



COUNTY OF SANTA BARBARA CALIFORNIA

PLANNING COMMISSION

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

PLANNING COMMISSION
HEARING OF DECEMBER 4, 2013

RE: *Mosby Sports and & Outdoor Recreation Facility;*
12RZN-00000-00003, 11CUP-00000-00032

Hearing on the request of Mr. James Mosby, owner, to consider Case Nos. 12RZN-00000-00003, & 11CUP-00000-00032 [applications filed on December 2, 2011 and June 21, 2012] proposing to rezone 2 lots (9.99 and 9.50 gross acres) from 40-AG to AG-II-40 in compliance with Chapter 35.104 of the County Land Use and Development Code; and approval of a Conditional Use Permit in compliance with Section 35.82.060 of the County Land Use and Development Code to permit an approximately 7.6-acre sports and outdoor recreation facility comprised of athletic fields, a paint ball field, and a remote control car track; and to adopt the Negative Declaration (12NGD-00000-00024) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant but mitigable effects on the environment are anticipated in the following categories: Aesthetics/Visual Resources, and Transportation/Circulation. The ND and all documents may be reviewed at the Planning and Development Department at 624 West Foster Road, Suite C, Santa Maria. The ND is also available for review at the Lompoc Public Library located at 501 East North Ave and 3755 Constellation Road, Lompoc, CA 93436. The application involves AP Nos. 099-141-016 and -017 located approximately 0.5 mile east of the City of Lompoc, northwest of the intersection of Hwy 246 and Sweeney Road, commonly known as 625 E. Hwy 246, Lompoc area, Fourth Supervisorial District. (Continued from 9/11/13 and 11/13/13)

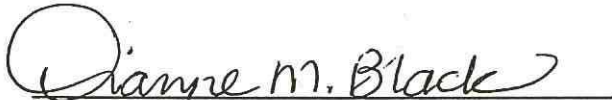
Dear Honorable Members of the Board of Supervisors:

At the Planning Commission hearing of December 4, 2013, Commissioner Ferini moved, seconded by Commissioner Brown and carried by a vote of 4 to 1 (Blough no) to:

1. Recommend that the Board of Supervisors make the required findings to deny the project specified in Attachment A of the staff memorandum dated December 4, 2013, and as revised at the hearing of December 4, 2013;

2. Recommend that the Board of Supervisors determine the project denial to be exempt from CEQA pursuant to Guideline Section 15270 (Attachment B of the staff memorandum dated November 19, 2013); and
3. Recommend that the Board of Supervisors deny the project (12RZN-00000-00003, 11CUP-00000-00032).

Sincerely,



Dianne M. Black
Secretary Planning Commission

cc: Case File: 12RZN-00000-00003, 11CUP-00000-00032
Planning Commission File
Dianne M. Black, Director Development Review
Owner: James Mosby, P.O. Box 1227, Lompoc, CA 93438
Jenna Richardson, Deputy County Counsel
Dana Eady, Planner

Attachments: Attachment A - Findings

DMB/dmv

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ATTACHMENT A: FINDINGS

1.0 CEQA FINDINGS

1.1 CEQA Exemption

The Board of Supervisors finds that the denial of the proposed project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15270. Please see Attachment B, Notice of Exemption.

2.0 ADMINISTRATIVE FINDINGS

2.1 REZONE FINDINGS

In compliance with Section 35.104.060 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for an Amendment to the Development Code, Local Coastal Program, or Zoning Map the review authority shall first make all of the findings. However, as a result of the recommendation for project denial, only those findings which cannot be made are discussed below.

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

The unpermitted active public recreational uses consisting of soccer fields, a paintball field, and a remote-controlled car track are located directly adjacent to agriculturally zoned property under cultivation. There are no permanent buffers established between the existing active public recreation, and adjacent agricultural operations.

The proposed rezone would facilitate the approval of a project which would:

1) be located on agriculturally zoned property without the establishment of permanent buffers between proposed recreational uses and agriculturally designated property, including properties that are in active production. The close proximity of these active public recreational uses to active agriculture without the establishment of permanent buffers creates land use conflicts which would adversely impact agricultural operations by threatening the long-term agricultural productivity on surrounding parcels;

2) establish an urban type of land use across the Santa Ynez River, a natural green-belt buffer/boundary between the City of Lompoc and the project site, which would introduce people and pets into an area of active agricultural activity. The presence of people and pets creates food safety concerns for surrounding agriculture, and represents an incremental increase in urban/rural conflicts.

Therefore, approval of the rezone is not in the interests of the general community welfare.

2.1.2 The request is consistent with good zoning and planning practices.

The unpermitted active public recreational uses consisting of soccer fields, a paintball field, and a remote-controlled car track are located directly adjacent to active agricultural operations which are under cultivation (flowers). The close

proximity of these active public recreational uses to active agriculture without the establishment of permanent buffers creates land use conflicts which would adversely impact agricultural operations by threatening the long-term agricultural productivity on surrounding parcels.

The proposed rezone would facilitate the approval of a project which would

establish an urban type of land use across the Santa Ynez River, a natural green-belt buffer/boundary between the City of Lompoc and the project site, which would introduce people and pets into an area of active agricultural activity. The presence of people and pets creates food safety concerns for surrounding agriculture, and represents an incremental increase in urban/rural conflicts.

Therefore, approval of the proposed rezone is not consistent with good zoning and planning practices.

2.2 CONDITIONAL USE PERMIT FINDINGS

Findings required for all Conditional Use Permits. In compliance with Subsection 35.82.060.E.1 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for a Conditional Use Permit or Minor Conditional Use Permit the review authority shall first make all of the findings, as applicable. However, as a result of the recommendation for project denial, only those findings which cannot be made are discussed below.

2.2.1 The site for the proposed project is adequate in terms of location, physical characteristics, shape, and size to accommodate the type of use and level of development proposed.

The subject 9.99 (APN 099-141-016) and 9.50 (APN 099-141-017) gross acre parcels are located on the northwest side of Highway 246 approximately 0.5 miles northeast of the City of Lompoc and the intersection of Highway 1 and Highway 246. The project site is located adjacent to active agricultural cultivation with cultivated fields (flowers) located within 100 feet of the subject property.

The proposed project site is located approximately 1,000 feet east of the Lompoc City Limit line, with the Santa Ynez River, a natural green-belt buffer/boundary between the City of Lompoc and the project site in between.

The close proximity of these active public recreational uses to cultivated agriculture creates land use conflicts which would adversely impact agricultural operations by threatening the long-term agricultural productivity on surrounding parcels. The small size of the parcels precludes the ability to provide adequate buffers onsite to separate the recreational uses from the surrounding agricultural uses. Therefore, the project site is not adequate in terms of location and physical characteristics to accommodate the type of use and level of proposed development, and the project is not consistent with this finding.

2.2.2 The proposed project will not be detrimental to the comfort, convenience, general welfare, health, and safety of the neighborhood and will be compatible with the surrounding area.

The close proximity of existing agricultural operations to the existing and

proposed active public recreational activities would introduce land use conflicts which would be detrimental to the general welfare, comfort, health, and safety of sensitive receptors (i.e. children and adults utilizing the recreation facility). Therefore, the project is not consistent with this finding.

2.2.6 The proposed project will comply with all applicable requirements of this Development Code and the Comprehensive Plan, including any applicable community or area plan.

The unpermitted active public recreational uses consisting of soccer fields, a paintball field, and a remote-controlled car track are located directly adjacent to agriculturally zoned property under cultivation. There are no permanent buffers established between the existing active public recreation, and adjacent agricultural operations. The close proximity of these active public recreational uses to active agriculture without the establishment of permanent buffers creates land use conflicts which would adversely impact agricultural operations by threatening the long-term agricultural productivity on surrounding parcels. As a result, the project would not comply with the Lompoc Area Goals and Comprehensive Plan Land Use Element Policies discussed in Attachment C.

2.2.7 Within Rural areas as designated on the Comprehensive Plan maps, the proposed use will be compatible with and subordinate to the rural and scenic character of the area.

The close proximity of active public recreational uses to cultivated agriculture would introduce land use conflicts which are incompatible with, and insubordinate to, surrounding agricultural activities in a designated Rural area of the County. The small size of the parcels precludes the ability to provide adequate buffers onsite to separate the recreational uses from the surrounding agricultural uses. Therefore, the proposed use is not compatible with or subordinate to the rural character of the area, and the project is not consistent with this finding.