

SANTA BARBARA COUNTY PLANNING COMMISSION

Staff Report for

Senior Mobile Home Park Overlay Ordinance

Hearing Date: May 7, 2025

Deputy Director: Alex Tuttle

Staff Report Date: April 29, 2025

Division: Long Range Planning

Case Nos.: 25GPA-00002, 25ORD-00003, 25ORD-00004, 25RZN-00001, and 25RZN-00002

Supervising Planner: David Lackie

Supervising Planner Phone #: (805) 568-2023

Environmental Document: Notice of Exemption, California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) and 15265

Project Planner: Lila Spring

Planner Phone #: (805) 568-2021

1.0 REQUEST

Hearing on the request of the Planning and Development Department (P&D) for the County Planning Commission to consider making recommendations to the Board of Supervisors regarding adoption of the Senior Mobile Home Park Overlay Ordinance project.

- A. **Case No. 25GPA-00002.** Recommend that the Board of Supervisors adopt a resolution amending the maps of the Land Use Element, including land use designation changes for certain parcels, as applicable, of the Santa Barbara County Comprehensive Plan;
- B. **Case No. 25ORD-00003.** Recommend that the Board of Supervisors adopt an ordinance amending the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, to add the Senior Mobile Home Park (SMHP) overlay zone and the Mobile Home Park (MHP) overlay zone;
- C. **Case No. 25ORD-00004.** Recommend that the Board of Supervisors adopt an ordinance amending Article II Coastal Zoning Ordinance of Chapter 35, Zoning, of the Santa Barbara County Code to add the Senior Mobile Home Park (SMHP) overlay zone and the Mobile Home Park (MHP) overlay zone;
- D. **Case No. 25RZN-00001.** Recommend that the Board of Supervisors adopt an ordinance amending the Article II Coastal Zoning Ordinance of Chapter 35, Zoning, of the Santa Barbara County Code, to amend the Summerland Community Plan Zoning Overlay Map by adding a new Mobile Home Park (MHP) overlay zone; and
- E. **Case No. 25RZN-00002.** Recommend that the Board of Supervisors adopt an ordinance amending the Santa Barbara County Land Use and Development Code, 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 zone and a new Mobile Home Park (MHP) overlay zone and rezoning certain parcels.

The proposed amendments modify the land use designations and zoning of some existing mobile home parks, create the SMHP overlay zone and the MHP overlay zone, and apply those overlays to existing mobile home parks as applicable.

2.0 RECOMMENDATIONS AND PROCEDURES

Follow the procedures outlined below and recommend that the Board of Supervisors approve Case Nos. 25GPA-00002, 25ORD-00003, 25ORD-00004, 25RZN-00001, and 25RZN-00002, based upon the project's consistency with the Comprehensive Plan, including community plans, and based on the ability to make the required findings. The County Planning Commission's motion should include the following:

1. Make the required findings for approval, including CEQA findings, and recommend that the Board of Supervisors make the required findings for approval, including CEQA findings, of the Senior Mobile Home Park Overlay Ordinance project (Attachment A).
2. Recommend that the Board of Supervisors determine that Case Nos. 25GPA-00002, 25ORD-00003, 25ORD-00004, 25RZN-00001, and 25RZN-00002 are exempt from the provisions of CEQA pursuant to 15061(b)(3) and 15265 of the State Guidelines for the Implementation of CEQA (Attachment B); and
3. Adopt a resolution (Attachment C) recommending that the Board of Supervisors adopt the Senior Mobile Home Park Overlay Ordinance project by taking the following actions:
 - A. Adopt a Resolution amending the maps of the Land Use Element (Case No. 25GPA-00002), including land use designation changes for certain parcels, as applicable, of the Santa Barbara County Comprehensive Plan (Attachment C, Exhibit 1);
 - B. Adopt an Ordinance amending the Santa Barbara County Land Use and Development Code (Case No. 25ORD-00003), of Chapter 35, Zoning, of the Santa Barbara County Code, to add the Senior Mobile Home Park (SMHP) overlay zone and the Mobile Home Park (MHP) overlay zone (Attachment C, Exhibit 2);
 - C. Adopt an Ordinance amending the Article II Coastal Zoning Ordinance (Case No. 25ORD-00004) of Chapter 35, Zoning, of the Santa Barbara County Code, to add the Senior Mobile Home Park (SMHP) overlay zone and the Mobile Home Park (MHP) overlay zone (Attachment C, Exhibit 3);
 - D. Adopt an Ordinance amending the Article II Coastal Zoning Ordinance (Case No. 25RZN-00001) of Chapter 35, Zoning, of the Santa Barbara County Code by amending the Summerland Community Plan Zoning Overlay Map (Attachment C, Exhibit 4); and

- E. Adopt an Ordinance amending the Santa Barbara County Land Use and Development Code (Case No. 25RZN-00002) of Chapter 35, Zoning, of the Santa Barbara County Code by amending Chapter 35.14, Zoning Map (Attachment C, Exhibit 5).

Refer back to staff if the County Planning Commission takes other than the recommended action for appropriate findings.

3.0 JURISDICTION

This project is being considered by the County Planning Commission based on the following:

1. Section 35.80.020 of the County Land Use and Development Code (LUDC), which states that the County Planning Commission reviews Comprehensive Plan Amendments, Development Code Amendments, and Zoning Map Amendments, and provides a recommendation to the Board of Supervisors.
2. Section 35-57C of the Coastal Zoning Ordinance, Article II of Chapter 35, Zoning, of the Santa Barbara County Code, which states that the County Planning Commission reviews Local Coastal Program Amendments and provides a recommendation to the County Board of Supervisors.
3. Sections 2-25.2(b)(1) and (2) of Chapter 2 - Administration of the County Code, which states in part:

...the following shall remain within the jurisdiction of the county planning commission...

- (1) Recommendations regarding proposed amendments to articles I, II, III, V, and VII of chapter 35 of the county Code...*
- (2) Initiation, consideration and recommendations regarding general plan amendments required by law or requested by the board of supervisors...*

4. Government Code Section 65354, which states:

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.

5. Government Code Sections 65854 and 65855, which state:

The planning commission shall hold a public hearing on the proposed zoning ordinance or amendment to a zoning ordinance ... After the hearing, the planning commission shall render its decision in the form of a written recommendation to the legislative body ...

4.0 ISSUE SUMMARY

Mobile home parks provide important opportunities for affordable single family living in the unincorporated county. In particular, mobile home parks designated for seniors provide a critical resource. Recently, residents of senior mobile home parks have expressed concern that this resource is in jeopardy due to the potential conversion of existing senior mobile home parks to all-ages parks. In response, the Board of Supervisors directed staff to develop tools to protect against the conversion of these resources.

5.0 PROJECT INFORMATION

5.1 Background

Senior mobile home parks represent one of the few unsubsidized affordable housing options left to senior citizens that permit exclusive residence in a detached dwelling by those individuals over the age of 55 years. In contrast to other senior housing in the County, mobile home parks provide an affordable opportunity for seniors to live in their own homes in a senior living community in a low-rise setting and many parks provide walkable communities where seniors may live actively and independently among peers, the preservation of those qualities being central to residents' continued health, welfare and financial stability. There are 21 existing mobile home parks in the unincorporated county. After reviewing these mobile home parks, staff determined that two mobile home parks are not candidates for the application of an overlay based on surrounding and site-specific zoning, site conditions, and existing development. The remaining 19 mobile home parks are proposed for inclusion in a mobile home park overlay zone, 11 of these provide for senior residency (55 years of age and above) (Table 1). These 19 mobile home parks provide 2,383 total spaces, 1,865 of which are located in the 11 senior mobile home parks.

The conversion of senior mobile home parks to all-ages mobile home parks could result in the loss of existing unsubsidized affordable senior housing throughout the unincorporated county. The loss of this housing type presents a threat to, and a specific adverse impact upon, public health, safety, and welfare of the public, particularly senior residents, and the County's ability to protect safe and decent housing opportunities to seniors. Mobile home parks serve lower to upper moderate-income levels and there is a significant need for lower income housing for seniors: there is a waiting list for low-income seniors of 2,124 with the Housing Authority of the County of Santa Barbara and 3,758 with the City of Santa Barbara's Housing Authority. According to a recent report, Aging Well in Santa Barbara County, by the Santa Barbara County Adult and Aging Network, "By 2030, adults aged 60 and older will comprise more than 25 percent of the total population in Santa Barbara County, will be more diverse, and have more age-related disabilities." With a growing senior population, the report details the need for additional services for seniors, especially affordable housing. This is shown by the statistic that 55 percent of older adult renters are housing cost burdened, meaning that their housing costs more than 30 percent of their income. For more information, the report can be accessed at the link here: <https://cosantabarbara.app.box.com/s/gkxkde444n7cymt1kwomthzpz3to72k>.

Currently, the County does not have any regulations that govern the conversion of a senior mobile home park to an all-ages mobile home park. On October 8, 2024, the Board of Supervisors directed staff to consider, research and develop an ordinance to implement a senior mobile home park overlay zone and to evaluate creating an overlay to protect all mobile home parks from redevelopment to non-mobile home uses and/or rezoning those parks not currently zoned with a mobile home park zoning designation.

5.1.1 Interim Urgency Ordinance

At the November 5, 2024, hearing, the Board of Supervisors considered, and adopted the Senior Mobile Home Park Conversion Interim Urgency Ordinance which established a moratorium to prohibit the conversion of senior or age-restricted mobile home parks to all-ages mobile home parks, as defined in the ordinance, for a 45-day time-period (Attachment D). On December 10, 2024, the Board extended the urgency ordinance by 10 months and 15 days to October 25, 2025, pursuant to Government Code Section 65858 (a). The purpose of the Senior Mobile Home Park Conversion Interim Urgency Ordinance was to protect against a current and immediate threat to public health, safety, and welfare while the County considered regulations related to establishing a senior mobile home park overlay or similar regulations to address the conversion of senior mobile home parks to all-ages mobile home parks.

5.2 Senior Mobile Home Park (SMHP) and Mobile Home Park (MHP) Overlays

The proposed project would create two new zoning overlays within the County Land Use and Development Code (LUDC) (Attachment C, Exhibit 1) and Coastal Zoning Ordinance (Article II) (Attachment C, Exhibit 2). A new Mobile Home Park (MHP) overlay would be applied to existing all-ages mobile home parks within the unincorporated county; and a new Senior Mobile Home Park (SMHP) overlay would be applied to existing senior mobile home parks operating within the unincorporated county.

Mobile Home Park (MHP) Overlay: The purpose and intent of the proposed MHP overlay is to promote the continued use of mobile homes and manufactured homes in the unincorporated County as an accessible housing option for households of all income levels; respect the interests of tenants and owners of mobile home parks in maintaining parks of desirable character, stable operation, and economic viability; recognize mobile home parks as communities in which residents are substantially invested, and to provide for security of tenancy comparable to that of other residential communities less vulnerable to redevelopment; and, establish that for all land in the unincorporated County occupied by mobile home parks, and as long as this ordinance is in effect, mobile home parks shall be the primary land use allowed.

Senior Mobile Home Park (SMHP) Overlay: The purpose and intent of the SMHP overlay is to preserve a significant source of affordable, senior housing by ensuring that senior mobile home parks within the unincorporated area remain predominantly available to seniors and are not converted to allow occupancy by persons of all ages; recognize that senior mobile home parks provide one of the few housing options within Santa Barbara County available to seniors that are affordable and allow for

independent living in a detached dwelling; and ensure a sufficient supply of land for this type of use in the future.

The SMHP overlay also includes age verification and compliance procedures, including duties of senior mobile home park owners/operators to comply with age reporting requirements and certification. Specifically, 80% of occupied spaces in the Senior Mobile Home Park are to be reserved for seniors. The proposed reporting and certification requirement states:

Within 60 days of the passage of the ordinance, and then every two years thereafter, the owners or operators of each mobile home park within the SMHP overlay are required to report to Planning and Development Department confirmation that at least 80 percent of all occupied mobile homes are occupied by at least one resident 55 years of age or older

Table 1 below summarizes the existing mobile home parks in the unincorporated county, their existing and proposed land use and zoning, and the overlay zone proposed for each. Attachment E. Regional Overlay Maps includes exhibit maps for all the mobile home parks in Table 1 including the proposed overlay. An interactive online map also presents this information <https://arcg.is/0vvWOD>

Table 1: Mobile Home Parks in Unincorporated Santa Barbara County

Site Name and Address	Proposed Overlay ¹	Existing Zoning	Proposed Zoning	Existing Land Use Designation	Proposed Land Use Designation
New Cuyama Trailer Park 5795 Hwy 166, New Cuyama, CA 93254	SMHP	AG-II-100	MHP	A-II-100	RES-12.3
La Cumbre Mobile Home Park 4025 State St, Santa Barbara, CA 93110	SMHP	DR-12.3	No change	RES-12.3	No change
Rancho Santa Barbara Mobile Home Park 333 Old Mill Rd., Santa Barbara, CA 93110	SMHP	MHP	No change	RES-12.3	No change
San Vicente Mobile Home Park 340 Old Mill Rd., Santa Barbara, CA 93110	SMHP	MHP	No change	RES-12.3	No change
Rancho Oneonta Mobile Home Park 2056 W. Hwy 154, Santa Ynez, CA 93460	SMHP	AG-I-10	No change	A-I-10	No change

¹ SMHP refers to the Senior Mobile Home Park overlay zone and MHP refers to the Mobile Home Park overlay zone

Senior Mobile Home Park Overlay Ordinance

Case Nos.: 25GPA-00002, 25ORD-00003, 25ORD-00004, 25RZN-00001, and 25RZN-00002

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Site Name and Address	Proposed Overlay¹	Existing Zoning	Proposed Zoning	Existing Land Use Designation	Proposed Land Use Designation
Del Cielo Mobile Estates <i>3210 Santa Maria Way, Santa Maria, CA 93455</i>	SMHP	MHP	No change	RES-8.0	No change
Knollwood Village Mobile Home Park <i>4012 S Bradley Rd, Santa Maria, CA 93455</i>	SMHP	MHP	No change	RES-12.3	No change
Quail Meadows East Mobile Home Park <i>3400 Quail Meadows Dr, Orcutt, CA 93455</i>	SMHP	MHP	No change	RES-8.0	No change
Sunny Hills Mobile Home Park <i>1650 E Clark Ave, Santa Maria, CA 93455</i>	SMHP	MHP	No change	RES-12.3	No change
Town & Country Mobile Estates <i>1600 E Clark Ave, Santa Maria, CA 93455</i>	SMHP	MHP	No change	RES-8.0	No change
Orcutt Ranch Estates Mobile Home Park <i>295 N Broadway St, Orcutt, CA 93455</i>	SMHP	MHP	No change	RES-8.0	No change
Summerland by the Sea Mobile Home Park <i>2155 Ortega Hill Rd., Summerland, CA 93067</i>	MHP	MHP	No change	RES-12.3	No change
Blue Skies Mobile Home Park <i>4280 Calle Real, Santa Barbara, CA 93110</i>	MHP	MHP	No change	RES-20.0	No change
Nomad Village Mobile Home Park <i>4326 Calle Real, Santa Barbara, CA 93110</i>	MHP	MHP	No change	RES-20.0	No change
Rancho Jamore Mobile Home Park <i>9230 Hwy 101, Los Alamos, CA 93440</i>	MHP	MHP	No change	RES-4.6	No change

Site Name and Address	Proposed Overlay ¹	Existing Zoning	Proposed Zoning	Existing Land Use Designation	Proposed Land Use Designation
Rancho Los Alamos Mobile Home Park 9278 Hwy 101, Los Alamos, CA 93440	MHP	MHP	No change	RES-4.6	No change
Frontier Village Mobile Home Park 800 Bell St, Los Alamos, CA 93440	MHP	MHP	No change	RES-4.6	No change
Saint Marie Mobile Home Park 1380 W Main St, Santa Maria, CA 93458	MHP	C-S	MHP	Service Commercial	RES-20.0
Valley Gardens Mobile Home Park 2950 Mission Dr, Solvang, CA 93463	MHP	MHP	No change	RES-12.3	No change

The Senior Mobile Home Park Overlay Ordinance amendments also expand the existing Ranchoil Existing Developed Rural Neighborhood (EDRN) to include the New Cuyama Trailer Park. A mobile home park is not an allowed use under the existing land use designation and zoning of the New Cuyama Trailer Park and applying the EDRN allows for changes to the land use and zoning designations compatible with the existing mobile home park. Table 2 includes a brief description of the proposed land use and zoning consistency amendments for the two applicable mobile home parks: New Cuyama Trailer Park and Saint Marie Mobile Home Park.

Table 2: Proposed Consistency Amendments for Mobile Home Parks in Unincorporated Santa Barbara County

Site Name and Address	Proposed Overlay ²	Proposed Consistency Amendments
New Cuyama Trailer Park 5795 Hwy 166, New Cuyama, CA 93254	SMHP	Change zoning from AG-II-100 to MHP; change land use designation from A-II-100 to RES-12.3; and include parcels within the existing Ranchoil Existing Developed Rural Neighborhood (EDRN).
Saint Marie Mobile Home Park 1380 W Main St, Santa Maria, CA 93458	MHP	Change zoning from C-S to MHP; and change land use designation from Service Commercial to RES-20.0.

² SMHP refers to the Senior Mobile Home Park overlay zone and MHP refers to the Mobile Home Park overlay zone

Mobile Home Parks Not Proposed for an Overlay

Two existing mobile home parks are not proposed for either a MHP or SMHP overlay: Poppy Motail and Trailer Park, and Orcutt Trailer Park. Poppy Motail and Trailer Park, located on upper State Street within the Eastern Goleta Valley Community Plan (EGVCP) (4197 State Street), is an all-ages mobile home park with a General Commercial land use designation and Mixed-Use (MU) zoning designation. The MU zone does not allow mobile home parks; however, rezoning the site to a zoning designation that would allow mobile home parks (e.g. mobile home park zone (MHP) or a residential zone (RES)) would result in spot zoning as the entire upper State Street area is zoned MU, which is the EGVCP vision for redevelopment of this area.

Orcutt Trailer Park, located in Old Town Orcutt (100 S. Union Street, Orcutt), is an all-ages mobile home park with General Commercial/Res-14.0 land use designation and OT-R-14/GC zoning (split residential and/or general commercial uses allowed). Similar to Poppy Motail and Trailer Park, the existing zoning for Orcutt Trailer Park does not allow mobile home parks; however, rezoning the site to a zoning designation that would allow mobile home parks (e.g. mobile home park zone (MHP) or a residential zone (RES)) would result in spot zoning as the entire Old Town Orcutt downtown area has unique zoning (e.g. OT-R (residential), OT-LC (light commercial), OT-GC (general commercial)) to guide redevelopment of downtown with an appropriate mix of commercial and residential uses.

Given the constraints discussed above, staff does not propose a mobile home park overlay be applied to Poppy Motail and Trailer Park or Orcutt Trailer Park.

6.0 ANALYSIS

6.1 Environmental Review

The proposed project is exempt from environmental review pursuant to State CEQA Guidelines Sections 15061(b)(3) and 15265. State CEQA Guidelines Section 15265 statutorily exempts local government activities involving the preparation and adoption of local coastal program amendments from environmental review. Section 15061(b)(3) states “[w]here it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.” As explained further in Attachment B, no significant environmental impacts would occur as a result of the proposed ordinance amendments and limited consistency land use and zoning amendments. The proposed ordinance amendments, and limited consistency land use and zoning ordinance amendments, apply to existing mobile home park developments and do not authorize new uses or development of land.

6.2 SB 18 Tribal Consultation

Government Code Sections 65352.3 and 65352.4 require cities and counties to contact and, if requested, consult with Native American tribes before adopting or amending a general plan (comprehensive plan). The Native American Heritage Commission (NAHC) maintains a consultation

contact list of tribes that have expressed interest in preserving cultural places located within specific cities and counties.

P&D staff contacted the NAHC and received lists with 19 tribal contacts. On March 11, 2025, staff sent letters to all 19 tribal contacts. The letters described the proposed amendment and offered to consult with the tribes. Tribes have 90 days from receipt of letters to request consultation. To date, P&D has not received a request to consult from any of the tribes.

6.3. Policy Consistency

Staff reviewed the Senior Mobile Home Park Overlay Ordinance amendments for consistency with the applicable policies of the Comprehensive Plan, including the Housing Element, Coastal Land Use Plan, and applicable community plans. A goal (Goal 4) of the recently adopted 2023-2031 Housing Element is to “preserve the affordable housing stock and cultivate financial resources for the provision of affordable housing in Santa Barbara County.” Policy 4.1 under Goal 4 of the Housing Element indicates that one of the County’s objectives is to “preserve the affordable housing stock, maintain its affordability, improve its condition, and prevent deterioration and resident displacement.” In addition, Appendix C of the Housing Element states that “local jurisdictions must implement tailored solutions to ensure that adequate housing opportunities are provided for local populations of special needs residents. The State of California Government Code defines “special needs populations” as the elderly, persons with disabilities (including developmentally disabled persons), large families, farmworkers, female-headed households, and families or persons needing emergency shelter Government Code Section 65583(a)(7).”

The Senior Mobile Home Park Overlay Ordinance project aligns with the goals and policies of the Housing Element by preserving some of the County's affordable housing stock, protecting residential development that is high density and single family in character, and maintaining affordable housing for seniors.

In addition, the Senior Mobile Home Park Overlay Ordinance amendments propose to change the land use designations for two mobile home parks that are inconsistent with their current land use designations. The New Cuyama Trailer Park is currently designated with an agricultural land use designation (A-II-100) that does not allow for mobile home parks. The proposed residential land use designation of RES-12.3 would bring the mobile home park into conformance with the land use designation. Additionally, the Saint Marie Mobile Home Park has a Service Commercial (C-S) land use designation which does not allow for mobile home parks. The proposed residential land use designation of RES-20.0 would bring the mobile home park into conformance with the land use designation. Both changes to land use designations would improve consistency between the Comprehensive Plan and the existing mobile home parks.

The amendments are consistent with the remaining aspects of the Comprehensive Plan, they do not facilitate new mobile home park development, but rather place limitations on the conversion of mobile home parks to other uses and the conversion of senior mobile home parks to all-ages mobile home parks.

6.4. Ordinance Compliance.

The Senior Mobile Home Park Overlay Ordinance amendments are consistent with the remaining portions of the CZO and LUDC which are not revised by these amendments. The proposed ordinances modify the zoning of some existing mobile home parks, create the SMHP overlay zone and the MHP overlay zone, and apply those overlays to existing mobile home parks. The New Cuyama Trailer Park is currently zoned for agriculture (AG-II-100) and that zone does not allow for mobile home parks. The proposed zoning designation of Mobile Home Park (MHP) would bring the New Cuyama Trailer Park into conformance with the zoning designation. Additionally, the Saint Marie Mobile Home Park has commercial zoning (C-S) which does not allow for mobile home parks. The proposed residential zoning designation of Mobile Home Park (MHP) would bring the mobile home park into conformance with the zoning designation. Both zoning changes would improve consistency between the LUDC and the existing mobile home parks.

In addition, the SMHP and MHP overlay zones would be applied in addition to existing zoning. Sites which receive an overlay must still comply with all applicable requirements of the underlying zone.

7.0 APPEALS PROCEDURE

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

8.0 ATTACHMENTS

- A. Findings for Approval
- B. Notice of Exemption
- C. County Planning Commission Resolution (Case Nos. 25GPA-00002, 25ORD-00003, 25ORD-00004, 25RZN-00001, and 25RZN-00002)
 - 1. Board of Supervisors Resolution Amending the Land Use Element (Case No. 25GPA-00002)
 - 1A: Assessor's Parcel Numbers for Land Use Element Map Amendments
 - Exhibit 1A-1: Cuyama Valley Rural Region Land Use Designations Map area
 - Exhibit 1A-2: COMP-6 Santa Maria Area Land Use Designations Map area
 - 2. Board of Supervisors Ordinance Amending the County Land Use and Development Code (Case No. 25ORD-00003)
 - 3. Board of Supervisors Ordinance Amending the Article II Coastal Zoning Ordinance (Case No. 25ORD-00004)

4. Board of Supervisors Ordinance Amending the Article II Coastal Zoning Map (Case No. 25RZN-00001)

4A: Summerland Community Plan Zoning Overlay Map Area

5. Board of Supervisors Ordinance Amending the Santa Barbara County Zoning Map (Case No. 25RZN-00002)

5A: Assessor's Parcel Numbers for Land Use and Development Code County Zoning Map Amendments

Exhibit 5A-1: Knollwood Village Mobile Home Park Map

Exhibit 5A-2: New Cuyama Trailer Park Rezone Map

Exhibit 5A-3: Saint Marie Mobile Home Park Rezone Map

- D. Senior Mobile Home Park Conversion Interim Urgency Ordinance

- E. Regional Overlay Maps

Exhibit E.1: Summerland (Summerland by the Sea Mobile Home Park)

Exhibit E.2: Eastern Goleta Valley (Blue Skies Mobile Home Park, La Cumbre Mobile Home Park, Nomad Village Mobile Home Park, Rancho Santa Barbara Mobile Home Park, San Vicente Mobile Home Park)

Exhibit E.3: Rancho Oneonta (Rancho Oneonta Mobile Home Park)

Exhibit E.4: Santa Ynez (Valley gardens Mobile Home Park)

Exhibit E.5: North Orcutt (Del Cielo Mobile Estates, Knollwood Village Mobile Home Park, Quail Meadows East Mobile Home Park)

Exhibit E.6: Southeast Orcutt (Sunny Hills Mobile Home Park, Town & County Mobile Estates)

Exhibit E.7: Southwest Orcutt (Orcutt Ranch Estates Mobile Home Park)

Exhibit E.8: Los Alamos (Rancho Jamore Mobile Home Park, Rancho Los Alamos Mobile Home Park, Frontier Village Mobile Home Park)

Exhibit E.9: New Cuyama (New Cuyama Trailer Park)

Exhibit E.10: Saint Marie (Saint Marie Mobile Home Park)