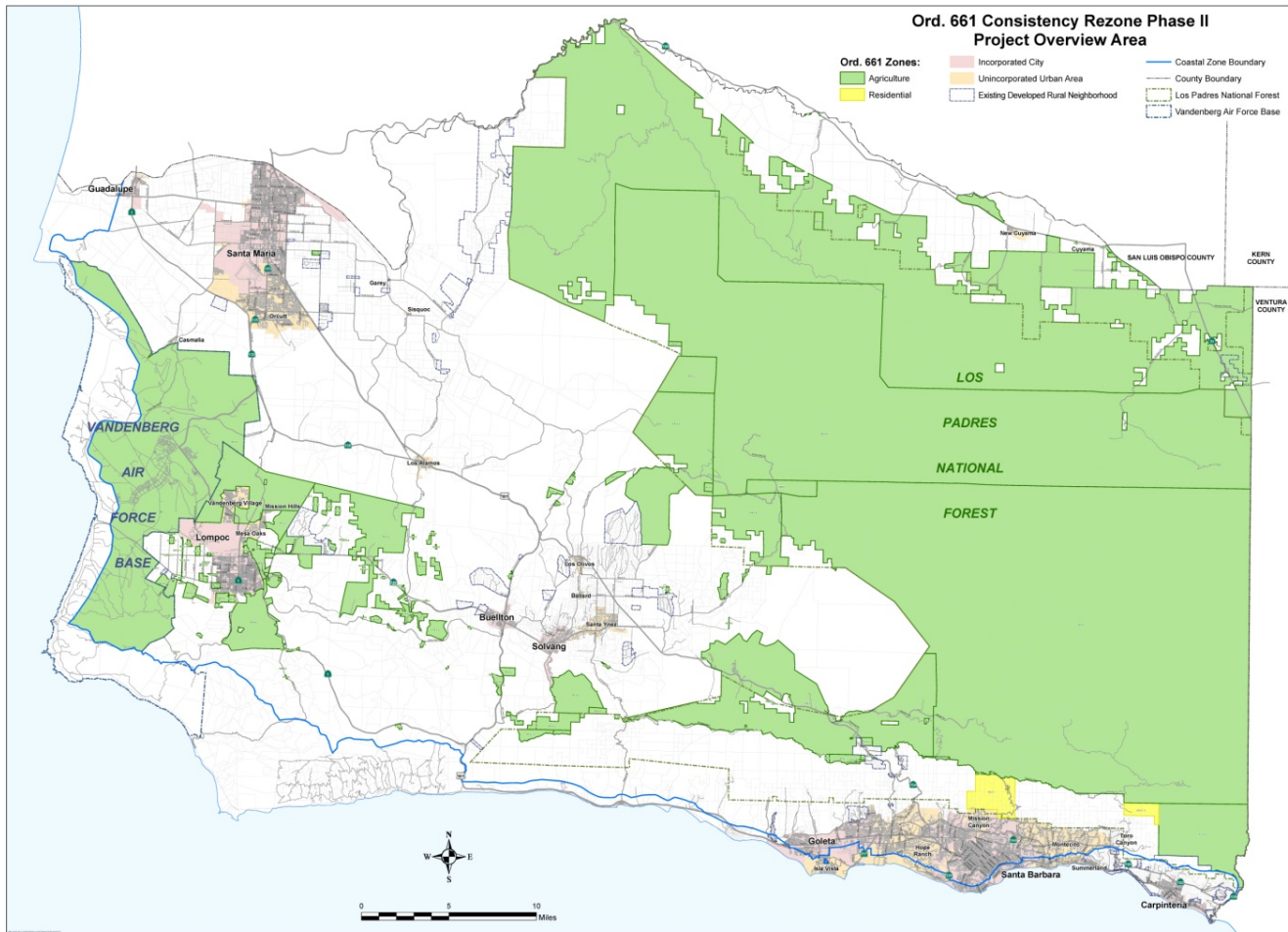


SANTA BARBARA COUNTY PLANNING COMMISSION
Staff Report
Ordinance 661 Consistency Rezone Phase II Project

Hearing Date: May 4, 2016
Staff Report Date: April 26, 2016
Case No.s: 16RZN-00000-00001, 16GPA-00000-00001, and 16ORD-00000-00001
Environmental Document: 16NGD-00000-00003

Deputy Director: Matt Schneider
Division: Long Range Planning
Staff Contact: Jessica Metzger
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1.0 REQUEST

Hearing on the request of the Planning and Development Department that the County Planning Commission:

- 1.1 Case No. 16GPA-00000-00001. Recommend that the Board of Supervisors adopt a resolution amending the Santa Barbara County Comprehensive Plan Land Use Map.
- 1.2 Case No. 16RZN-00000-00001. Recommend that the Board of Supervisors adopt an ordinance amending the County Zoning Map of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, by repealing Ordinance No. 661 zoning designations for certain parcels located in the unincorporated portions of

Santa Maria Valley, Lompoc Valley, Cuyama Valley, Los Padres National Forest, Santa Ynez Valley, and South Coast Foothill Areas, and rezoning the parcels to comparable Land Use and Development Code zoning designations.

- 1.3** Case No. 16ORD-00000-00001. Recommend that the Board of Supervisors adopt an ordinance amending Ordinance No. 661 repealing Sections 1, 4, 11, 12, 14, 15, 16, 20-24, 26, 28, 30, 33, and 35-38 of Article V. Specific District Regulations and Sections 4, 5, and 7-10 of Article VI. Combining Regulations.
- 1.4** Case No. 16NGD-00000-00003. Recommend that the Board of Supervisors adopt the Negative Declaration pursuant to the State Guidelines for Implementation of the California Environmental Quality Act.

2.0 RECOMMENDATIONS AND PROCEDURES

Follow the procedures outlined below and recommend that the Board of Supervisors approve Case Nos. 16GPA-00000-00001, 16RZN-00000-00001, and 16ORD-00000-00001 based upon the ability to make the required findings, including CEQA findings. Your Commission's motion should include the following:

1. Make the findings for approval shown in Attachment A, including CEQA findings, and recommend that the Board of Supervisors make the required findings for approval of the proposed general plan amendment, ordinance amendment, and rezone.
2. Recommend that the Board of Supervisors adopt the Final Negative Declaration (16NGD-00000-00003) included as Attachment B.
3. Adopt the Resolution in Attachment C recommending that the Board of Supervisors adopt Case No. 16GPA-00000-00001, a resolution amending the Santa Barbara County Comprehensive Plan Land Use Map. The Comprehensive Plan amendment includes the following:
 - Apply Agriculture I-40 (A-I-40), Agriculture II-40 (A-II-40), Agriculture II-100 (A-II-100), Agriculture II-320 (A-II-320), Mountainous Area 100 (MA-100), Mountainous Area 40 (MA-40), Mountainous Area 40/Educational (MA-40/Educational), Mountainous Area 320 (MA-320), Recreation/Open Space, Other Open Lands, Institution/Government, and Residential land use designations to Ordinance 661 lands outside existing and proposed Existing Developed Rural Neighborhood (EDRN) Boundaries in the Rural Area;
 - Apply EDRN boundary lines around one developed rural neighborhood in the Santa Maria Valley, two developed rural neighborhoods in the Lompoc Valley, one developed rural neighborhood in the Santa Ynez Valley, and one developed rural neighborhood in the Cuyama Valley;
 - Amend the existing Ventucopa EDRN boundary line in the Cuyama Valley to remove two parcels;
 - Apply Agriculture I-5 (A-I-5), Agriculture I-10 (A-I-10), Agriculture I-20 (A-I-20), Agriculture I-40 (A-I-40), and Residential land use designations, as

appropriate, within each proposed EDRN, as well as the existing Ventucopa EDRN in the Cuyama Valley; and

- Amend the Urban Boundary line east of the City of Lompoc near the Santa Ynez River and south of the City of Lompoc adjacent to San Miguelito Road.
4. Adopt the Resolution in Attachment D recommending that the Board of Supervisors adopt Case No. 16RZN-00000-00001, and ordinance to amend the County Zoning Map of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, by repealing Ordinance No. 661 zoning designations for certain parcels located in the unincorporated portions of Santa Maria Valley, Lompoc Valley, Cuyama Valley, Los Padres National Forest, Santa Ynez Valley, and South Coast Foothill Areas, and rezoning the parcels designated as an EDRN to RR-5 (Rural Residential/5 acres minimum lot), AG-I-40 (Agriculture I/40 acre minimum lot), 1-E-1 (Single Family/1 acre minimum lot), 3-E-1 (Single Family/3 acre minimum lot), 15-R-1 (Single Family Residential/ 15,000 sq. ft. minimum lot), AG-I-5 (Agriculture I/5 acre minimum lot), AG-I-10 (Agriculture I/10 acre minimum lot), and AG-I-20 (Agriculture I/20 acre minimum lot), and those lands outside of an EDRN to the 7-R-1 (Single Family Residential/ 7,000 sq. ft. minimum lot), AG-I-40 (Agriculture I/40 acre minimum lot), AG-II-40 (Agriculture II/40 acre minimum lot), AG-II-100 (Agriculture II/100 acre minimum lot), AG-II-320 (Agriculture II/320 acre minimum lot), REC (Recreation), RMZ-100 (Resource Management/100 minimum lot), and RMZ-320 (Resource Management/320 minimum lot) in the Santa Barbara County Land Use and Development Code.
 5. Adopt the Resolution in Attachment E recommending that the Board of Supervisors adopt Case No. 16ORD-00000-00001, an ordinance amending Ordinance No. 661 repealing Sections 1, 4, 11, 12, 14, 15, 16, 20-24, 26, 28, 30, 33, and 35-38 of Article V. Specific District Regulations and Sections 4, 5, and 7-10 of Article VI. Combining Regulations (Attachment D-1).

Please refer the matter back to staff if your Commission takes other than the recommended action for development of appropriate materials and/or findings.

The Final Negative Declaration and all documents referenced therein may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara. The documents may also be reviewed on the Long Range Planning Division's website at:

[http://longrange.sbcountyplanning.org/programs/661 Phase II/ord661_phase2.php](http://longrange.sbcountyplanning.org/programs/661%20Phase%20II/ord661_phase2.php)

3.0 JURISDICTION

This project is being considered by the County Planning Commission for a recommendation to the Board of Supervisors based on the following:

- 3.1 Section 35.80.020 of the Santa Barbara County Land Use and Development Code states that the County Planning Commission reviews Comprehensive Plans and Amendments,

Development Code Amendments, and Zoning Map amendments and provides a recommendation to the County Board of Supervisors.

- 3.2** Government Code Section 65354, states that “The Planning Commission shall make a written recommendation on the adoption or amendment of a general plan. A recommendation for approval shall be made by the affirmative vote of not less than a majority of the total membership of the commission. The Planning Commission shall send its recommendation to the legislative body”.

4.0 ISSUE SUMMARY

4.1 Project Overview

The proposed Ordinance 661 Consistency Rezone Phase II Project (Project) is located in the inland areas of Santa Barbara County and covers approximately 780,216 acres of land located in the Santa Maria Valley, Lompoc Valley, Cuyama Valley, Los Padres National Forest, Santa Ynez Valley (parcels outside of the Santa Ynez Valley Community Plan area), and South Coast Foothill Areas and involves Comprehensive Plan and Zoning Ordinance amendments (Attachment H) to achieve the following:

1. A Zoning Map amendment to rezone current Ordinance 661 lands in the project area to comparable LUDC zoning designations;
2. A Comprehensive Plan amendment to:
 - Apply appropriate land use designations to Ordinance 661 lands inside and outside of Existing Developed Rural Neighborhood (EDRN) boundary lines;
 - Apply EDRN boundary lines around developed rural neighborhood in Santa Maria Valley, Lompoc Valley, Santa Ynez Valley, and Cuyama Valley;
 - Amend the existing Ventucopa EDRN boundary line in the Cuyama Valley;
 - Amend the Urban Boundary line east of the City of Lompoc near the Santa Ynez River and south of the City of Lompoc adjacent to San Miguelito Road; and
3. An ordinance amendment to Ordinance No. 661 repealing Specific District Regulations and Combining Regulations that no longer have associated lands in Ordinance 661.

4.2 Consistency Rezone Benefits

The benefits of the Project will include:

- Simplifying the zoning and permitting processes, as well as reducing permitting costs and time for applicants. Currently, discretionary projects on property under Ordinance 661 require a consistency rezone as part of project processing. This extra step lengthens the applicant processing time and requires additional hearings before approval can be obtained. Updating land under Ordinance 661 to current LUDC zoning designations will streamline the permit path for landowners.
- Defining EDRNs to recognize that certain collections of parcels are suitable for rural neighborhood uses and keeping pockets of rural residential development from

- expanding onto adjacent agricultural lands. In addition, some parcels in the EDRN designation would be eligible for a residential second unit.
- Providing landowners the opportunity the opportunity to apply for a greater variety of land uses that are currently available in the LUDC.

4.3 Project Background

The History of Ordinance 661 and Consistency Rezone

Ordinance 661, adopted in 1964 and applied throughout Santa Barbara County, outside of the Montecito Community Plan, established zoning regulations for the entire unincorporated area of the County. Ordinance 661 was the regulating tool in place to assure orderly and beneficial development in the County and encourage the most appropriate uses of land, including agricultural, residential, transportation, water supply, sewerage, school, park, other facilities, and public utilities.

In 1980, the County adopted the Comprehensive Plan. Modern zoning ordinances were then drafted to implement the plan by classifying and regulating the uses of land, buildings, and structures within the unincorporated area of the County. In 1983, the Article III Zoning Ordinance was adopted regulating the inland areas of the County, outside of the Montecito Community Plan. In January of 2007, the Article III zoning ordinance was reformatted and renamed the Land Use and Development Code (LUDC).

The Board of Supervisors repealed the majority of Ordinance 661 in 1984 (by Ordinance No. 3430) in order to avoid any confusion resulting from the existence of parallel text provisions between the new Article III zoning ordinance and outdated Ordinance 661. These changes included the repeal of duplicative zone districts, the permit processing procedures, and conditionally permitted uses from Ordinance 661. All of the urban areas in the inland area were rezoned to appropriate Article III designations. However, the Ordinance 661 agricultural zone districts were not duplicates to the agricultural zone districts in Article III and so Ordinance 661 agricultural zones were retained. As a result, a significant amount of land in the rural area (not under Agricultural preserve contract) still has Ordinance 661 zoning.

In 2007, approximately 57,700 acres in the Santa Maria Valley and San Antonio Creek Rural Regions remaining under Ordinance 661 zoning were rezoned to the modern LUDC agricultural zone designations as part of the first phase of the consistency rezone project. Six EDRNs were also created during the first phase. Other rural Ordinance 661 zoned lands in Community Plan areas have been rezoned as part of community plan adoption (i.e. Eastern Goleta Valley Community Plan and Santa Ynez Valley Community Plan).

Ordinance 661 Today

Today a small number of Ordinance 661 zone districts are left across the County, for which there is not an exact matching zone district in the LUDC. This is because Ordinance 661 delineates nine different agriculturally-related zoning districts (four of these different agricultural zone districts are found within the project area) and each has slightly different allowable uses. The LUDC has two broad and diverse agricultural zone districts (AG-I and AG-II) which contain and cover all the potential uses described and provided for in the nine Ordinance 661 agricultural zone districts.

Of greater significance is the current inequity that exists, with respect to available land uses, between Ordinance 661 and the LUDC agricultural zoned parcels. In general, permitted uses can still be approved on Ordinance 661 zoned land; however, land uses such as agricultural preparation facilities, greenhouses, and wineries are no longer available since the permit processing procedures and conditional use permit section of Ordinance 661 no longer exist. Since 1984, it has been County policy to process, free of charge, a consistency rezone to the corresponding LUDC zoning designation when a landowner with Ordinance 661 zoning requests a land use requiring a discretionary permit.

Attachment G includes a comparison table of land uses currently available to property owners with Ordinance 661 zoning (AG, AL, U, R-A, and A-I-X zones) versus allowed uses under the LUDC (AG-II, AG-I, RMZ, RR, and R-1/E-1 zones). Additionally, properties in the U zone under 10 acres are not currently allowed to construct a dwelling (147 properties in the U zone are less than 10 acres). In the comparable LUDC zone designation any legally established parcel is allowed to apply for a dwelling

4.4 Project Characteristics

4.4.1 Ordinance 661 Consistency Rezone Phase II Process

Phase II of the Consistency Rezone project began in 2015. A subcommittee of the Agricultural Advisory Committee was formed to assist staff in the consistency rezoning of 661 properties. Staff held several public meetings with the subcommittee and interested public, as well as three public workshops on the proposed changes. Through this process, a consensus was reached on the proposed rezoning for each 661 parcel. The subcommittee met for the last time in October of 2015 to finalize proposed rezoning recommendations.

The subcommittee and staff evaluated existing land use patterns based on physical and topographic characteristics, as well as existing Comprehensive Plan land use designation and LUDC zoning designation patterns when proposing the rezoning. The majority of the lands are proposed to be zoned to a comparable agricultural zone per criteria (Attachment I) developed through the planning process, but some are also proposed to change to a more appropriate resource management, recreation, or residential zone. Although the rezone criteria were developed to be guiding principles in the rezoning process, another important factor identified in the criteria is to avoid “spot zoning”. Attachment H lists the parcels included in the consistency rezone and the proposed land use and zoning designations. Maps of the proposed consistency rezoning are included in Attachment J.

4.4.2 Land Use Designation Amendments (Outside of Existing and Proposed EDRNs)

This component of the project includes proposed new land use designations to facilitate rezoning the affected parcels to their corresponding LUDC designations. The new land use designations will also replace “outdated” rural area designations from the 1965 Santa Barbara County General Plan. This land use change will bring Ordinance 661 land designations into conformity with Comprehensive Plan land use designations. Please see Attachment H for a list of parcels and proposed land use designation changes.

The project includes two minor Urban/Rural Boundary line adjustments adjacent to the City of Lompoc. The first Urban/Rural Boundary is located east of the City of Lompoc on the east side of the Santa Ynez River. The existing land use designation is A-II which is inappropriate for an

Urban Area. The Urban/Rural Boundary Line will be adjusted to the west to align with the City of Lompoc city limits (Attachment J, Figure 17) and the corresponding parcels will have an A-II-40 land use designation and AG-II-40 zoning designation.

The second Urban/Rural Boundary line to be adjusted is located adjacent to San Miguelito Road, south of the City of Lompoc. The existing Urban Area includes 661 Ordinance AG-100 zoning and A-II land use designation, which is inappropriate for an Urban Area. The Urban/Rural Boundary line will be adjusted to the west (Attachment J, Figure 18) and the corresponding parcels will have a A-II-100 land use designation and AG-II-100 zoning designation.

4.4.3 Existing Developed Rural Neighborhoods (EDRN) Component

An EDRN is defined in the Land Use Element as:

“[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 on the land use plan maps is permitted” (Land Use Element pp 177).

Proposed EDRN Areas

Similar to Phase 1 where six EDRNs were identified, Phase II identifies five neighborhoods that meet the definition of an EDRN (Attachment J, Figures 10-14). This component of the project would change the zoning ordinance and land use designations for approximately 131 parcels totaling approximately 504 acres. These neighborhoods consist of groups of developed parcels that are substantially smaller, ranging from .01 acres to 40 acres, than the surrounding larger agricultural properties. The primary use on most proposed EDRN parcels is rural residential, with some also supporting small farms or limited grazing uses.

Table 1 General Characteristics Of Each Proposed EDRN Area

EDRN	Rural Region	Number of Parcels	Parcel Sizes		Land Uses*
			Range	Total acres	
Road Number 3	Lompoc Valley	5	Range	0.1 – 4.43	Residential, vacant, and cultivated agriculture
			<i>Total acres</i>	<i>8.61</i>	
Campbell Road	Lompoc Valley	26	Range	0.15 – 28.73	Residential, cultivated agriculture, and water pumps
			<i>Total acres</i>	<i>199.95</i>	
Nojoqui	Santa Ynez Valley	10	Range	0.01 – 40.19	Residential and water pumps
			<i>Total acres</i>	<i>208.36</i>	
Ranchoil	Cuyama Valley	57	Range	0.14 - 0.35	Residential, cultivated agriculture, and grazing
			<i>Total acres</i>	<i>10.46</i>	
Prell Road West	Santa Maria Valley	33	Range	0.46 – 4.98	Residential, cultivated agriculture, and industrial
			<i>Total acres</i>	<i>76.12</i>	
* Estimated based on review of aerial photography and County Assessor's records					

These parcels are mostly developed with residential uses, but also contain commercial and agricultural land uses (Table 2). The current Comprehensive Land Use designations include A, A-II, and A-II-40. These would be changed to RES-0.33, RES-3.3, A-I-5, A-I-10, and A-I-20. Surrounding parcels are mostly in active agriculture (grazing or cultivated), generally range from two to several hundred acres, and are typically zoned AG-II-100 under the LUDC.

As noted above, Ordinance 661 is largely a descriptive ordinance, and allows more specific types of uses within many zone designations, whereas the LUDC has fewer zone districts and more encompassing categories of uses that are either permitted or only allowed through conditional use permits. One notable change in the adoption of LUDC zone designations in the EDRNs would be the landowners' ability to construct residential second units (RSUs), which are only allowed in the proposed new LUDC zone designations.

Table 2
Land Use Overview for the Proposed EDRN Areas

Number of parcels with a residential dwelling	65
Number of parcels in active agriculture	2
Number of parcels that are vacant	64

Estimated based on review of aerial photography and County Assessor's records

The proposed project will amend the Comprehensive Plan land use map (COMP-1) by adding the EDRN land use boundary around the identified neighborhoods as well as amend the land use designation and zone designation for individual parcels within each proposed EDRN (for a list of changes by parcel see Attachment H).

The Ventucopa EDRN (existing)

The existing Ventucopa EDRN is located in the Cuyama Valley Rural Region and contains 119 assessor's parcels comprising approximately 626.86 acres. The existing EDRN boundary is proposed to be retracted to exclude two parcels that have characteristics more appropriate for the rural area, rather than an EDRN. One parcel on the southwest boundary of the EDRN has gone through a consistency rezone from U in Ordinance 661 to AG-II-100 in the LUDC. The AG-II zone is a rural zoning designation and not appropriate for parcels within an EDRN. Adjacent to this parcel is a parcel owned by the County of Santa Barbara, which is currently used for outdoor storage. The EDRN boundary adjustment would correct the existing EDRN boundary to exclude the two parcels (Attachment J, Figure 15).

Cebada Canyon/Tularosa Road EDRN (existing)

The existing Cebada Canyon/Tularosa Road EDRN is located in the Lompoc Valley Rural Region and contains 111 assessor's parcels comprising approximately 1,735 acres. Located in the interior of the EDRN is a parcel and an adjacent portion of a parcel containing a well that is 0.046 of an acre (Attachment J, Figure 16). This area is currently zoned 5-AL in Ordinance 661. The area is proposed to be zoned RR-5 to match the adjacent properties. The land use designation change for this parcel is proposed to be RR-5. The change for this EDRN is a "clean up" item.

4.4.4 Repealing Specific District Regulations Sections and Combining Regulations Component of Ordinance 661

The Phase II consistency rezone will effectively eliminate the need for twenty (20) zone districts in the text of Ordinance 661 since all related parcels will have been rezoned. This ordinance amendment will repeal those specific districts and combining section of Ordinance 661 that no longer have associated lands in the County. The only zone districts that will remain in the County of Santa Barbara Ordinance 661 after this repeal (Attachment E) will be districts that are located on San Miguel Island and Santa Barbara Island, in the coastal zone of Vandenberg Air Force Base, or in the Gaviota Coast Plan. The remaining zone districts will be AG, AL, and U and remaining combining zone will be: O. It is anticipated that the 661 zone district of AG, located solely in the Gaviota Coast Plan, will be repealed as well, when that plan is adopted.

5.0 PROJECT ANALYSIS

5.1 Environmental Review

A Negative Declaration (16NGD-00000-00003) was prepared to analyze potential environmental impacts of the project under requirements of the California Environmental Quality Act (CEQA). The Negative Declaration was circulated through the State Clearinghouse for a 30-day public review and comment period from March 18, 2016 to April 18, 2016. The assigned clearinghouse number is SCH #2016031062.

No public comments were received at the environmental hearing held on April 5, 2016. Four comment letters were received during the 30-day public review period. A summary of the comment letter(s) received is attached to the Final Negative Declaration (Attachment B). The comments have been considered, and some minor edits have been incorporated into the Final Negative Declaration. The Final Negative Declaration concludes that project impacts on the environment would be less than significant.

5.2 Comprehensive Plan Consistency

This section discusses the project's consistency with relevant Comprehensive Plan policies.

5.2.1 Land Use Designation Definitions

***Agricultural I (A-I) Land Use Designation Definition:** This designation applies to acreages of prime and non-prime farm lands and agricultural uses which are located within Urban, Inner Rural, and Rural Neighborhood areas.*

***Agriculture II (40 or more acres minimum parcel size) Land Use Designation Definition:** This designation applies to acreages of farm lands and agricultural uses located outside Urban, Inner Rural and Rural Neighborhood areas. General agriculture is permitted, including but not limited to livestock operations, grazing, and beef production as well as more intensive agricultural uses.*

***Residential Ranchette (RR) Land Use Designation Definition:** The designation Rural Ranchette is intended for use within Urban, Existing Developed Rural Neighborhoods, Inner Rural and Coastal Zone areas. These are areas adjacent to the more intensive urban uses. While the use of such parcels is residential, the intent of the designation is to preserve the*

character of an area and minimize the services required by smaller lot development. The Residential Ranchette designation permits all forms of cultivated agriculture, grazing, and related activities which would be allowed under an Agriculture I designation (e.g., intensive commercial animal husbandry would not be permitted).

Mountainous Areas (MA) Land Use Designation Definition: *The purpose of this designation is to delineate land having an average slope in excess of 40 percent and isolated table land surrounded by slopes exceeding 40 percent. Such lands may include the steeper foothills of the County, as well as mountain lands within the Los Padres National Forest boundary. This land shall be kept free of intensive development to reserve it for such uses as watershed, scenic enjoyment, wildlife habitat, grazing, orchards, and vineyards.*

Existing Public or Private Recreation and/or Open Space Land Use Designation Definition: *The purpose of this designation is to provide opportunities for various forms of outdoor recreation, of a public or private nature, which require access to open spaces and natural settings for their realization. These open space recreational uses include, but are not limited to, the following: public parks containing facilities for picnicking, camping, riding, hiking, walking, biking, on a day or longer use basis; flood control easements providing access to and along stream channels and other drainage areas; and golf courses. Structures or other facilities shall be limited to those required to support the recreational activities. These may include parking areas, corrals and stabling areas, picnic and camping areas, trails, water and sanitary facilities, safety and first aid stations, ranger stations, and limited concession facilities. Other recreational structures and facilities of a more intensive nature, such as swimming and tennis clubs, may be permitted. More intense commercial recreational development shall be limited to areas classified as commercial. For example, fairgrounds, amusement parks, and large indoor recreational complexes shall be classified as commercial uses.*

Other Open Lands Land Use Designation Definition: *These areas are lands subject to environmental constraints on development, have no agricultural potential or have outstanding resource value. These include some lands shown on the ERME Factors maps of the Environmental Resources Management Element. One residence per 100 acres is permitted in this category. Within the coastal zone, the Other Open Lands designation has been reserved for specific areas that have extensive or outstanding natural resource values. Some examples include the Carpinteria Slough, Devereaux Dunes, Guadalupe Dunes, and Point Sal.*

Institution/Government Facility Land Use Designation Definition: *Is for all major public and quasi-public land uses not included in the categories already defined, such as military installations, state office buildings, county hospitals.*

Consistent: The parcels proposed to be included in EDRNs would be designated A-I-5, A-I- 10, A-I-20, A-I-40, RR-4.6, RR-5, Res-0.33, Res-1.0, or Res-3.3. As specifically stated in the A-I and RES definition, this designation is intended for parcels in Rural Neighborhoods, allowing residential and agricultural uses.

Consistent: Parcels outside of existing and proposed EDRN, would be designated A-I-40, A-II-40, A-II-100, MA-40, MA-100, MA-320, MA-40/Educational Facility, Institution/Government Facility, Other Open Lands, or Recreation/Open Space. These designations are consistent with

the land uses on these rural parcels, the vast majority of which are currently in agricultural use or open lands.

Land Use Element EDRN Definition: *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 on the land use plan maps is permitted (LUE pp 177).*

Consistent: Staff has identified five neighborhoods in the Santa Maria Valley, Lompoc Valley, Santa Ynez Valley, and Cuyama Valley that meet the definition of an EDRN, but are not currently designated as EDRNs. These neighborhoods consist of groups of parcels that are substantially smaller than the surrounding large agricultural properties. The primary use on most proposed EDRN parcels is rural residential, although some also support small farms or limited grazing uses. By identifying and designating the proposed new EDRNs, staff is appropriately applying the EDRN designation consistent with this definition from the Land Use Element of the Comprehensive Plan.

In addition, the existing Ventucopa EDRN located in the Cuyama Valley Rural Region EDRN boundary is proposed to be retracted to exclude two parcels that have characteristics more appropriate for the rural area, rather than an EDRN. One parcel on the southwest boundary of the EDRN has gone through a consistency rezone from U in Ordinance 661 to AG-II-100 in the LUDC. The AG-II zone is a rural zoning designation and not appropriate for parcels within an EDRN. Adjacent to this parcel is a parcel owned by the County of Santa Barbara, which is currently used for outdoor storage. The EDRN boundary adjustment would correctly adjust the existing EDRN boundary to exclude the two parcels (Attachment J, Figure 15) and place them in the rural area.

The existing Cebada Canyon/Tularosa Road EDRN is located in the Lompoc Valley Rural Region. Located in the interior of the EDRN is a parcel and an adjacent portion of a parcel containing a well that is 0.046 of an acre (Attachment J, Figure 16). This area is currently zoned 5-AL in Ordinance 661. The area is proposed to be zoned RR-5 to match the adjacent properties. The land use designation change for this parcel is proposed to be RR-5. The change for this EDRN is a “clean up” item.

5.2.2 Agricultural Resources

Land Use Element - Agricultural Goal: *In rural areas, cultivated agriculture shall be preserved and, where conditions allow, expansion and intensification should be supported. Lands with both prime and nonprime soils shall be reserved for agricultural uses.*

Agricultural Element Goal I: *Santa Barbara County shall assure and enhance the continuation of agriculture as a major viable production industry in Santa Barbara County. Agriculture shall be encouraged. Where conditions allow (taking into account environmental impacts) expansion and intensification shall be supported.*

Consistent: The proposed consistency rezone project would enhance the ability of agricultural landowners to continue, improve, and expand agricultural operations. The modern LUDC zone districts that would replace the existing antiquated Ordinance 661 zones allow a broader and more appropriate range of agricultural and agricultural support uses. Examples of uses allowed

only under the LUDC designations include wineries, certain recreational facilities, and commercial composting facilities. In addition, the AG-II designation applied uniformly to parcels currently under several Ordinance 661 designations would provide better regulatory consistency and equity throughout the project area, and simplify many permit processes.

The changes would reduce the cost and time associated with obtaining permits and would make it easier, in terms of process, for agricultural landowners to develop certain uses that are accessory to their agricultural operations and could enhance agricultural viability.

Land Use Element – Development Policy 3: *No urban development shall be permitted beyond boundaries of land designated for urban uses except in neighborhoods in rural areas.*

Agricultural Element Goal II: *Agricultural lands shall be protected from adverse urban influence.*

Consistent: The EDRN definition and designation were created specifically to “to keep pockets of rural residential development from expanding onto adjacent agricultural lands.” By identifying and designating these new EDRNs in the Santa Maria Valley, Lompoc Valley, Santa Ynez Valley, and Cuyama Valley, the County intends to contain the primarily residential areas as designated, and protect the surrounding agricultural lands from residential sprawl.

Agricultural Element Policy II.D: *Conversion of highly productive agricultural lands whether urban or rural, shall be discouraged. The County shall support programs which encourage the retention of highly productive agricultural lands.*

Agricultural Element Goal III: *Where it is necessary for agricultural lands to be converted to other uses, this use shall not interfere with remaining agricultural operations.*

Agricultural Element Policy III.A: *Expansion of urban development into active agricultural areas outside of urban limits is to be discouraged, as long as infill development is available.*

Consistent: The proposed project involves regulatory changes (primarily consistency rezoning of specific parcels) and does not include any physical development that would directly affect agricultural land or resources. Although some physical changes could be facilitated by the proposed new zoning designations for certain parcels, the project would not facilitate conversion of a substantial amount of agricultural land, nor would it create conflicts that would discourage the continuation of agriculture.

5.2.3 Housing

Housing Element Goal I: *Goal 1: Enhance the Affordability, Diversity, Quantity, and Quality of the Housing Supply.*

Housing Element Program 1.4: *Encourage the development of unit types that are affordable by design, including residential second units, farm employee dwellings, infill, and mixed-use development.*

Consistent: The proposed new zoning would facilitate development of a modest number of housing units and RSUs on EDRN parcels. Landowners would be afforded new housing opportunities that mirror the uses allowed with EDRNS throughout the County. These new housing opportunities, although modest in number, would enhance the ability for farm owners and, in some cases, workers to live near the lands they manage.

5.3 Zoning: Land Use and Development Code Compliance

5.3.1 Zoning Ordinance Purpose and Intent

LUDC Section 35.21.020.A, Purpose and Intent of the AG-I (Agriculture I) Zone District: *The AG-I zone is applied to areas appropriate for agricultural use within Urban, Inner Rural, Rural (Coastal Zone only), and Existing Developed Rural Neighborhood areas, as designated on the Comprehensive Plan maps. The intent is to provide standards that will support agriculture as a viable land use and encourage maximum agricultural productivity.*

LUDC Section 35.23.020.C, Purpose and Intent of the R-1/E-1 (Single Family Residential) Zone District: *The R-1 and E-1 zones are applied to areas appropriately located for one-family living at a reasonable range of population densities, consistent with sound standards of public health, safety, and welfare. This zone is intended to protect the residential characteristics of an area and to promote a suitable environment for family life.*

Consistent: Parcels in the EDRNs would be designated AG-I or R-1/E-1. As stated in the purpose and intent, these designations are appropriate for EDRNs. The neighborhoods proposed to become new EDRNs consist of groups of parcels that are substantially smaller than the surrounding large agricultural properties. The primary use on most proposed new EDRN parcels is residential, although some also support small farms or limited grazing uses. By identifying and designating the proposed new EDRNs, the County is appropriately applying the R-1/E-1 and AG-I designation consistent with these LUDC definitions.

LUDC Section 35.21.020.A, Purpose and Intent of the AG-I (Agriculture I) Zone District: *The AG-I zone is applied to areas appropriate for agricultural use within Urban, Inner Rural, Rural (Coastal Zone only), and Existing Developed Rural Neighborhood areas, as designated on the Comprehensive Plan maps. The intent is to provide standards that will support agriculture as a viable land use and encourage maximum agricultural productivity.*

LUDC Section 35.21.020.B, Purpose and Intent of the AG-II (Agriculture II) Zone District: *The AG-II zone is applied to areas appropriate for agricultural land uses on prime and non-prime agricultural lands located within the Rural Area as shown on the Comprehensive Plan maps. The intent is to preserve these lands for long-term agricultural use.*

LUDC Section 35.22.020.C, Purpose and Intent of the RMZ (Resource Management) Zone District: *The intent is to allow reasonable but limited development because of extreme fire hazards, minimum services, and/or environmental constraints, and to encourage the preservation of these areas for uses including grazing, scientific and educational study, and limited residential uses.*

LUDC Section 35.26.020.E, Purpose and Intent of the REC (Recreation) Zone District. *The REC zone is applied to provide public or private open space areas appropriate for various forms of outdoor recreation. The intent is to encourage outdoor recreational uses that will protect and enhance areas with the potential to accommodate both active and passive recreation because of their beauty and natural features. Proposed recreational uses should compliment and be appropriate to the area because of the natural features.*

Consistent: Parcels outside of existing and proposed EDRNs would be designated AG-I, AG-II, RMZ, or REC. These designations are consistent with the land uses on these rural parcels, the vast majority of which are currently in agricultural use, grazing, or open space.

6.0 APPEALS PROCEDURE

Comprehensive Plan amendments and Ordinance Amendments recommended for approval or denial are automatically forwarded to the Board of Supervisors for final action; therefore no appeal is required.

7.0 ATTACHMENTS

- Attachment A Findings
- Attachment B Final Negative Declaration (16NGD-00000-00003)
- Attachment C Planning Commission Resolution
 - Exhibit 1 Board of Supervisors Resolution Amending the Land Use Element (Case No. 16GPA-00000-00001)
- Attachment D Planning Commission Resolution
 - Exhibit 1 Board of Supervisors Ordinance Amending the County Zoning Map (Case No. 16RZN-00000-00001)
- Attachment E Planning Commission Resolution
 - Exhibit 1 Board of Supervisors Ordinance Amending Ordinance 661 to Repeal Certain Sections (Case No. 16ORD-00000-00001)
- Attachment F Project Map
- Attachment G Comparison Table of Land Uses
- Attachment H Table of Amendments to the Santa Barbara County Comprehensive Plan Land Use Map and Amendments to the County Zoning Map of Section 35-1, the Santa Barbara County Land Use and Development Code (Zoning)
- Attachment I Summary Designation Criteria
- Attachment J Figures
 - Figure 1 Proposed Zoning: South Coast – Eastern Portion
 - Figure 2 Proposed Zoning: South Coast – Western Portion
 - Figure 3 Proposed Zoning: Santa Ynez Valley
 - Figure 4 Proposed Zoning: Western Lompoc Valley
 - Figure 5 Proposed Zoning: Eastern Lompoc Valley
 - Figure 6 Proposed Zoning: Western Cuyama Valley
 - Figure 7 Proposed Zoning: Eastern Cuyama Valley
 - Figure 8 Proposed Zoning: Los Padres National Forest
 - Figure 9 Proposed Zoning: Vandenberg Air Force Base
 - Figure 10 Road Number 3 EDRN
 - Figure 11 Campbell Rd Area EDRN
 - Figure 12 Nojoqui EDRN
 - Figure 13 Ranchoil EDRN
 - Figure 14 Prell Road West EDRN
 - Figure 15 Ventucopa EDRN
 - Figure 16 Cebada Canyon/Tularosa EDRN
 - Figure 17 Urban\Rural Boundary Line Adjustment - South of the City of Lompoc
 - Figure 18 Urban \Rural Boundary Line Adjustment - East of the City of Lompoc

