

*Mosby Sports & Outdoor Recreation Facility  
and Consistency Rezone*

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

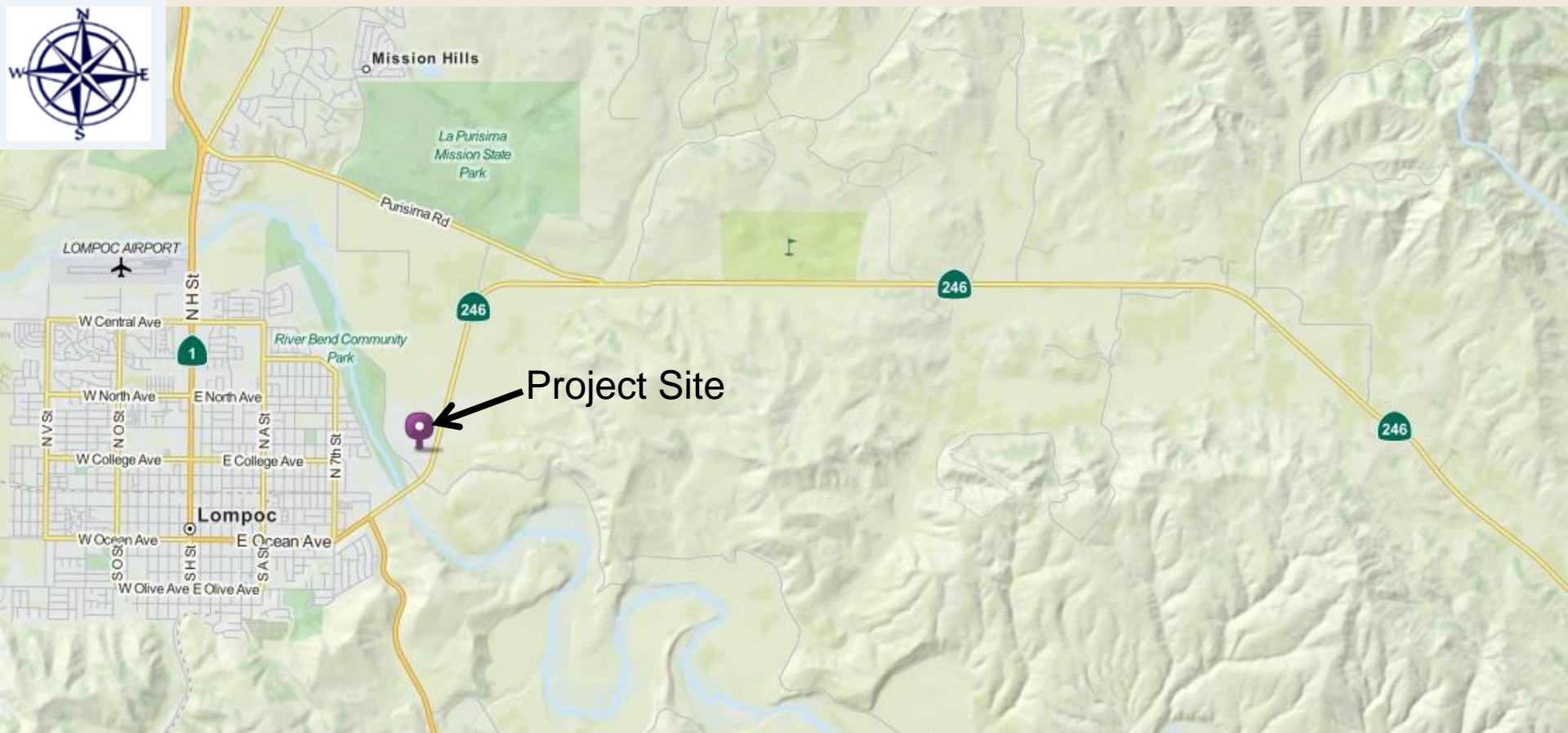
*Santa Barbara County Board of Supervisors*

*June 23, 2015*





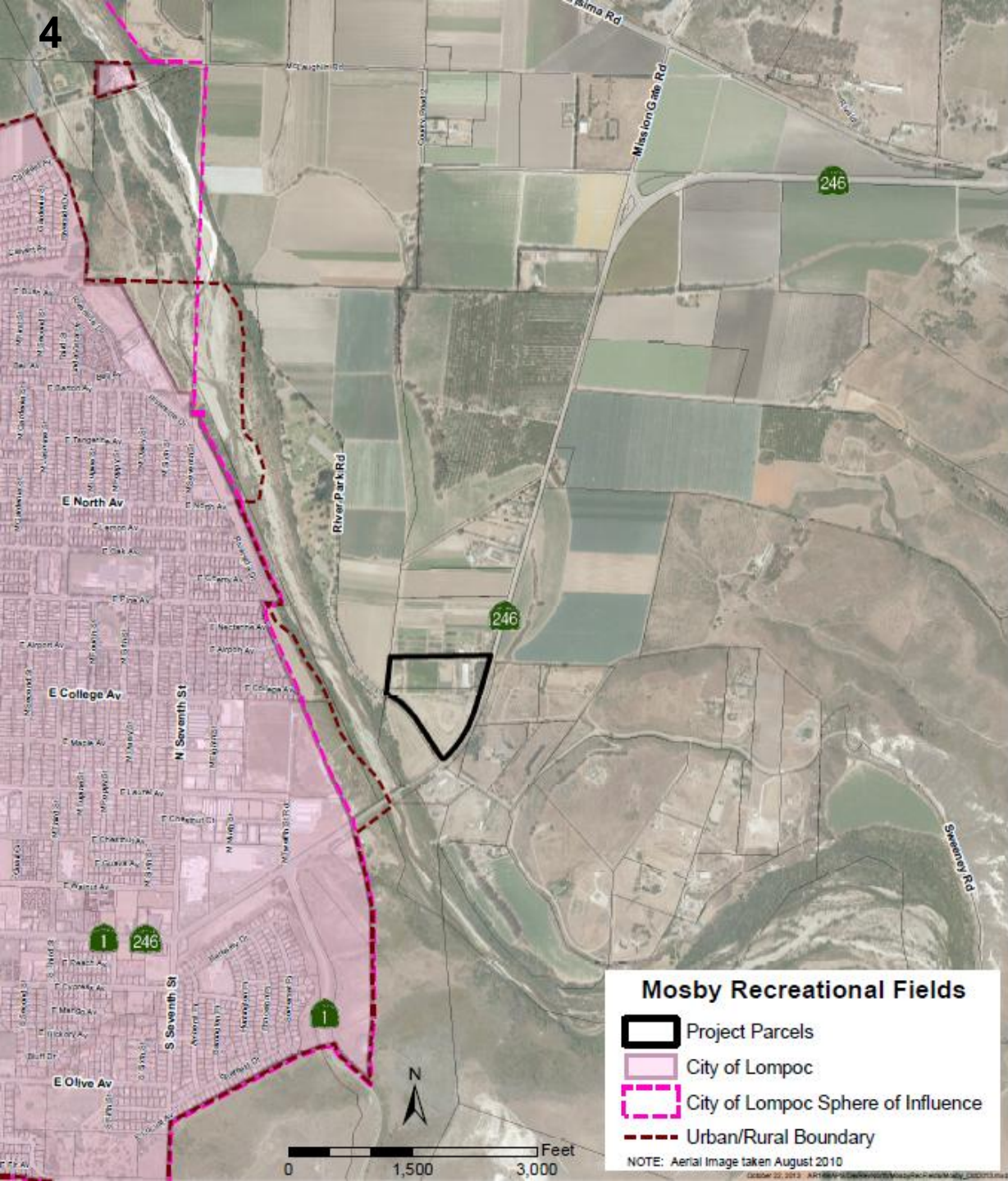
# Vicinity Map





# Project Site Location





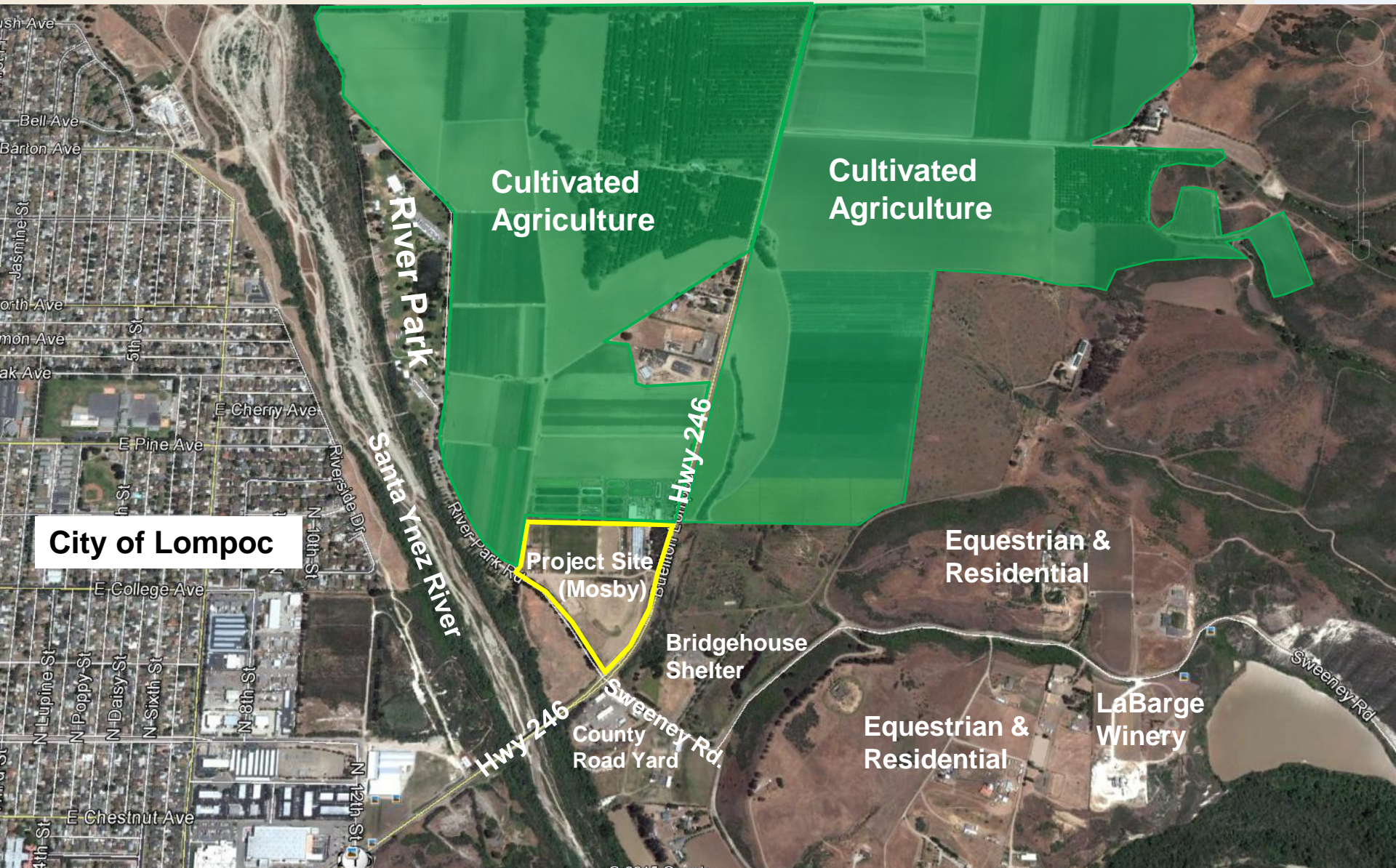
**Mosby Recreational Fields**

-  Project Parcels
-  City of Lompoc
-  City of Lompoc Sphere of Influence
-  Urban/Rural Boundary

NOTE: Aerial Image taken August 2010

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

# Surrounding Land Uses

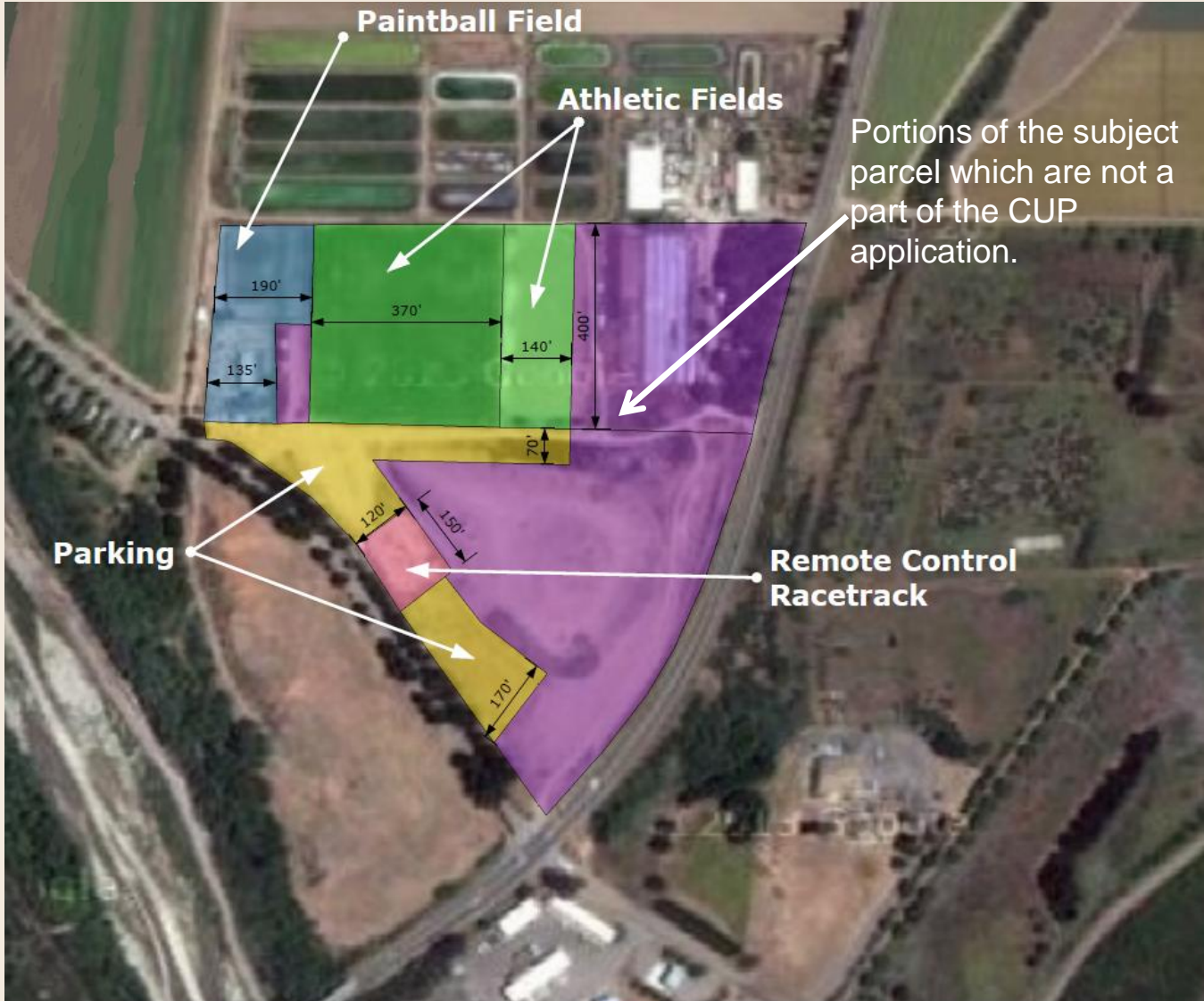




# Project Description

- 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

# Site Plan



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

Mosby  
Recreational  
Fields CUP &  
Rezone

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

All dimensions  
are approximate.

Scale  
1" = 200'



## Comprehensive Plan Consistency



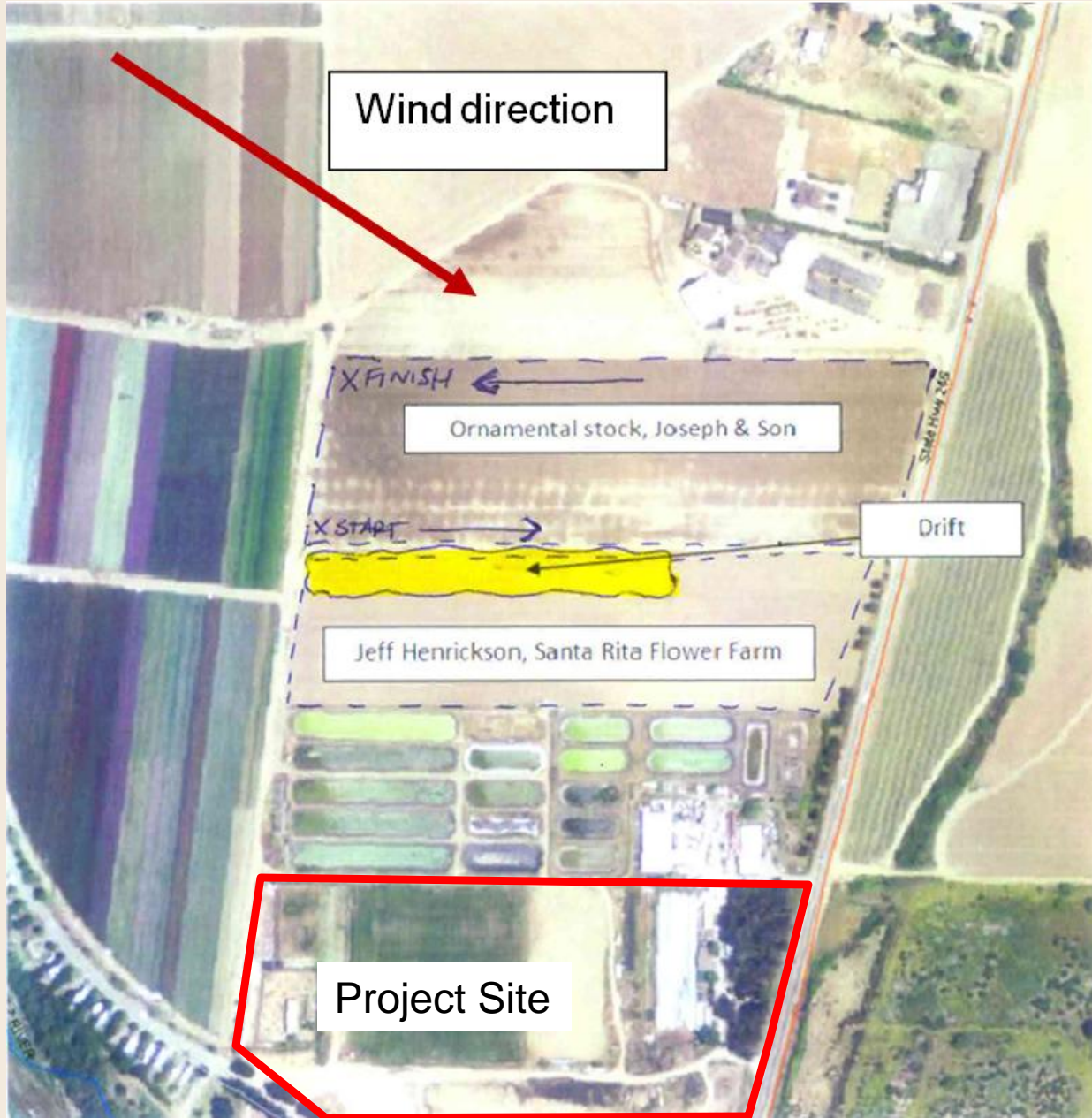
- The proposed project is inconsistent with Santa Barbara County Comprehensive Plan Policies.
  - Lack of Adequate Services
  - Land Use Conflicts
  - Impacts to Agricultural Viability



# Restroom and Drinking Water Facilities



# Confirmed Incident of Pesticide Drift





# Findings for Denial of the CUP

- On February 11, 2014, your Board denied the project based on findings which concluded that:
  - 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.
  - The establishment of an urban type of land use north of the Santa Ynez river, a natural boundary between the City of Lompoc and production agriculture.



## Additional Information presented in Findings for Denial of the CUP

- Potential for land use conflicts between adjacent cultivated agricultural fields and recreational uses.
- The Agricultural Commissioner may restrict pesticide permits on parcels located adjacent to sensitive receptors resulting in restrictions to the types of agricultural commodities planted.
- Impacts to underlying soils due to compaction from cars, grading, and overall site disturbance.

# Recommendations and Procedures



- For the Conditional Use Permit:
  - Make the required findings for denial of the Conditional Use Permit, including CEQA findings;
  - Determine that denial of Case No. 11CUP-00000-00032 is exempt from CEQA pursuant to CEQA Guidelines Section 15270; and
  - Deny the Conditional Use Permit (Case No. 11CUP-00000-00032).



# Recommendations and Procedures

- For the Rezone:
  - Make the required findings for approval of the rezone specified in Attachment 2 of the board letter including CEQA findings;
  - Determine that the rezone is exempt from CEQA pursuant to CEQA Guideline Sections 15061(b)(3), and 15305; and
  - Approve the rezone, Case No. 12RZN-00000-00003 and adopt an Ordinance amending the zoning map for the subject parcels from Unlimited Agriculture, 40-AG, under Ordinance 661 to AG-II-40 under the Land Use and Development Code.

**End of Presentation**