

*Mosby Sports and Outdoor Recreation Facility*

*Case Nos. 11CUP-00000-00032  
12RZN-00000-00003*

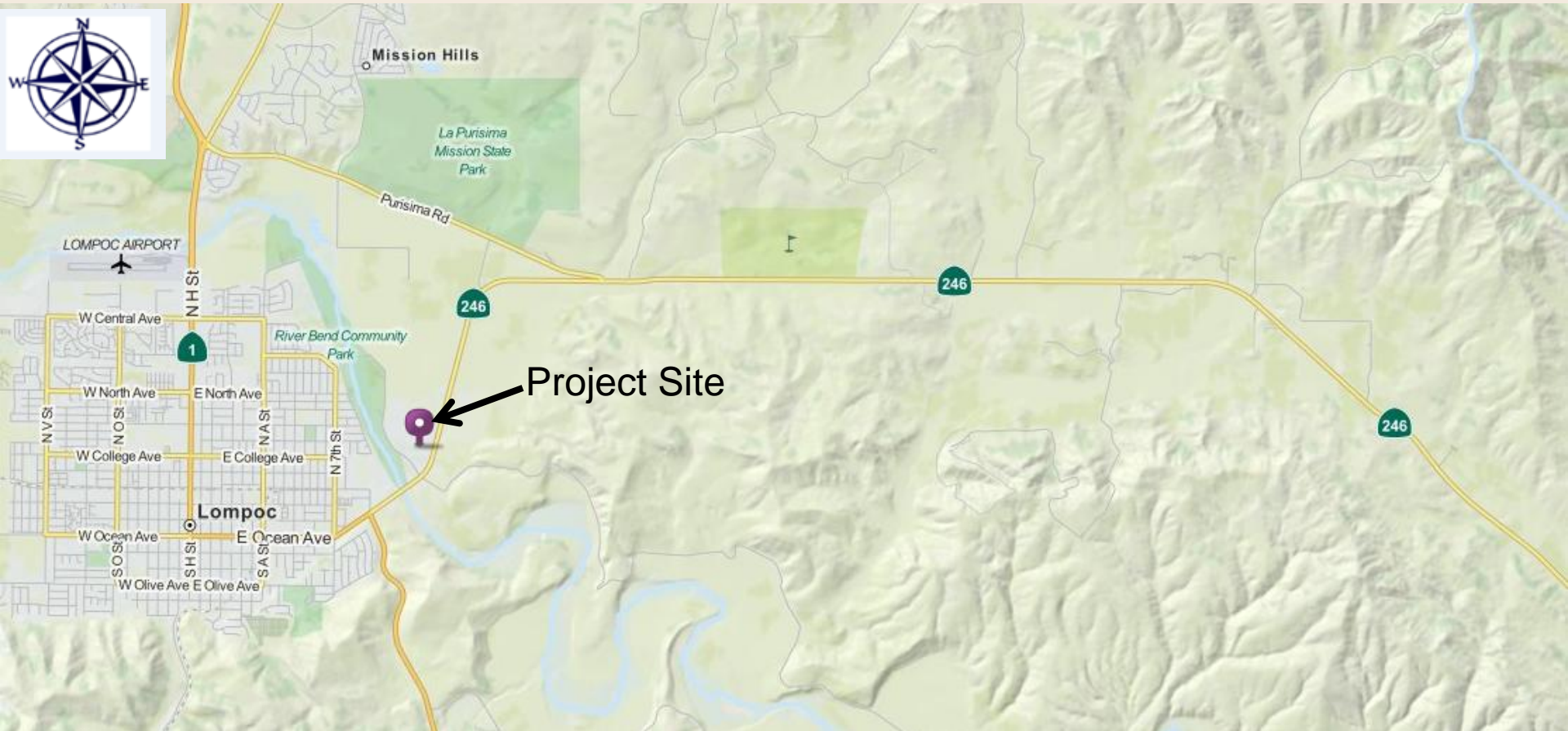
*Santa Barbara County Board of Supervisors*

*February 11, 2014*





# Vicinity Map





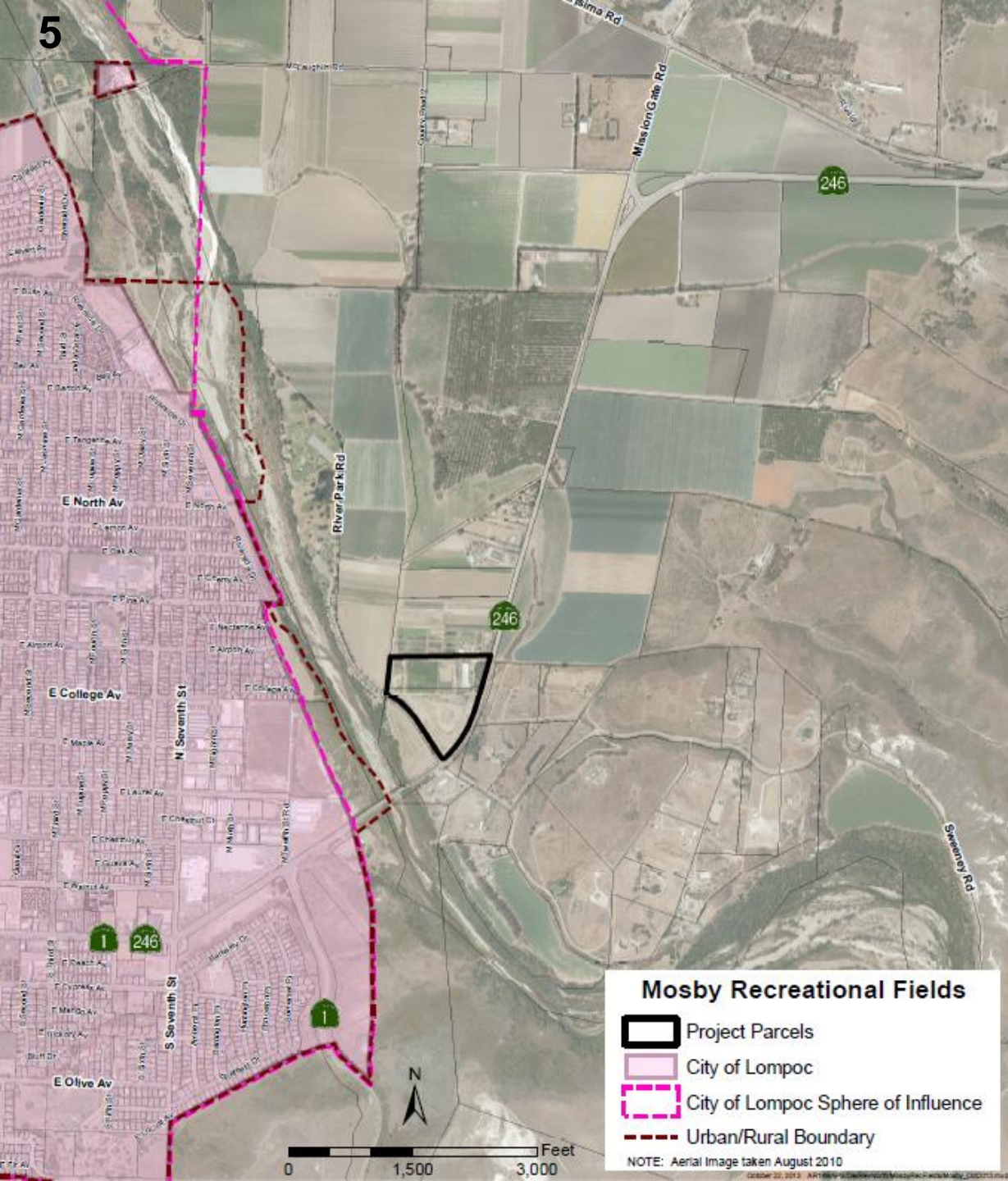
# Project Site Location





# Aerial View of Project Site





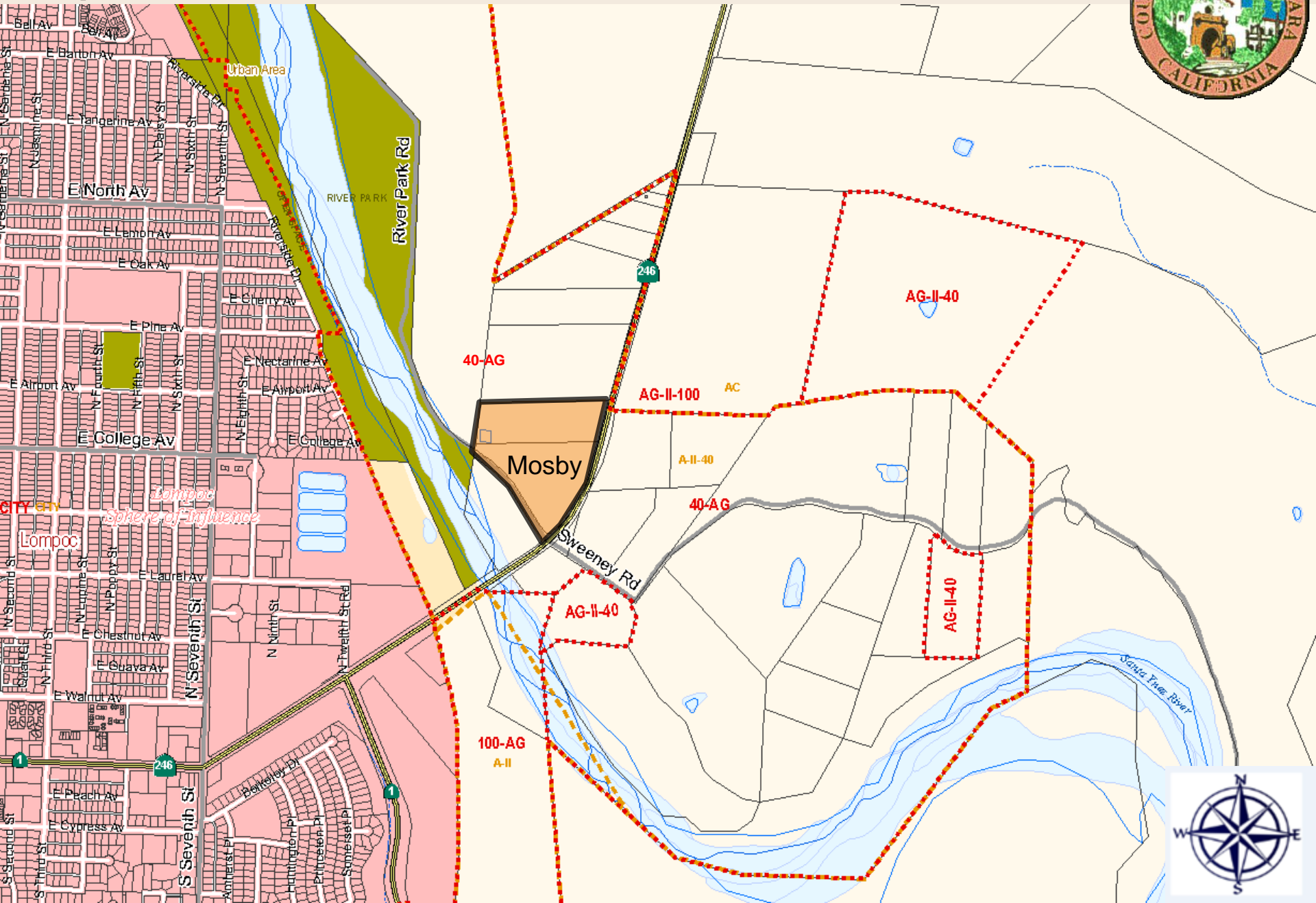
City Limit, Sphere of Influence, and Urban/Rural Boundary Line Exhibit



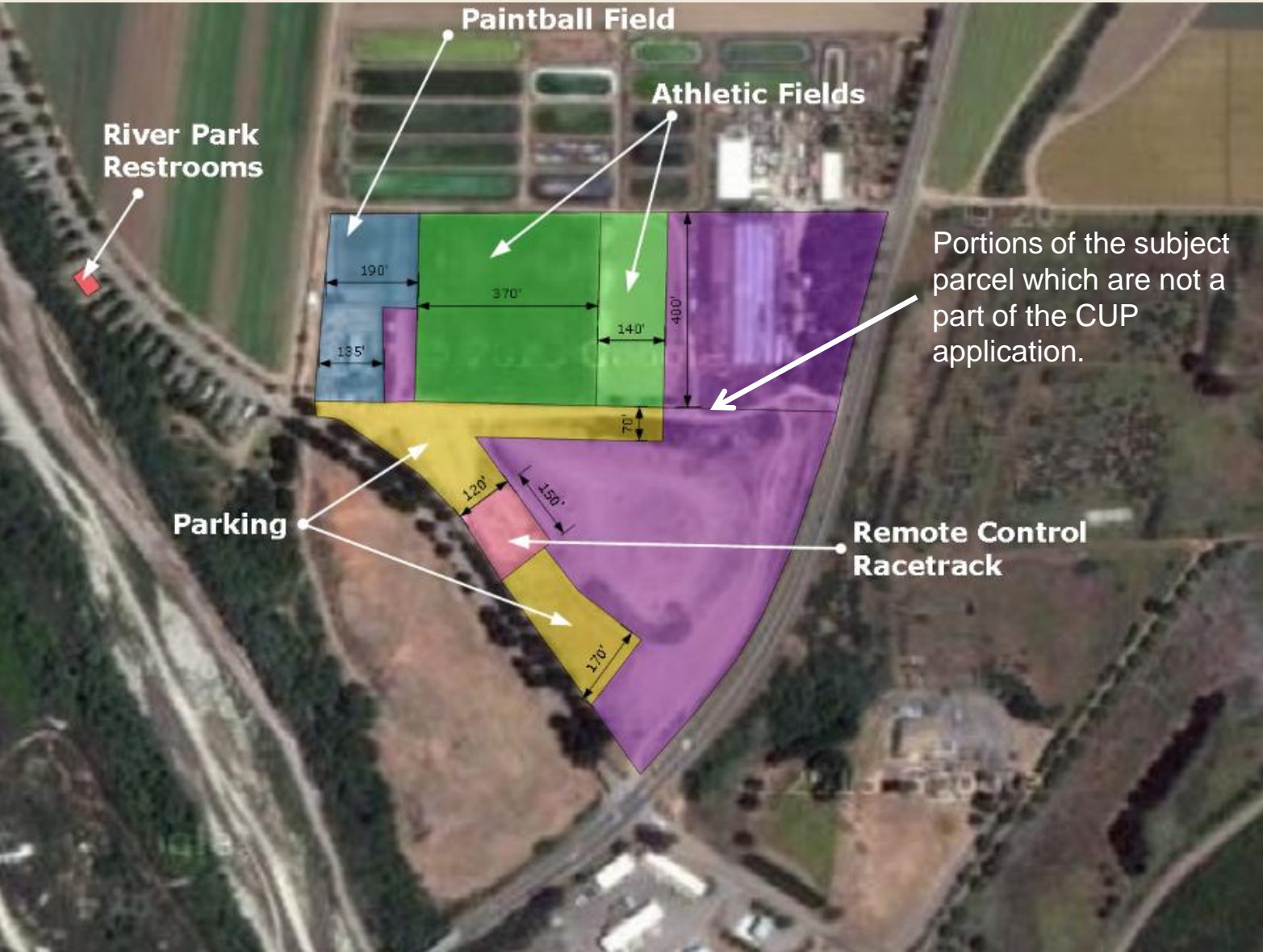
# Project Description

- Consistency Rezone
  - 40-AG (Ordinance 661) to AG-II-40 (LUDC)
- Conditional Use Permit
  - Permit existing outdoor development and recreational activities:
    - Paintball Field
    - Athletic Fields
    - Remote Controlled Car Track

# Zoning



# Site Plan



Mosby  
Recreational  
Fields CUP &  
Rezone

12RZN-00000-00003  
11CUP-00000-00032

Portions of the subject parcel which are not a part of the CUP application.

All dimensions are approximate.

Scale  
1" = 200'





9

# Athletic Fields



Parking Lot

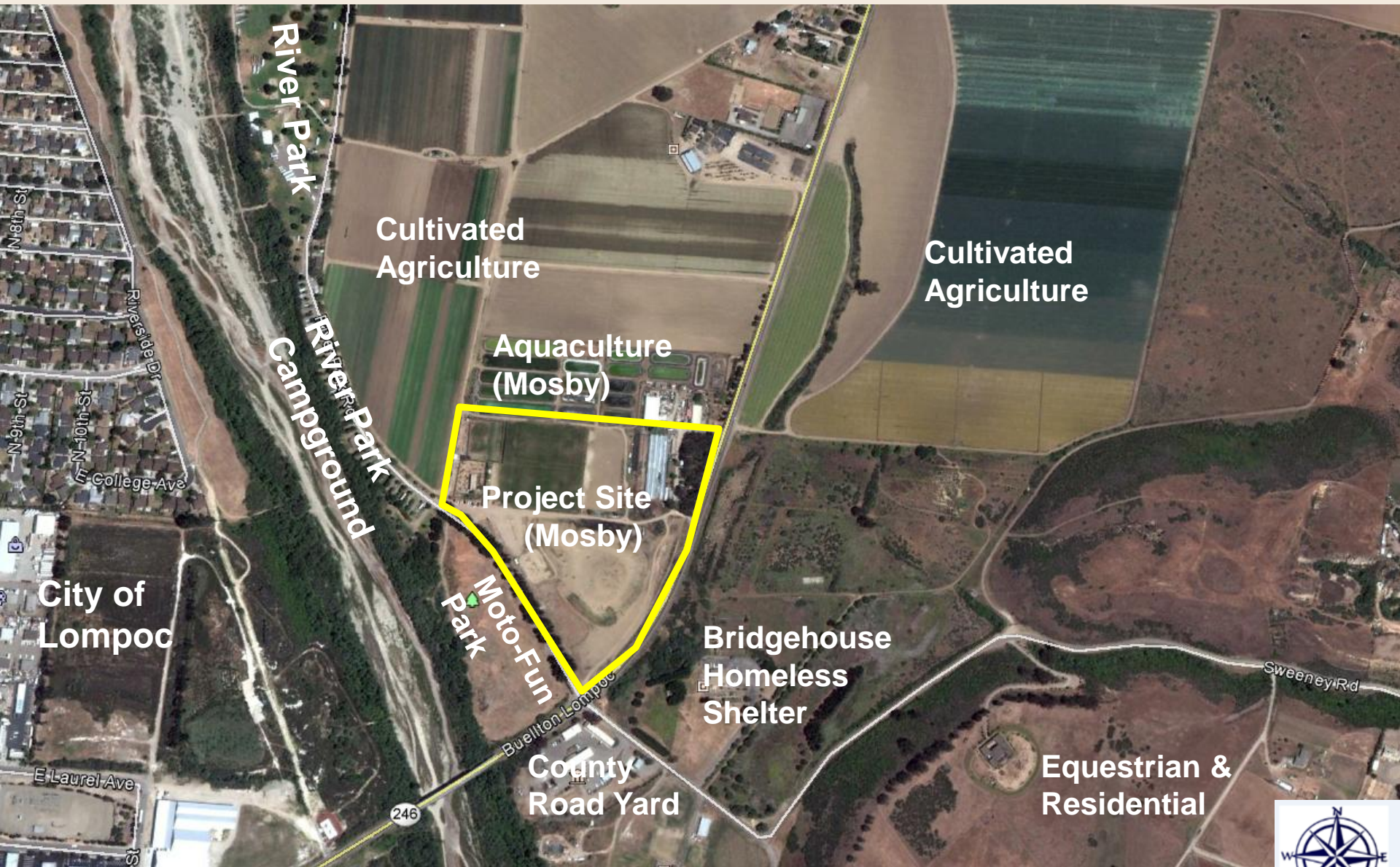
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Paintball Field



Remote Control  
Car Track

# Surrounding Land Uses



Adjacent property to the west currently under  
Agricultural Cultivation (towards River Park)



Looking SE towards the Mosby Paintball Field from the adjacent agricultural property to the west



# Planning Commission Review



- Planning Commission Hearings:
  - September 11, 2013
    - Continued the project to November 13, 2013 to allow staff to analyze the project under the pre-project baseline.
  - November 13, 2013
    - Directed staff to prepare findings for denial of the project, and continued it to December 4, 2013.
  - December 4, 2013
    - Recommended denial of the project to the Board of Supervisors.



# Planning Commission Findings

- The Planning Commission recommended denial of the project based on findings which conclude:
  - The close proximity of the existing unpermitted public recreational uses to production agriculture creates land use conflicts.
    - Lack of permanent buffers threatens long term agricultural productivity.
    - Establishment of an urban land use north of the Santa Ynez river, a natural boundary between the City of Lompoc and production agriculture.

## Policy and Ordinance Consistency



- The proposed project is inconsistent with Santa Barbara County Comprehensive Plan Policies.
  - Conflicts between public recreational uses adjacent to agricultural production.
  - Public recreational uses adjacent to agriculture would create an incremental increase in urban/rural conflicts.
  - Lack of permanent buffers would threaten the long term agricultural productivity on surrounding parcels.





# Environmental Review

- Notice of Exemption (CEQA Section 15270)
  - CEQA Section 15270 – Projects which are disapproved: CEQA does not apply to projects which a public agency rejects or disapproves.

## Recommendations and Procedures



- Make the required findings to deny the project specified in Attachment 1 of the Board Agenda Letter, including CEQA findings;
- Determine the project denial to be exempt from CEQA pursuant to Guideline Section 15270 (Attachment 2 of the Board Agenda Letter); and
- Deny the project (Case Nos. 12RZN-00000-00003, and 11CUP-00000-00032).