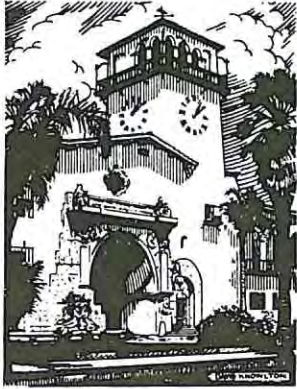


Mission Canyon Community Plan

Case Nos. 13GPA-000000-00008, 11GPA-00000-00005, 11GPA-00000-00006, 11ORD-00000-00032, and
11RZN-00000-00004

Attachment 1: County Planning Commission Action Letter with Attachments

ATTACHMENT 1: County Planning Commission Action Letter with Attachments



COUNTY OF SANTA BARBARA CALIFORNIA

PLANNING COMMISSION

COUNTY ENGINEERING BUILDING
123 E. ANAPAMU ST.
SANTA BARBARA, CALIF. 93101-2058
PHONE: (805) 568-2000
FAX: (805) 568-2030

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

PLANNING COMMISSION
HEARING OF DECEMBER 5, 2013

***RE: Mission Canyon Community Plan; 13GPA-00000-00008, 11GPA-00000-00005,
11GPA-00000-00006, 11ORD-00000-00032, 11RZN-00000-00004***

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

- a) **13GPA-00000-00008.** Recommend that the Board of Supervisors rescind the Mission Canyon Area Specific Plan and adopt a general plan amendment adopting the proposed Mission Canyon Community Plan.
- b) **11GPA-00000-00005.** Recommend that the Board of Supervisors adopt a general plan amendment amending the text in the Area/Community Goals (Section V), Land Use Elements Maps, and Community Plans (Appendix) sections of the Land Use Element of the Santa Barbara County Comprehensive Plan to describe and/or reference the Mission Canyon Community Plan, and amending the maps titled "Land Use Element, Santa Barbara Area – COMP. 3" to remove land use designations, reference the Mission Canyon Community Plan rather than the Mission Canyon Area Specific Plan, and adopt the map titled "Mission Canyon Community Plan Land Use Designations", and the "Parks, Recreation & Trails, Goleta – Santa Barbara Area, PRT-3" to remove existing and proposed trails, reference the Mission Canyon Community Plan rather than the Mission Canyon Area Specific Plan, and adopt the map titled "Mission Canyon Community Plan "Parks & Trails", and the "South Coast Rural Region Land Use Designations" of the Land Use Element of the Santa Barbara County Comprehensive Plan to remove the reference to Comp. 3 map for Mission Canyon and reference the Mission Canyon Community Plan Land Use map.
- c) **11GPA-00000-00006.** Recommend that the Board of Supervisors adopt a general plan amendment amending the text in the Circulation Element Policies (Section V) section of the Circulation Element of the Santa Barbara County Comprehensive Plan to reference the Mission Canyon Community Plan, and amending the maps titled "Circulation Element, Santa Barbara County Area, CIRC-1" and "Circulation Element, Santa Barbara Area, CIRC-3" of the Circulation Element of the Santa Barbara County Comprehensive Plan to reference the Mission Canyon Community Plan rather than the Mission Canyon Area Specific Plan and adopt the map titled "Mission Canyon Community Plan Circulation".

- d) **11ORD-00000-00032.** 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 County Code to adopt new zoning regulations as part of implementing the proposed Mission Canyon Community Plan.
- e) **11RZN-00000-00004.** Recommend that the Board of Supervisors adopt an ordinance amending the map titled "Santa Barbara Area, Zoning & Zoning Overlay" of Section 35-1 of the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the County Code to remove existing primary zoning designations from the map and replace them with a reference to the Mission Canyon Community Plan Zoning map, reference the Mission Canyon Community Plan rather than the Mission Canyon Area Specific Plan, and adopt the maps titled "Mission Canyon Community Plan Zoning", "Mission Canyon Community Plan Zoning Overlay" and "Mission Canyon Community Plan Environmentally Sensitive Habitat".
- f) **Mission Canyon Residential Design Guidelines.** Recommend that the Board of Supervisors adopt the proposed Mission Canyon Residential Design Guidelines.

The project involves all lots located in the Mission Canyon Plan Area, First Supervisorial District.
(Continued from 11/21/13)

Dear Honorable Members of the Board of Supervisors:

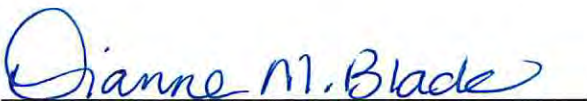
At the Planning Commission hearing of December 5, 2013, Commissioner Cooney moved, seconded by Commissioner Brown and carried by a vote of 5 to 0 to:

1. Recommend that the Board of Supervisors make the findings for approval in Attachment B, including CEQA findings, and recommend that the Board of Supervisors make the appropriate findings for approval of the proposed general plan amendments, ordinance amendments, rezoning (adoption of new overlay zones), and residential design guidelines;
2. Recommend that the Board of Supervisors certify the Mission Canyon Community Plan Final Environmental Impact Report (FEIR) (County Environmental Document No. 09-EIR-02, State Clearinghouse No. 2009061066) (Attachment C to the November 21, 2013 staff report) and approve the Statement of Overriding Considerations (Attachment B) and Mitigation Monitoring and Reporting Plan (Attachment D) for Case Nos. 13GPA-00000-00008, 11GPA-00000-00005, 11GPA-00000-00006, 11ORD-00000-00032, and 11RZN-00000-00004, and the Mission Canyon Residential Design Guidelines, pursuant to the State Guidelines for Implementation of the California Environmental Quality Act (CEQA). As a result of this project, significant effects on the environment are anticipated in the following categories: Biological Resources, Cultural and Historic Resources, Fire Protection, and Traffic and Circulation;
3. Adopt the Resolution in Attachment E recommending that the Board of Supervisors rescind the Mission Canyon Area Specific Plan and adopt Case No. 13GPA-00000-00008, a general plan amendment adopting the proposed Mission Canyon Community Plan, as revised at the hearing of December 5, 2013;
4. Adopt the Resolution in Attachment F recommending that the Board of Supervisors adopt Case No. 11GPA-00000-00005, a general plan amendment amending the text in the Area/Community Goals (Section V), Land Use Elements Maps, and Community Plans (Appendix) sections of the Land Use

Element of the Santa Barbara County Comprehensive Plan to describe and/or reference the Mission Canyon Community Plan, and amending the map titled "Land Use Element, Santa Barbara Area – COMP. 3" to remove land use designations, reference the Mission Canyon Community Plan rather than the Mission Canyon Area Specific Plan, and adopt the map titled "Mission Canyon Community Plan Land Use Designations" and amending the map titled "Parks, Recreation & Trails, Goleta – Santa Barbara Area, PRT-3" to remove existing and proposed trails, reference the Mission Canyon Community Plan rather than the Mission Canyon Area Specific Plan, and adopt the map titled "Mission Canyon Community Plan Parks & Trails," and the "South Coast Rural Region Land Use Designations" of the Land Use Element of the Santa Barbara County Comprehensive Plan to remove the reference to COMP. 3 Map for Mission Canyon and reference the Mission Canyon Community Plan Land Use map;

5. Adopt the Resolution in Attachment G recommending that the Board of Supervisors adopt Case No. 11GPA-00000-00006, a general plan amendment amending the text in the Circulation Element Policies section of the Circulation Element of the Santa Barbara County Comprehensive to reference the Mission Canyon Community Plan, and amending the maps titled "Circulation Element, Santa Barbara Area, CIRC-1" and "Circulation Element, Santa Barbara Area, CIRC-3" of the Circulation Element of the Santa Barbara County Comprehensive Plan to reference the Mission Canyon Community Plan rather than the Mission Canyon Area Specific Plan, and adopt the map titled "Mission Canyon Community Plan Circulation;"
6. Adopt the Resolution in Attachment H recommending that the Board of Supervisors adopt Case No. 11ORD-00000-00032, an ordinance amending the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the County Code, as set forth in Attachment I, to adopt new zoning regulations as part of implementing the proposed Mission Canyon Community Plan;
7. Adopt the Resolution in Attachment J recommending that the Board of Supervisors adopt Case No. 11RZN-00000-00004, an ordinance amending the map titled "Santa Barbara Area, Zoning & Zoning Overlay" of Section 35-1 of the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the County Code, to remove existing primary zoning designations from the map and replace them with a reference to the Mission Canyon Community Plan Zoning map, reference the Mission Canyon Community Plan rather than the Mission Canyon Area Specific Plan, and adopt the maps titled "Mission Canyon Community Plan Zoning," "Mission Canyon Community Plan Zoning Overlay" and "Mission Canyon Community Plan Environmentally Sensitive Habitat;" and
8. Adopt the Resolution in Attachment K recommending that the Board of Supervisors adopt the proposed Mission Canyon Residential Design Guidelines (Attachment L to the November 21, 2013 staff report).

Sincerely,



Dianne M. Black
Secretary Planning Commission

Planning Commission File
Dianne M. Black, Assistant Director
Gabrielle Janssens, Deputy County Counsel
Jeff Hunt, Deputy Director, Long Range Planning
Allen Bell, Supervising Planner
Rosie Dyste, Planner

Attachments: **Attachment B – Findings for Approval and Statement of Overriding Considerations**
 Attachment E – Resolution – General Plan Amendment Adopting the Proposed Mission Canyon Community Plan
 Attachment F – Resolution - Resolution – Land Use Element and Map Amendments
 Attachment G – Resolution - Circulation Element and Map Amendments
 Attachment H – Resolution - Land Use and Development Code Ordinance Amendment
 Attachment J - Resolution - Zoning Map Amendments

DMB/dmv

Attachment B

Findings for Approval and Statement of Overriding Considerations Mission Canyon Community Plan EIR (09EIR-00000-00002)

CEQA FINDINGS

FINDINGS PURSUANT TO PUBLIC RESOURCES CODE SECTION 21081 AND THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES SECTIONS 15090 AND 15091:

1.1.1 CONSIDERATION OF THE ENVIRONMENTAL IMPACT REPORT

The Final Environmental Impact Report (09EIR-00000-00002) was presented to the Board of Supervisors and all voting members of the Board of Supervisors have reviewed and considered the information contained in the Final EIR (09EIR-00000-00002) and its appendices prior to approving the project. In addition, all voting members of the Board of Supervisors have reviewed and considered testimony and additional information presented at or prior to public hearing[s] on [XXX, 2014]. The Final EIR reflects the independent judgment and analysis of the Board of Supervisors and is adequate for this project.

1.1.2 FULL DISCLOSURE

The Board of Supervisors finds and certifies that the Final EIR (09EIR-00000-00002) constitutes a complete, accurate, adequate and good faith effort at full disclosure under CEQA. The Board of Supervisors further finds and certifies that the Final EIR has been completed in compliance with CEQA.

1.1.3 LOCATION OF RECORD OF PROCEEDINGS

The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Development Department located at 123 East Anapamu Street, Santa Barbara, CA 93101.

1.1.4 FINDINGS THAT CERTAIN UNAVOIDABLE IMPACTS ARE MITIGATED TO THE MAXIMUM EXTENT FEASIBLE

The Final EIR (09EIR-00000-00002) for the project identifies ten environmental impacts which cannot be fully mitigated and are therefore considered unavoidable (Class I). Those impacts are in the following areas: Biological Resources, Cultural and Historic Resources, Fire Protection, and Traffic and Circulation. To the extent the impacts remain significant and unavoidable, such impacts are acceptable when weighed against the overriding social, economic, legal, technical, and other considerations set forth in the Statement of Overriding Considerations included herein. For each of the Class I impacts identified by the Final EIR (09EIR-00000-00002), feasible changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect, as discussed below:

Biological Resources

Impacts: The EIR identified significant project specific and cumulative impacts related to environmentally sensitive plant communities and habitat (Impact BIO-2), special status animal and plant species and habitat (Impact BIO-5), and cumulative impacts (Impact BIO-6).

Mitigation: Beyond the programmatic mitigation policies included in the MCCC (MM-BIO-2.1), the EIR recommends eight mitigation measures (MM BIO-2.2, MM BIO-2.3, MM BIO-2.4, MM BIO-2.5, MM-BIO-5.1, MM BIO-5.2, MM BIO-5.3, and MM BIO-5.4) which either amend draft policies, development standards, and actions or create new ones.

Impacts to environmentally sensitive plant communities and habitat (Impact BIO-2) are reduced as follows: (1) MM-BIO-2.2 adds a new plant community category to the list of environmentally sensitive habitat (ESH); (2) MM-BIO-2.3 requires permits for vegetation removal in ESH through an amendment to the LUDC; (3) MM-BIO-2.4 increases the riparian habitat buffer; and MM-BIO-2.5 improves protection of sensitive habitat and natural communities. These mitigation measures were incorporated into the proposed MCCC. No other feasible mitigation measures are known which would further reduce impacts. Under a reasonable worst-case scenario of full Plan Area buildout, impacts to sensitive plant species and habitat would not be fully mitigated and would remain significant and unavoidable.

Impacts to special status animal and plant species and habitats (Impact BIO-5) are reduced as follows: (1) MM-BIO-5.1 amends the LUDC to include outdoor lighting regulations to reduce the impact of night lighting on sensitive species; (2) MM-BIO-5.2 requires a mitigation and monitoring plan for projects that affect special status species and nesting birds; (3) MM-BIO-5.3 protects wildlife corridors; and (4) MM-BIO-5.4 defines special status animal and plant species. These mitigation measures were incorporated into the proposed MCCC. No other feasible mitigation measures are known which would further reduce impacts. Under a reasonable worst-case scenario of full Plan Area buildout, impacts to special status animal and plant species and habitats would not be fully mitigated and would remain significant and unavoidable.

For cumulative impacts (Impact BIO-6), no feasible mitigation measures were identified to reduce cumulative impacts below a level of significance. Biological resources impacts occurring in areas outside the Plan Area are added to impacts expected in the Plan Area. The combined effect of cumulative development is anticipated to result in significant and unavoidable cumulative impacts to biological resources.

Findings: The Board of Supervisors finds that feasible mitigation measures have been identified in the EIR and adopted into the MCCC which lessen the significant environmental effects identified in the EIR to the maximum extent feasible; however, even with mitigation measures, impacts to biological resources would remain significant and unavoidable. Therefore, the Board of Supervisors finds the MCCC's residual impacts to biological resources are acceptable due to the overriding considerations that support adoption of the MCCC discussed in the Statement of Overriding Considerations.

Cultural and Historic Resources

Impacts: The EIR identified significant project specific and cumulative impacts related to the potential for impacts to unknown buried prehistoric and historic archaeological materials (Impact CR-2).

Mitigation: Beyond the existing policies in the Land Use Element of the Comprehensive Plan, the EIR identifies three mitigation measures (MM-CR-1.1, MM-CR-1.2, and MM-CR-1.3) which either amend draft development standards and actions or add new policies. MM-CR-1.1 incorporates programmatic history and archaeology and visual resource policies (for protection

of the Mission Canyon Scenic Corridor, which is also historic), development standards, and actions (or comparable language) into the final MCCP. MM-CR-1.2 clarifies the process for performing archaeological surveys. MM-CR-1.3 protects traditional cultural, historic, and spiritual sites of concern to the Chumash Indians. These measures were incorporated in the final MCCP. The potential for residual project-specific and cumulative impacts on subsurface archaeological resources are considered significant and unavoidable because the ability to completely avoid impacts on all archaeological sites through project redesign or specifications is unlikely.

Findings: The Board of Supervisors finds that feasible mitigation measures have been identified in the EIR and adopted into the MCCP which lessen the significant environmental effects as identified in the Final EIR to the maximum extent feasible; however even with mitigation measures, residual impacts to unknown buried prehistoric and archaeological resources remains significant and unavoidable. Therefore, the Board of Supervisors finds the MCCP's residual impacts to cultural resources are acceptable due to the overriding considerations that support adoption of the MCCP discussed in the Statement of Overriding Considerations.

Fire Protection

Impacts: The EIR identified a significant impact related to exposure of people or structures to wildland fires (Impact FIRE-2), a significant impact to emergency ingress and egress and emergency responder's ability to provide optimal protection to the citizens of Mission Canyon (Impact FIRE-3), and cumulative risk of wildfire impacts and emergency ingress and egress impacts (Impact FIRE-5).

Mitigation: In addition to existing policies in the Seismic Safety and Safety Element of the Comprehensive Plan and the programmatic measures included in the MCCP, the EIR recommends eight mitigation measures (MM-FIRE-1.1, MM-FIRE-1.2, MM-FIRE-2.1, MM-FIRE-2.2, MM-FIRE-2.3, MM-FIRE-2.4, MM-FIRE-2.5, and MM-FIRE-2.6) to mitigate the above-described impacts. These measures were incorporated into the MCCP Fire Protection/Hazards and Circulation and Parking sections.

For Impact FIRE-2, MM-FIRE-1.1 incorporates programmatic land use (goal and policy recognizing land use constraints with respect to fire hazards) and fire protection goals, policies, actions and development standards (or comparable language) policies into the final MCCP. MM-FIRE-1.2 proposes future funding of additional fire prevention services to reduce the damage and severity of wildfires. No other feasible mitigation measures are known which would further reduce the impact. Due to the existing extreme high fire hazard, the impact of Plan Area buildout to people and structures would not be fully mitigated and would remain significant and unavoidable.

There are six mitigation measures for the impact of Plan Area buildout potentially impacting emergency ingress and egress and emergency responder's ability to provide optimal protection to the citizens of Mission Canyon (Impact FIRE-3). MM-FIRE-2.1 incorporates programmatic fire protection policies, actions, and development standards and circulation development standard and policies (dealing with road improvements to provide space for emergency turnout zones, coordinating temporary road closures with the Fire Department, and building access roads and driveways to allow emergency vehicle access) into the final MCCP. MM FIRE-2.2 integrates new policies, development standards and an action identified in the Residential Parking Strategy project into the final MCCP. These new policies, development standards, and

action are focused on clearing existing public roads of cars and encroachments into the public right-of-way to ensure adequate space is available for vehicle ingress and egress. MM FIRE-2.2 also clarifies how encroachments in the public right-of-way are handled during reconstruction of damaged and destroyed structures. MM-FIRE 2.3 considers emergency turnout zones at critical locations to allow additional evacuation traffic capacity. MM-FIRE 2.4 promotes implementation of an optimized traffic control plan during an evacuation, MM-FIRE 2.5 recommends development of new or alternate access routes, and MM-FIRE 2.6 requires a Fire Protection Plan as part of the condition of approval for Conditional Use Permits that include special events. No other feasible mitigation measures are known which would further reduce the impact. Due to the existing extreme high fire hazard, the impact of Plan Area on emergency ingress and egress would not be fully mitigated and would remain significant and unavoidable.

For the cumulative risk of wildfire impacts and emergency ingress and egress (Impact FIRE-5), no additional feasible mitigation measures are available to avoid adverse environmental effects.

Findings: The Board of Supervisors finds that feasible mitigation measures have been identified in the EIR and adopted here which lessen the significant environmental effects as identified in the Final EIR to the maximum extent feasible; however, even with the mitigation measures, the project's risk of fire impacts would remain significant and unavoidable. The Board of Supervisors finds that residual significant impacts are acceptable due to the overriding considerations contained within the Statement of Overriding Considerations.

Traffic and Circulation

Impacts: The EIR determined that buildout of the Plan Area would contribute additional vehicle trips that would result in two significant impacts: (1) roadway segments that could exceed circulation element capacities (Impact TC-1); and (2) an increase in volume to capacity ratios at one intersection (Impact TC-2). The EIR also identified cumulative impacts on traffic and circulation (Impact TC-4).

Mitigation: The EIR includes two new actions to mitigate Impact TC-1 and Impact TC-2. Both actions call for monitoring traffic to determine if the impact actually occurs. MM-TC-1 monitors and plans for traffic flow improvements on Mission Canyon Road south of Foothill Road and MM-TC-2 considers a new traffic signal at the intersection of Mission Canyon Road and Mountain Drive. The EIR No other feasible mitigation measures are known which would further reduce impacts. It is unknown if the mitigation strategies would be effective in reducing the impacts given potential policy conflicts between the improvements and preservation of historic and scenic resources. Therefore, the MCCP's contribution to the roadway and intersection impacts would remain significant and unavoidable.

For the MCCP's contribution to cumulative impacts on traffic and circulation (Impact TC-4), no additional feasible mitigation measures are available to avoid adverse environmental effects.

Findings: The Board of Supervisors finds that feasible mitigation measures have been identified in the EIR and adopted here which lessen the significant environmental effects as identified in the Final EIR to the maximum extent feasible; however, even with the mitigation measures, the project's contribution to traffic and circulation impacts would remain significant and

unavoidable. The Board of Supervisors finds that residual significant impacts are acceptable due to the overriding considerations contained within the Statement of Overriding Considerations.

1.1.5 FINDINGS THAT CERTAIN IMPACTS ARE MITIGATED TO INSIGNIFICANCE BY CONDITIONS OF APPROVAL

The Final EIR (09EIR-00000-00002) identified several subject areas for which the project is considered to cause or contribute to significant, but mitigable environmental impacts (Class II). For each of these Class II impacts identified by the Final EIR feasible changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect, as discussed below:

Aesthetics

Impacts: The EIR identified potentially significant but mitigable project specific impacts resulting from buildout of the Plan Area potentially obstructing scenic vistas or views or changing the visual character of the area (Impact AES-2).

Mitigation: In addition to the existing policies in the Land Use Element of the Comprehensive Plan and Ridgeline and Hillside Development Guidelines, MM-AES-1 incorporates land use (encouraging excellence in architectural and landscape design and directing use of the Residential Design Guidelines) and visual resource goals, policies, development standards, and actions (or comparable language) into the final MCCP. MM-AES-2 amends the proposed Mission Canyon Scenic Corridor overlay zone development standards to ensure secondary front setbacks on corner lots are treated the same as primary front setbacks. The impact would be less than significant with implementation of these mitigation measures.

Findings: The Board of Supervisors finds that MM-AES-1 and MM-AES-2 mitigate or avoid significant effects on aesthetics to a level of insignificance. Future development under the MCCP would incorporate the above noted mitigation measures.

Air Quality

Impacts: The EIR identified potentially significant but mitigable project specific and cumulative air quality impacts from incremental short-term construction activity associated with buildout of the Plan Area (Impact AQ-1).

Mitigation: Measures included in the County's *Conditions of Approval and Mitigation Measures* (revised February 2013) to reduce construction-related emissions would apply to construction activity associated with Plan Area buildout. These include measures to limit fugitive dust (PM₁₀). Projects implemented under the MCCP would include standard fugitive dust control measures listed in MM-AQ-1.

Findings: The Board of Supervisors finds that MM-AQ-1 mitigates or avoids significant effects on air quality to a level of insignificance. Future development under the MCCP would incorporate the above noted mitigation measure.

Biological Resources

Impacts: The EIR identified potentially significant but mitigable project specific and cumulative impacts by replacing the 1984 Specific Plan with the M CCP (Impact BIO-1) and introducing invasive plant species into sensitive habitat areas (Impact BIO-3). The EIR identified and direct and indirect impacts to steelhead trout and other aquatic species habitats (Impact BIO-4).

Mitigation: The 1984 Specific Plan includes a development regulation protecting native and specimen non-native trees. The replacement of the 1984 Specific Plan with the M CCP resulted in Impact BIO-1 because the M CCP did not specifically protect specimen non-native trees. Therefore, MM-BIO-1 protects non-native trees that have a biological or ecological function, thus mitigating the impact.

Impact BIO-3 is mitigated by MM-BIO-3 restricting use of invasive plant species in landscaping. Impact BIO-4 is mitigated by programmatic mitigation in the M CCP (MM-BIO-4.1), enhanced protection of stream corridors (MM-BIO-4.2), and measures to provide for fish passage and mitigation for impacts to steelhead habitat (MM-BIO-4.3).

Findings: The Board of Supervisors finds that MM-BIO-1, MM-BIO-3, MM-BIO-4.1, MM-BIO-4.2, and MM-BIO-4.3 mitigate or avoid the significant effects on Biological Resources to a level of insignificance. Future development under the M CCP would incorporate the above noted mitigation measures.

Cultural and Historic Resources

Impacts: The EIR identified potentially significant but mitigable cumulative impacts on historic buildings (Impact CUL-4).

Mitigation: In addition to programmatic policies in the M CCP, the EIR identified MM-CR-1.2 and MM-CR-1.3 to mitigate cumulative impacts described in Impact CUL-4. The mitigation measures are the same as those described for Class I impacts to archaeological resources described above.

Findings: The Board of Supervisors finds that MM CR-1.2 and MM-CR-1.3 would reduce impacts to a level of insignificance. Future development under the M CCP would incorporate the above noted mitigation measures.

Fire Protection

Impacts: The EIR identified potentially significant but mitigable project specific and cumulative impacts due to fire flow and pump station capacity deficiencies (Impact FIRE-4).

Mitigation: MM-FIRE-3 clarifies that new projects must be served by fire hydrants that meet minimum flow and pressure requirements.

Findings: The Board of Supervisors finds that MM-FIRE-3 would reduce impacts to a level of insignificance. Future development under the M CCP would incorporate the above noted mitigation measure.

Geologic Processes

Impacts: The EIR identified potentially significant but mitigable project specific and cumulative impacts from exposure of structures to unstable earth conditions (Impact GEO-2) and expose of structures to excessive grading, expansive soils, and erosion (Impact GEO-3).

Mitigation: In addition to policies in the Seismic Safety and Safety Element of the Comprehensive Plan and provisions in the Uniform Building Code, the EIR identifies MM-GEO-1 and MM-GEO-2 that mitigate the above-described impacts. Both mitigation measures incorporate programmatic geologic hazard policies and development standards and hillside and watershed protection policies (or comparable language) into the final M CCP.

Findings: The Board of Supervisors finds that MM-GEO-1 and MM-GEO-2 would reduce impacts to a level of insignificance. Future development under the M CCP would incorporate the above noted mitigation measures.

Public Facilities – Solid Waste

Impacts: The EIR identified potentially significant but mitigable project specific and cumulative impacts to the Tajiguas Landfill from short (from demolition and construction) and long-term (project occupancy) waste (Impact PF-2).

Mitigation: The EIR identifies MM-PF-1 to mitigate the above-described impact. The mitigation measure incorporates a programmatic waste reduction goal, policy, and development standard (or comparable language) into the final M CCP.

Findings: The Board of Supervisors finds that MM-PF-1 would reduce impacts to a level of insignificance. Future development under the M CCP would incorporate the above noted mitigation measures.

Public Facilities – Wastewater

Impacts: The EIR identified potentially significant but mitigable project specific and cumulative water quality impacts from development of new onsite wastewater treatment systems (Impact PF-4).

Mitigation: The EIR identifies programmatic mitigation MM-PF-4.2 to mitigate the above-described impact. MM-PF-4.2 incorporates proposed wastewater goal, policy, development standards, and action (or comparable language) into the final M CCP.

Findings: The Board of Supervisors finds that MM-PF-4.2 would reduce impacts to a level of insignificance. Future development under the M CCP would incorporate the above noted mitigation measure.

Transportation and Circulation

Impacts: The EIR identified potentially but mitigable impact on the capacity of the street system due to increased on-street parking demand at buildout (Impact TC-3).

Mitigation: The EIR identifies programmatic mitigation MM-TC-3 to amend the LUDC to increase the required number of residential parking spaces per dwelling unit.

Findings: The Board of Supervisors finds that MM-TC-3 reduces the impact to a level of insignificance. Future development under the MCCP would incorporate the above noted mitigation measure.

Water Resources, Drainage and Flooding

Impacts: The EIR identified potentially significant but mitigable project specific water resources impacts from Plan Area buildout potentially exposing some properties to flood hazards (Impact WR-2), temporary water quality impacts from erosion and sedimentation during construction (Impact WR-3), and long-term water quality and stormwater runoff impacts to the Mission Creek watershed (Impact WR-4).

Mitigation: For Impact WR-2, the EIR identifies mitigation measure (MM-WR-1.1) to incorporate programmatic flood hazard policy into the final MCCP and a new development standard to further reduce risks of flood damage (MM-WR-1.2). For Impact WR-3, the EIR identifies programmatic mitigation measures (MM-WR-2.1) that minimize temporary impacts to water quality from construction and MM-WR-2.2 that revises flooding and drainage policy and development standards to reduce redundancy, clarify the policy, and ensure consistency with best practices (MM-WR-2.2). For Impact WR-4, the EIR identifies MM-WR-3.1 to improve site design and onsite management of stormwater to the maximum extent practicable.

Findings: The Board of Supervisors finds that MM-WR-1.1, MM-WR-1.2, MM-WR-2.1, and MM-WR-2.2 reduce impacts to a level of insignificance. Future development under the MCCP would incorporate the above noted mitigation measures.

1.1.6 FINDINGS THAT IDENTIFIED PROJECT ALTERNATIVES OR MITIGATION MEASURES ARE NOT FEASIBLE

The Final EIR (09EIR-00000-00002), prepared for the project evaluated a No Project Alternative and a Reduced Buildout Alternative as methods of reducing or eliminating potentially significant environmental impacts. The Board of Supervisors finds that the following alternatives are infeasible for the reasons stated:

1. No Project Alternative

The No Project alternative assumes that the 1984 Mission Canyon Specific Plan is not updated and policy direction for the Plan Area is not changed. The projected buildout under the 1984 Specific Plan would result in an increase in allowable residential second units, and none of the policies, development standards, and actions of the MCCP would be implemented, including the policies for the Residential Parking Strategy project. The Residential Design Guidelines and LUDC amendments would not be adopted.

The No Project Alternative would, therefore result in greater impacts on the following resources relative to the MCCP, in part due to the absence of protective policies that are provided in the MCCP:

- Aesthetics/Visual Resources
- Air Quality
- Biological Resources

- Cultural and Historic Resources
- Energy
- Fire Protection
- Geologic Processes
- Land Use
- Police, Schools, and Parks
- Wastewater
- Water Resources: Drainage and Flooding

The No Project Alternative would result in similar impacts on the following resources relative to the MCCP:

- Air Quality: Greenhouse Gas Emissions
- Noise
- Solid Waste

The No Project Alternative would result in reduced impacts relative to the MCCP to:

- Transportation and Circulation

The reduced Transportation and Circulation impact is not due to a reduction in daily trips but is the result of using a more permissive threshold for evaluating impacts. The No Project Alternative would evaluate impacts relative to the Comprehensive Plan's Circulation Element standards, rather than the MCCP's Circulation Element standards that impose a new roadway classification system. The new roadway classification system uses road capacities and level of service standards consistent with the community's desire to maintain semi-rural character.

The No Project Alternative fails to achieve the basic objectives of the project, stated as follows:

1. Replace the 1984 Mission Canyon Area Specific Plan with a Community Plan that reflects community goals as articulated by the Mission Canyon Planning Advisory Committee in the Vision Statement of the draft Mission Canyon Community Plan (see below).
2. Adopt Community Plan policies, development standards and actions to plan for the buildout of the plan area using existing Land Use densities and primary Zone District designations compatible with community character, with adequate services and infrastructure for public health and safety.
3. Adopt Residential Design Guidelines to articulate and implement the community's desire to preserve neighborhood character and charm.
4. Amend the Land Use and Development Code to implement applicable policies, development standards and action items from the Mission Canyon Community Plan.

The MCPAC articulated key goals for the plan as follows:

- Maintain and enhance existing community qualities, including Mission Canyon's natural scenic beauty and charm;

- Improve fire safe practices including vegetation management, defensible space, hydrants and water supply, road safety, and emergency ingress and egress;
- Protect public views of the ocean, mountains, and scenic corridors;
- Provide for the reasonable use of property and limited additional development that is compatible with the natural terrain and with the scale and character of existing structures in the area;
- Ensure that development does not exceed availability of adequate services and infrastructure to provide for public health and safety;
- Develop plans for possible post-disaster recovery and reconstruction that balances the likely conflict between the desire for rapid recovery and the competing desire to rebuild a community more resistant to future disaster;
- Protect sensitive habitats and other biological resources;
- Protect watershed function, groundwater and surface water quality, and prevent flooding and erosion;
- Provide safe and efficient circulation systems and improve pedestrian and bicyclist access and safety;
- Promote water conservation, resource recovery, green building practices, and energy conservation and generation;
- Preserve open space;
- Protect historic and cultural resources; and
- Improve aesthetics through the application of Residential Design Guidelines.

The No Project Alternative would not (1) replace the 1984 Mission Canyon Area Specific Plan with a Community Plan, (2) adopt Residential Design Guidelines, and (3) amend the LUDC. It would also not achieve the key goals articulated for the Community Plan to maintain community qualities, improve fire safe practices, and protect sensitive habitats and watershed function. Therefore, the Board of Supervisors finds that the project is preferable to the No Project Alternative.

2. Reduced Buildout Alternative

The Reduced Buildout Alternative assumes adoption of the M CCP, Residential Design Guidelines, and implementation of amendments to the LUDC, and also require rezoning and additional LUDC amendments to reduce buildout potential. The Reduced Buildout Alternative analyzes the reduction of buildout potential through the use of two methods: (1) downzoning and (2) slope density formulas to increase minimum lot size.

Both the downzoning and slope density formulas would notably reduce the potential for additional residences from lots splits. However, buildout of lots large enough for a lot split assumed under Plan Area buildout (based on existing zoning) is speculative and there are many limiting factors (e.g., onsite wastewater system suitability, environmentally sensitive habitat, landowner preference for a larger lot) not taken into account in the estimate. Therefore, the number of additional residences due to lot splits may not be as high as estimated.

Because buildout would be reduced, the Reduced Buildout Alternative would not result in increased impacts on any resources relative to the M CCP.

The Reduced Buildout Alternative would result in similar impacts on the following resources relative to the MCCC:

- Aesthetics/Visual Resources
- Air Quality
- Biological Resources (Class I)
- Cultural Resources
- Fire Protection
- Geologic Processes
- Noise
- Transportation/Circulation
- Water Resources, Drainage, and Flooding

The Reduced Buildout Alternative would result in reduced impacts relative to the MCCC on the following resources;

- Air Quality: Greenhouse Gas Emissions
- Biological Resources (Class II)
- Energy
- Public Facilities

Although the Reduced Buildout Alternative reduces environmental impacts relative to the project, the reduction would not be substantial enough to eliminate Class I impacts. The Board of Supervisors finds that the Reduced Buildout Alternative does not meet the basic objective of the MCCC to plan for the buildout of the Plan Area using existing land use densities and zone districts because it would require major rezoning. The proposed MCCC, Residential Design Guidelines, and LUDC amendments were crafted to accommodate Plan Area buildout per the stated goals, rather than change existing plan area density. Procedurally, reduced density by the downzoning method could result in creating a large number of non-conforming parcels. For example rezoning entire zone districts such as 7-R-1, 10-R-1, and 20-R-1 to 1-E-1 could result in creating approximately 95% non-conforming parcels as to size (692 non-conforming parcels out of 721). Furthermore, although the slope density calculation results in a lower number of buildout units than under the project, there are proposed protective development standards for slopes in the MCCC that could result in an equivalent lower number of buildout units on slopes 20% or greater. In summary, the proposed project achieves all the stated objectives and provides case-by-case protections that could provide the functional equivalent of reducing buildout. Therefore, the Board of Supervisors finds it preferable to plan for Plan Area buildout by incorporating the protective mitigating mechanisms in the MCCC as exemplified in the project rather than adopt the Reduced Buildout Alternative.

2.0 STATEMENT OF OVERRIDING CONSIDERATIONS

The Mission Canyon Community Plan (MCCC), incorporated herein by reference, contains a special set of goals, policies, development standards, and actions that apply to the Mission Canyon Plan Area. It is part of and consistent with the County Comprehensive Plan (general plan). However, the MCCC is tailored to a smaller geographical area and generally provides greater environmental and other benefits to the Mission Canyon Plan Area as compared to the County Comprehensive Plan.

Final EIR (90EIR-00000-00002) for the MCCC states that the project will have unavoidable adverse environmental effects on biological resources, cultural and historic resources, fire protection, and

traffic and circulation. The Board of Supervisors has balanced “the economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits” of the project against these effects and makes the following Statement of Overriding Considerations which warrants approval of the project notwithstanding that all identified adverse environmental effects are not fully avoided or substantially lessened. [CEQA Guidelines Section 15093(a)] The Board of Supervisors finds that the benefits of the “proposed project outweigh the unavoidable adverse environmental effects” and, therefore, “the adverse environmental effects may be considered ‘acceptable.’” [CEQA Guidelines Section 15093(a)]

Pursuant to Public Resources Code Section 21081(b) and CEQA Guidelines Sections 15043, 15092, and 15093, any unavoidable adverse environmental effects of the project are acceptable due to the following environmental benefits and overriding considerations:

- A. The M CCP provides for necessary and orderly development to accommodate population growth within urban areas within the planning horizon consistent with the goals and policies of the County of Santa Barbara Comprehensive Plan.
- B. The M CCP retains urban development within land designated for urban uses in accordance with Land Use Element Land Use Development Policy 3. The environmental benefits include preserving natural and cultural resources in less developed rural areas.
- C. The M CCP provides for orderly economic and population growth within a reasonable time horizon in an area that has adequate public services (i.e., water, sewer, roads) in accordance with Land Use Element Land Use Development Policy 4.
- D. The M CCP protects hillsides, watersheds, and creeks with development standards for grading and required erosion control measures, management of stormwater runoff with Low Impact Development measures, and development prohibitions on extreme slopes in accordance with Land Use Element Hillside and Watershed Protection Policies 1 – 7 and Streams and Creeks Policy 1. These environmental benefits outweigh potential effects on other biological and cultural resources.
- E. The M CCP protects natural resources, preserves the area’s semi-rural character, and balances the needs of the future residents with the needs of existing residents.
- F. The M CCP provides for orderly development while requiring maximum effective and appropriate prevention measures to reduce fire hazards to the maximum extent feasible. The M CCP’s policies support the County Fire Department’s Development Standards and the Seismic Safety and Safety Element’s hazard reduction measures and Fire Policies 1-10. As a result, the M CCP provides important economic, social, and environmental benefits.
- G. The M CCP policies protect and preserve archaeological and historical resources to the maximum extent feasible in accordance with the Land Use Element Historical and Archaeological Sites Policies 1-5 and Conservation Element Archaeological Sites, Conclusions, and Recommendations.
- H. The M CCP affords protection of the important natural resources of the various habitats within the Plan Area’s boundaries, and preserves the value of these lands for their important biologic, hydrologic, and aesthetic qualities in accordance with the Conservation Element, Preservation of Natural Systems.

- I. The MCCC contains an adequate circulation system that strives to achieve a balance between land use and roadway and intersection capacity in accordance with Circulation Element Policy B. Furthermore, the MCCC encourages alternative modes of transportation and multimodal transportation improvements in accordance with Circulation Element Policy C and the state's *Update to the General Plan Guidelines: Complete Streets and the Circulation Element*.
- J. The MCCC provides clarity for future developers and land use regulators. Its clearly defined policies and development standards and Residential Design Guidelines will minimize future environmental review, time, uncertainty, and cost in the permit process.

3.0 ENVIRONMENTAL REPORTING AND MONITORING PROGRAM

Public Resources Code Section 21081.6 and CEQA Guidelines Section 15091(d) require the County to adopt a reporting or monitoring program for the changes to the project that it has adopted or made a condition of approval in order to avoid or substantially lessen significant effects on the environment. Attachment D is hereby adopted as the reporting and monitoring program for this project. The monitoring program is designed to ensure implementation of the adopted mitigation measures to reduce significant effects on the environment.

4.0 ADMINISTRATIVE FINDINGS

4.1 AMENDMENTS TO THE DEVELOPMENT CODE, LCP AND ZONING MAP

Findings required for all amendments to the County Land Use and Development Code, the Local Coastal Program, and the County Zoning Map. In compliance with Section 35.104.060 of the County Land Use and Development Code (LUDC), 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 following findings:

4.1.1 The request is in the interest of the general community welfare.

The 1984 Specific Plan is outdated, and does not fully address current community concerns. The project retains the existing urban boundary, allows for continued infill residential development, limits the development of residential second units due to extreme fire hazards, and provides for the avoidance and mitigation of adverse effects where determined to be feasible. In doing so, the project respects service, resource, and infrastructure capacities while accommodating development to a degree and in a manner which provides the greatest community welfare with the least public and private harm. Overall, the LUDC amendments, which would protect sensitive biological resources and aesthetics, increase on-site parking, and require a Fire Protection Plan for certain types of land uses, are in the interests of the general community welfare.

4.1.2 The request is consistent with the Comprehensive Plan, the requirements of State planning and zoning laws, and this Development Code. If the Amendment involves an Amendment to the Local Coastal Program, then the request shall also be found to be consistent with the Coastal Land Use Plan.

As discussed in Section 5-1 of the Final EIR, herein incorporated by reference, the project is consistent with the Comprehensive Plan and the LUDC. The MCCC is broad and comprehensive in scope, covering, updating, and fine tuning topics addressed by the previously adopted 1984 Mission Canyon Specific Plan, including but not limited to those in the Land

Use, Conservation, Circulation, Seismic Safety and Safety, Open Space, and Noise Elements of the Comprehensive Plan. The Final EIR identified no potential inconsistencies between the draft MCCC and adopted Comprehensive Plan policies. The project site is outside of the coastal zone and therefore does not involve a request to amend the Local Coastal Program.

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

The Plan Area is a semi-rural, mountainous area surrounded on three sides by the City of Santa Barbara and adjacent to the Los Padres National Forest. The LUDC amendments protect sensitive biological resources and aesthetics and limit residential second units and provide for improved fire safety in a high fire hazard area. The proposed LUDC development regulations are comparable to the existing LUDC regulations for the unincorporated Toro Canyon Plan Area, which is geographically similar to the Plan Area. There are no changes to land use, zoning, or buildout. Future growth is accommodated by existing land use and zoning. The project updates development standards for future growth, consistent with good zoning and planning practices.

4.2 GENERAL PLAN AMENDMENT FINDINGS

Government Code Section 65358(a) requires a general plan amendment to be in the public interest.

The MCCC is a planning and growth management plan that addresses future development in the Plan Area. It does not increase density or add new land uses. However, it does propose new goals, policies, development standards, and actions to enhance fire safe practices, address on-street parking issues, improve multimodal circulation, protect biological resources and water quality, and preserve neighborhood character. The primary intent of the MCCC is to articulate the community's expressed desire to preserve neighborhood character and charm and to protect and enhance the quality of life enjoyed by residents and visitors. Overall, it is in the public interest to address future development in the Plan Area by adopting the goals, policies, development standards, and actions of the MCCC.

Mission Canyon Community Plan

Case Nos. 13GPA-00000-00008, 11GPA-00000-00005, 11GPA-00000-00006, 11ORD-00000-00005, and
11RZN-00000-00004

Hearing Date: December 5, 2013

Attachment E: Resolution – General Plan Amendment

ATTACHMENT E: Resolution – General Plan Amendment

Attachment E

RESOLUTION OF THE COUNTY PLANNING COMMISSION
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF RECOMMENDING THAT THE	)	RESOLUTION NO. 13- <u>22</u>
BOARD OF SUPERVISORS AMEND THE SANTA)	
BARBARA COUNTY COMPREHENSIVE PLAN BY	)	Case No: 13GPA-00000-00008
ADOPTION OF THE MISSION CANYON COMMUNITY)	
PLAN AND RESCIND THE MISSION CANYON AREA)	
SPECIFIC PLAN)	

WITH REFERENCE TO THE FOLLOWING:

- A. On August 13, 1984, the County of Santa Barbara and City of Santa Barbara approved the Joint Powers Agreement for Wastewater Collection, Treatment, and Disposal in the Mission Canyon Area.
- B. The Joint Powers Agreement "Joint Responsibilities" section provides that all future development in the Mission Canyon Area shall be consistent with a Specific Plan for the Mission Canyon Area which must be approved by both City and County. Furthermore, any amendment of said Specific Plan must be approved by both City and County.
- C. On October 22, 1984, the Board of Supervisors adopted the Mission Canyon Area Specific Plan as County Specific Plan 84-SP-1 by Ordinance 3468.
- D. On October 23, 1984, the City of Santa Barbara adopted the Mission Canyon Area Specific Plan as Specific Plan #3 by Resolution 84-159.
- E. On November 21, 2006, the Board of Supervisors adopted Resolution 06-365 approving the formation of the Mission Canyon Planning Advisory Committee (MCPAC) to assist staff with the preparation of the Mission Canyon Residential Design Guidelines and an update to the Specific Plan.
- F. From December 2006 to October 2008, the MCPAC held 39 public meetings and workshops to determine the appropriate goals, policies, and implementing measures for the Mission Canyon Plan Area.
- G. On June 4, 2008, the County Planning Commission adopted Resolution 08-03 recommending that the Board of Supervisors initiate environmental review for the Draft Mission Canyon Community Plan, Residential Design Guidelines, and Land Use and Development Code Amendments.
- H. On July 10, 2008, the City of Santa Barbara adopted Resolution 027-08 recommending initiation of the Mission Canyon Community Plan for environmental review and to forward comments to the County.

- I. On October 7, 2008, the Board of Supervisors adopted Resolution 08-346 to initiate environmental review for the Draft Mission Canyon Community Plan, Residential Design Guidelines, and Land Use and Development Code Amendments.
- J. Citizens, California Native American Indian tribes, public agencies, public utility companies, and civic, education, and other community groups have been provided opportunities to be involved in the preparation of draft Mission Canyon Community Plan in duly noticed public hearings and meetings pursuant to Sections 65351 and 65353 of the Government Code.
- K. The Planning Commission has held duly noticed public hearings, as required by Section 65353 of the Government Code, on the draft Mission Canyon Community Plan, at which hearings the Mission Canyon Community Plan was explained and comments invited from the persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

- 1. The above recitations are true and correct.
- 2. The County of Santa Barbara Planning Commission now finds that it is in the public interest to recommend that the Board of Supervisors adopt the Mission Canyon Community Plan dated December 5, 2013; and,
 - a. The proposed Mission Canyon Community Plan is the equivalent of the Mission Canyon Area Specific Plan and no amendment to the Joint Powers Agreement is required; and,
 - b. That the Board of Supervisors rescind the Mission Canyon Area Specific Plan and replace it the proposed Mission Canyon Community Plan.
- 3. The Planning Commission recommends that the Board of Supervisors direct Public Works Department to immediately implement fog line striping pursuant to Action CIRC-MC-9.1.
- 4. The Planning Commission, after holding duly noticed public hearings on the above described plan, endorses and transmits to the Board of Supervisors said recommended plan by resolution pursuant to Government Code Section 65354.
- 5. A copy of this resolution shall be transmitted to the Board of Supervisors.

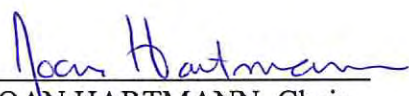
PASSED, APPROVED, AND ADOPTED this 5th day of December 2013 by the following vote:

AYES: Cooney, Brown, Hartmann, Ferini, Blough

NOES:

ABSTAIN:

ABSENT:


JOAN HARTMANN, Chair
Santa Barbara County Planning Commission

ATTEST:


DIANNE BLACK
Secretary of the Commission

APPROVED AS TO FORM:

DENNIS A. MARSHALL
County Counsel

By 
Deputy County Counsel

Mission Canyon Community Plan

Case Nos. 13GPA-000000-00008, 11GPA-00000-00005, 11GPA-00000-00006, 11ORD-00000-00005, and
11RZN-00000-00004

Hearing Date: December 5, 2013

Attachment F: Resolution – Land Use Element and Map Amendments

ATTACHMENT F: Resolution – Land Use Element and Map Amendments

Attachment F

RESOLUTION OF THE COUNTY PLANNING COMMISSION
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF RECOMMENDING THAT THE	)	RESOLUTION NO. 13- <u>23</u>
BOARD OF SUPERVISORS ADOPT SPECIFIC)	
AMENDMENTS TO THE LAND USE ELEMENT OF	)	Case No: 11GPA-00000-00005
THE SANTA BARBARA COUNTY COMPREHENSIVE)	
PLAN BY ADOPTION OF THE MISSION CANYON)	
COMMUNITY PLAN)	

WITH REFERENCE TO THE FOLLOWING:

1. On December 20, 1980, the Board of Supervisors adopted Resolution 80-566 adopting the Comprehensive Plan for the County of Santa Barbara.
2. On October 7, 2008, the Board of Supervisors adopted Resolution 08-346 to initiate environmental review for the Draft Mission Canyon Community Plan, Residential Design Guidelines, and Land Use and Development Code Amendments.
3. In 2013, a Final Environmental Impact Report for the Mission Canyon Community Plan was prepared and presented to the Planning Commission, subsequent to circulation of a Draft Environmental Impact Report and a Revised Draft Environmental Impact Report to the appropriate agencies and public, and public hearings were held to solicit public comments pursuant to the California Environmental Quality Act (CEQA).
4. The Planning Commission has held duly noticed public hearings, as required by Section 65353 of the Government Code, on the proposed amendments, at which hearing the amendments were explained and comments invited from the persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. The County Planning Commission now finds that it is in public interest to recommend that the Board of Supervisors:
 1. Adopt the Mission Canyon Community Plan dated December 5, 2013 as an amendment to the Land Use Element of the Comprehensive Plan.
 2. Amend the County Land Use Element as follows:
 - a. Amend "Section V Area/Community Goals" by deleting "Mission Canyon" from the Santa Barbara Area reference and adding the following.

MISSION CANYON

In 2014, the County adopted a Community Plan for the Mission Canyon Plan Area (see the “Mission Canyon Community Plan Land Use Designations” map for the Plan Area boundary.) The Mission Canyon Community Plan updates the Comprehensive Plan and provides policy direction for issues and development trends specific to the Plan Area. This update is necessary to manage current conditions, facilitate proper planning, and accurately reflect prevailing vision and objectives of the area residents. The Mission Canyon Community Plan provides the general public, land owners, and decision makers with a framework for planning future development in the region. The Mission Canyon Community Plan establishes land use designations and zone districts and includes goals, policies, development standards, and actions to guide future development.

Existing Comprehensive Plan policies apply to the Mission Canyon Plan Area in addition to those specific policies and actions identified in the Mission Canyon Community Plan.

See the “Community Plans” Section of this Element for the complete Mission Canyon Community Plan.

- b. Amend the “Land Use Element Maps” section to add text that reads:

Mission Canyon Community Plan
Land Use Designations
Parks & Trails

- c. Amend the “Community Plans” Section in the Appendix to add the following text:

Mission Canyon Community Plan – Board of Supervisors Resolutions 14-(XXX), 11GPA-00000-00005 (Land Use Element), (Date of Adoption X).

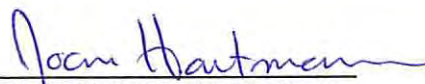
3. Amend the County Comprehensive Plan Land Use Element maps as follows:

- a. Adopt by reference the map titled “Mission Canyon Community Plan Land Use Designations” (Exhibit 1) which depicts the land use designations within the Mission Canyon Community Plan Area;
- b. Adopt by reference the map titled “Mission Canyon Community Plan Parks & Trails” (Exhibit 2) which amends trails within the Mission Canyon Community Plan Area;
- c. Amend the existing “Santa Barbara County Comprehensive Plan Land Use Element” map (COMP. 3) to remove land use designations and reference the

- Mission Canyon Community Plan rather than the Mission Canyon Area Specific Plan;
- d. Amend the existing "Santa Barbara County Parks, Recreation & Trails" (PRT-3) map to remove existing and proposed trails and reference the Mission Canyon Community Plan rather than the Mission Canyon Area Specific Plan; and
 - e. Amend the existing "South Coast Rural Region Land Use Designations" map to remove the reference to Comp. 3 map for Mission Canyon and reference the Mission Canyon Community Plan Land Use map.
3. The Planning Commission, after holding a duly noticed public hearings on the above described amendments to the Land Use Element and Land Use Element maps, endorses and transmits to the Board of Supervisors said recommended amendments by resolution pursuant to Government Code Section 65354.
 4. A copy of this resolution shall be transmitted to the Board of Supervisors.

PASSED, APPROVED, AND ADOPTED this 5th day of December, 2013 by the following vote:

AYES: Cooney, Brown, Hartmann, Ferini, Blough
NOES:
ABSTAIN:
ABSENT:


JOAN HARTMANN, Chair
Santa Barbara County Planning Commission

ATTEST:


DIANNE BLACK
Secretary of the Commission

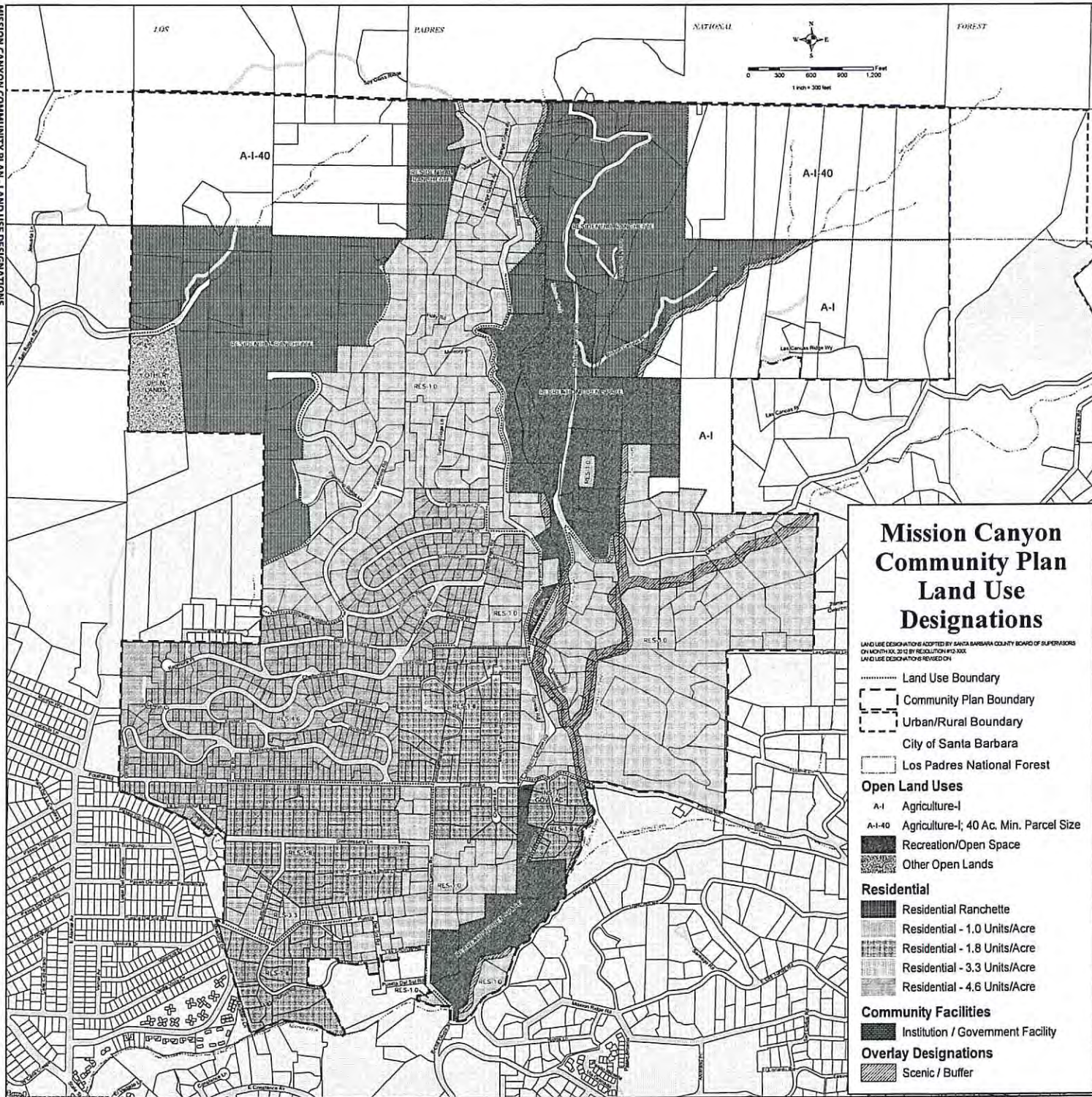
Mission Canyon Community Plan
Case No. 11GPA-00000-00005
Hearing Date: December 5, 2013
Attachment F: Land Use Element Resolution
Page 4

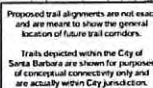
APPROVED AS TO FORM:

DENNIS A. MARSHALL
County Counsel

By 
Deputy County Counsel

Exhibit 1: Mission Canyon Community Plan Land Use Designations map
Exhibit 2: Mission Canyon Community Plan Parks & Trails map





Mission Canyon Community Plan

Case Nos. 13GPA-00000-00008, 11GPA-00000-00005, 11GPA-00000-00006, 11ORD-00000-00005, and
11RZN-00000-00004

Hearing Date: December 5, 2013

Attachment G: Resolution – Circulation Element and Map Amendments

ATTACHMENT G: Resolution – Circulation Element and Map Amendments

Attachment G

RESOLUTION OF THE COUNTY PLANNING COMMISSION
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF RECOMMENDING THAT THE	)	RESOLUTION NO. 13- <u>24</u>
BOARD OF SUPERVISORS ADOPT SPECIFIC)	
AMENDMENTS TO THE CIRCULATION ELEMENT OF	)	Case No: 11GPA-00000-00006
THE SANTA BARBARA COUNTY COMPREHENSIVE)	
PLAN BY ADOPTION OF THE MISSION CANYON)	
COMMUNITY PLAN)	

WITH REFERENCE TO THE FOLLOWING:

- A. On December 20, 1980, the Board of Supervisors adopted Resolution 80-566 adopting the Santa Barbara County Comprehensive Plan.
- B. On October 7, 2008, the Board of Supervisors adopted Resolution 08-346 to initiate environmental review for the Draft Mission Canyon Community Plan, Residential Design Guidelines, and Land Use and Development Code Amendments.
- C. In 2013, a Final Environmental Impact Report for the Mission Canyon Community Plan was prepared and presented to the Planning Commission, subsequent to circulation of a Draft Environmental Impact Report and a Revised Draft Environmental Impact Report to the appropriate agencies and public, and public hearings were held to solicit public comments pursuant to the California Environmental Quality Act (CEQA).
- D. The Planning Commission has held duly noticed public hearings, as required by Section 65353 of the Government Code, on the proposed amendments, at which hearings the amendments were explained and comments invited from the persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. The County Planning Commission now finds that it is in the public interest to recommend that the Board of Supervisors:
 1. Adopt an amendment to the Circulation Element of the Comprehensive Plan.
 2. Amend the County Circulation Element as follows:
 - a. Amend "Section V Circulation Element Policies" by adding the following to Section A.1.(amended language is underlined):

For the communities of Summerland, Montecito, Goleta, Los Alamos, Mission Canyon, Orcutt, and the area of Toro Canyon, and the Santa Ynez Valley area

please see the Circulation chapters of the Summerland, Montecito, Goleta, Los Alamos, Mission Canyon, and Orcutt Community Plans and the Toro Canyon Plan and the Santa Ynez Valley Community Plan sections of the Coastal Land Use Plan and the Land Use Element of the Comprehensive Plan for the specific Policies and Actions which implement this policy.

- b. Amend the Circulation Element "Maps" section by adding the following:

Mission Canyon Community Plan Circulation Element

3. Amend the County Comprehensive Plan Circulation Element maps as follows:
- a. Adopt by reference the map titled "Mission Canyon Community Plan Circulation" map (Exhibit 1) which depicts the Circulation Element adopted classifications for roadways within the Mission Canyon Community Plan Area;
 - b. Amend the existing "Circulation Element, Santa Barbara Area, CIRC-1" map to reference the "Mission Canyon Community Plan Circulation" map; and
 - c. Amend the existing "Circulation Element, Santa Barbara Area, CIRC-3" map to reference the "Mission Canyon Community Plan Circulation" map.
3. The Planning Commission, after holding duly noticed public hearings on the above described amendments to the Circulation Element and Circulation Element maps, endorses and transmits to the Board of Supervisors said recommended amendments by resolution pursuant to Government Code Section 65354.
4. A copy of this resolution shall be transmitted to the Board of Supervisors.


PASSED, APPROVED, AND ADOPTED this 5th day of December, 2013 by the following vote:

AYES: Cooney, Brown, Hartmann, Ferini, Blough

NOES:

ABSTAIN:


ABSENT:



JOAN HARTMANN, Chair

County Planning Commission, County of Santa Barbara

ATTEST:

A handwritten signature in blue ink that reads "Dianne M. Black". The signature is written in a cursive style with a large initial "D".

DIANNE BLACK
Secretary of the Commission

APPROVED AS TO FORM

DENNIS A. MARSHALL
County Counsel

A handwritten signature in blue ink that reads "Dennis A. Marshall". The signature is written in a cursive style with a large initial "D".

By _____
Deputy County Counsel

Exhibit 1: Mission Canyon Community Plan Circulation map



Mission Canyon Community Plan

Case Nos. 13GPA-00000-00008, 11GPA-00000-00005, 11GPA-00000-00006, 11ORD-00000-00005, and
11RZN-00000-00004

Hearing Date: December 5, 2013

Attachment H: Resolution – Land Use and Development Code Ordinance Amendment

**ATTACHMENT H: Resolution – Land Use and Development Code Ordinance
Amendment**

Attachment H

RESOLUTION OF THE COUNTY PLANNING COMMISSION
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF RECOMMENDING THAT	)	RESOLUTION NO. 13- <u>25</u>
THE BOARD OF SUPERVISORS ADOPT AN)	
ORDINANCE AMENDING SECTION 35-1 OF	)	Case No: 11ORD-00000-00032
CHAPTER 35 OF THE COUNTY CODE, THE)	
SANTA BARBARA COUNTY LAND USE AND)	
DEVELOPMENT CODE)	

WITH REFERENCE TO THE FOLLOWING:

- A. On November 27, 2007, the Board of Supervisors adopted Section 35-1 of Chapter 35 of the Santa Barbara County Code, the Santa Barbara County Land Use and Development Code by Ordinance 4660.
- B. In 2013, a Final Environmental Impact Report for the Mission Canyon Community Plan was prepared and presented to the Planning Commission, subsequent to circulation of a Draft Environmental Impact Report and Revised Draft Environmental Impact Report to the appropriate agencies and public, and public hearings were held to solicit public comments pursuant to the California Environmental Quality Act (CEQA).
- C. The proposed amendment to Section 35-1 of Chapter 35 of the County Code is consistent with the Comprehensive Plan, the requirements of the State planning and zoning laws, and this Development Code.
- D. The proposed amendment to Section 35-1 of Chapter 35 of the County Code is consistent with good zoning and planning practices.
- E. The Planning Commission has held duly noticed public hearings, as required by Section 65854 of the Government Code, on the proposed amendments, at which hearings the amendments were explained and comments invited from the persons in attendance.

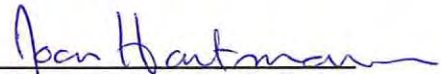
NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

- 1. The above recitations are true and correct.
- 2. The County Planning Commission now finds that it is in the interest of general community welfare to recommend that the Board of Supervisors:
 - a. Adopt an ordinance (Case No. 11ORD-00000-000032) dated December 5, 2013 amending Section 35-1 of Chapter 35 of the Santa Barbara County Code, the Santa Barbara County Land Use and Development Code. Said Ordinance is incorporated herein by reference.

3. The Planning Commission, after holding duly noticed public hearings on the above described amendments to the County Land Use and Development Code, endorses and transmits to the Board of Supervisors said recommended amendments by resolution pursuant to Government Code Section 65855.
4. A copy of this resolution shall be transmitted to the Board of Supervisors.

PASSED, APPROVED, AND ADOPTED this 5th day of December 2013 by the following vote:

AYES: Cooney, Brown, Hartmann, Ferini, Blough
NOES:
ABSTAIN:
ABSENT:

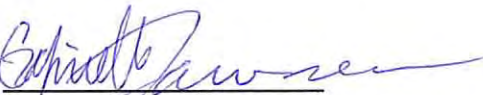

JOAN HARTMANN, Chair
Santa Barbara County Planning Commission

ATTEST:


DIANNE BLACK
Secretary of the Commission

APPROVED AS TO FORM:

DENNIS A. MARSHALL
County Counsel

By 
Deputy County Counsel

Mission Canyon Community Plan
Case Nos. 13GPA-00000-00008, 11GPA-00000-00005, 11GPA-00000-00006, 11ORD-00000-00005, and
11RZN-00000-00004
Hearing Date: December 5, 2013
Attachment J: Resolution – Zoning Map Amendments

ATTACHMENT J: Resolution – Zoning Map Amendments

Attachment J

RESOLUTION OF THE COUNTY PLANNING COMMISSION
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF RECOMMENDING THAT THE	)	RESOLUTION NO.: 13- <u>26</u>
BOARD OF SUPERVISORS ADOPT AN ORDINANCE)	
THAT AMENDS THE COUNTY ZONING MAP AND)	
ADOPT MISSION CANYON COMMUNITY PLAN	)	CASE NO.: 11RZN-00000-00004
ZONING, MISSION CANYON COMMUNITY PLAN)	
ZONING OVERLAY, AND MISSION CANYON)	
COMMUNITY PLAN ENVIRONMENTALLY)	
SENSITIVE HABITAT MAPS)	

WITH REFERENCE TO THE FOLLOWING:

- A. On November 27, 2007, the Board of Supervisors adopted Section 35-1 of Chapter 35 of the Santa Barbara County Code, the Santa Barbara County Land Use and Development Code by Ordinance 4660.
- B. In 2013, a Final Environmental Impact Report for the Mission Canyon Community Plan was prepared and presented to the Planning Commission, subsequent to circulation of a Draft Environmental Impact Report and a Revised Draft Environmental Impact Report to the appropriate agencies and public, and public hearings were held to solicit public comments pursuant to the California Environmental Quality Act (CEQA).
- C. The proposed amendment to the map titled "Santa Barbara Area, Zoning & Zoning Overlay" of Section 35-1 of Chapter 35 of the County Code is in the interest of the general community welfare.
- D. The proposed amendment to the map titled "Santa Barbara Area, Zoning & Zoning Overlay" of Section 35-1 of Chapter 35 of the County Code is consistent with the Comprehensive Plan, the requirements of State planning and zoning laws, and the Land Use and Development Code.
- E. The proposed amendment to the map titled "Santa Barbara Area, Zoning & Zoning Overlay" of Section 35-1 of Chapter 35 of the County Code is consistent with good zoning and planning practices.
- F. Owners of real property within 300 feet of the real property subject to the Mission Canyon Community Plan Zoning Overlays were mailed notices of the public hearings pursuant to Section 65091 of the Government Code.
- G. The Planning Commission has held duly noticed public hearings, as required by Section 65854 of the Government Code, on the proposed amendments, at which hearing the amendments were explained and comments invited from the persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. The County Planning Commission now finds that it is in the interest of general community welfare to recommend that the Board of Supervisors:
 - a. Adopt an ordinance (Case No. 11RZN-00000-00004) amending the map titled "Santa Barbara Area, Zoning & Zoning Overlay" of Section 35-1 of the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the County Code, to remove existing zoning designations from the map and replace them with a reference to the Mission Canyon Community Plan Zoning map, reference the Mission Canyon Community Plan rather than the Mission Canyon Area Specific Plan, and adopt the maps titled "Mission Canyon Community Plan Zoning," "Mission Canyon Community Plan Zoning Overlay," and "Mission Canyon Community Plan Environmentally Sensitive Habitat."
3. The Planning Commission, after holding duly noticed public hearings on the amendments to the zoning map and adoption of the Mission Canyon Community Plan Zoning, Mission Canyon Community Plan Zoning Overlay, and Mission Canyon Community Plan Environmentally Sensitive Habitat maps, endorses and transmits to the Board of Supervisors said recommended zoning amendments and adoptions by resolution pursuant to Government Code Section 65855.
4. A copy of this resolution shall be transmitted to the Board of Supervisors.

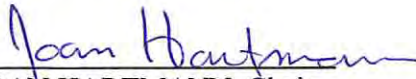
PASSED, APPROVED, AND ADOPTED this 5th day of December 2013 by the following vote:

AYES: Cooney, Brown, Hartmann, Ferini, Blough

NOES:

ABSTAIN:

ABSENT:


JOAN HARTMANN, Chair
Santa Barbara County Planning Commission

ATTEST:



DIANNE BLACK
Secretary of the Commission

APPROVED AS TO FORM:

DENNIS A. MARSHALL
County Counsel

By 
Deputy County Counsel

Exhibit 1: Zoning Map Amendment (Rezone) Ordinance 11RZN-00000-00004

EXHIBIT 1

LAND USE DEVELOPMENT CODE (ZONING MAP AMENDMENT)

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 35-1, THE SANTA BARBARA COUNTY LAND USE AND DEVELOPMENT CODE, OF CHAPTER 35, ZONING, OF THE SANTA BARBARA COUNTY CODE BY AMENDING THE COUNTY ZONING MAP BY CHANGING THE ZONING OF CERTAIN ASSESSOR'S PARCEL NUMBERS LOCATED WITHIN THE MISSION CANYON COMMUNITY PLAN AREA.

Case No. 11RZN-00000-00004

The Board of Supervisors of the County of Santa Barbara, State of California, ordains as follows:

SECTION 1:

All zoning maps and zoning designations previously adopted under the provisions of Sections 35.14.020 (Zoning Map and Zones) of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, are hereby amended as they relate to the Assessor's Parcel Numbers listed below in Section 4.

SECTION 2:

Pursuant to the provisions of Section 35.14.020 (Zoning Map and Zones) of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, the Board of Supervisors hereby adopts by reference the Mission Canyon Community Plan Zoning map identified as Board of Supervisors Exhibit A, dated XXXXX, which shows all existing primary zoning designations on the parcels shown in Exhibit A, dated XXXXX.

SECTION 3:

Pursuant to the provisions of Section 35.14.020, (Zoning Map and Zones) of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, the Board of Supervisors hereby adopts by reference the Mission Canyon Community Plan Environmentally Sensitive Habitat map identified as Board of Supervisors Exhibit B, dated XXXXX, which adds the Environmentally Sensitive Habitat – Mission Canyon (ESH-MC) Overlay Zone to parcels shown in Exhibit B, dated XXXXX.

SECTION 4:

Pursuant to the provisions of Section 35.14.020 (Zoning Map and Zones) of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, the Board of Supervisors hereby adopts by reference the Mission Canyon

Community Plan Zoning Overlay map identified as Board of Supervisors Exhibit C, dated XXXXX, which adds the Scenic Corridor – Mission Canyon (SC-MC) Overlay Zone to the parcels shown in Exhibit C and listed by Assessor Parcel Numbers as follows:

APN	APN
023-271-006	023-230-002
023-261-021	023-230-015
023-261-024	023-230-017
023-222-011	023-280-001
023-222-039	023-280-020
023-222-044	023-280-015
023-222-043	023-280-014
023-221-042	023-280-022
023-221-039	023-280-010
023-221-019	023-280-007 (portion)

SECTION 5:

The Chair of the Board of Supervisors is hereby authorized and directed to endorse Exhibits A, B, and C to show that said maps have been adopted by this Board.

SECTION 6:

Except as amended by this Ordinance, Article 35.1 of Section 35.1, the Santa Barbara County Land Use Development Code, of Chapter 35, Zoning, of the County Code shall remain unchanged and shall continue in full force and effect.

SECTION 7:

This ordinance shall take effect and be in force 30 days from the date of its passage; and before the expiration of 15 days after its passage a summary of it shall be published once, with the names of the members of the Board of Supervisors voting for and against the same in the Santa Barbara News-Press, a newspaper of general circulation in the County of Santa Barbara.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this _____ day of _____, 2014, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Steve Lavagnino, Chair Board of Supervisors

ATTEST:

MONA MIYASATO, COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By: _____
Deputy Clerk

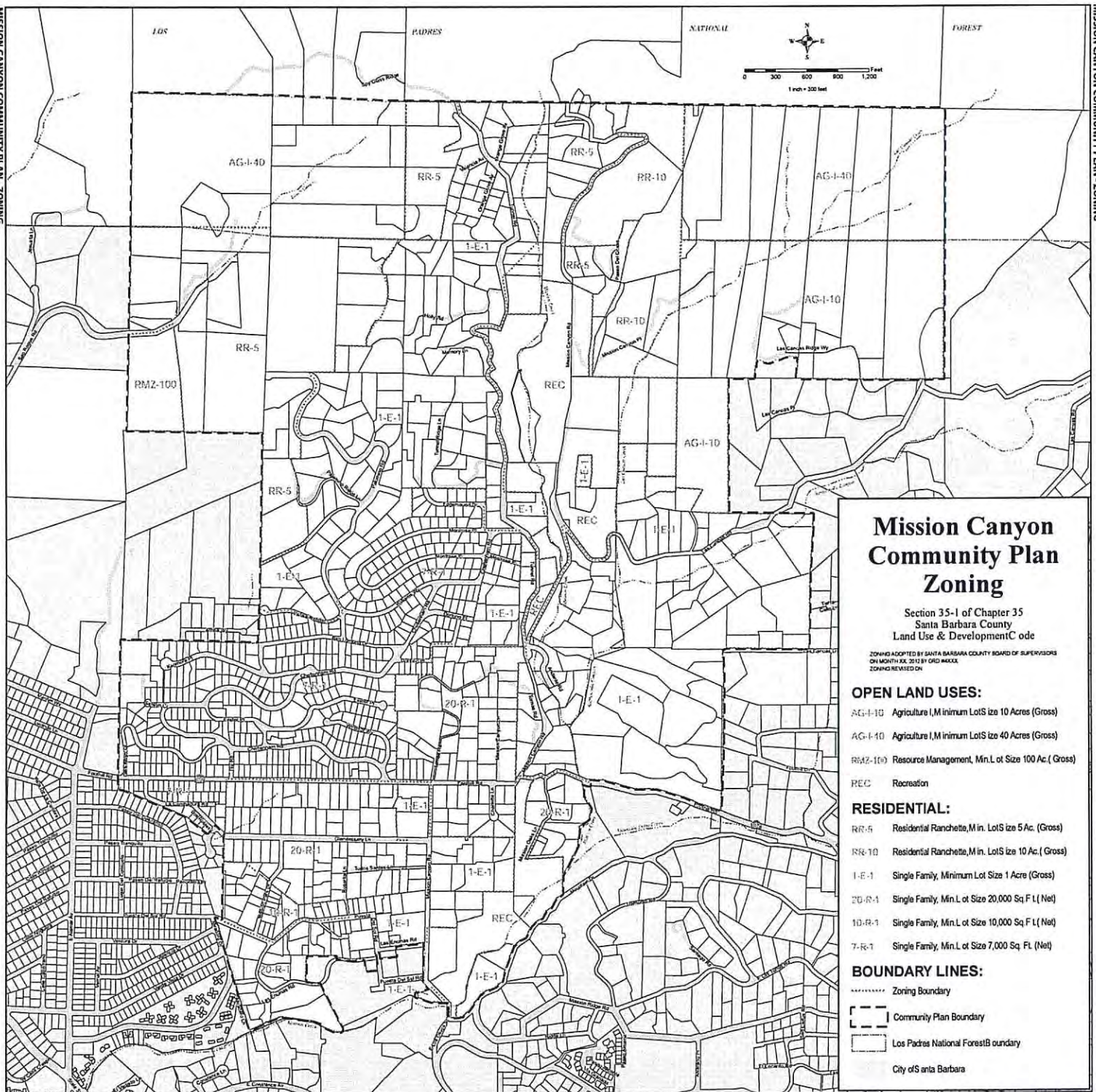
APPROVED AS TO FORM

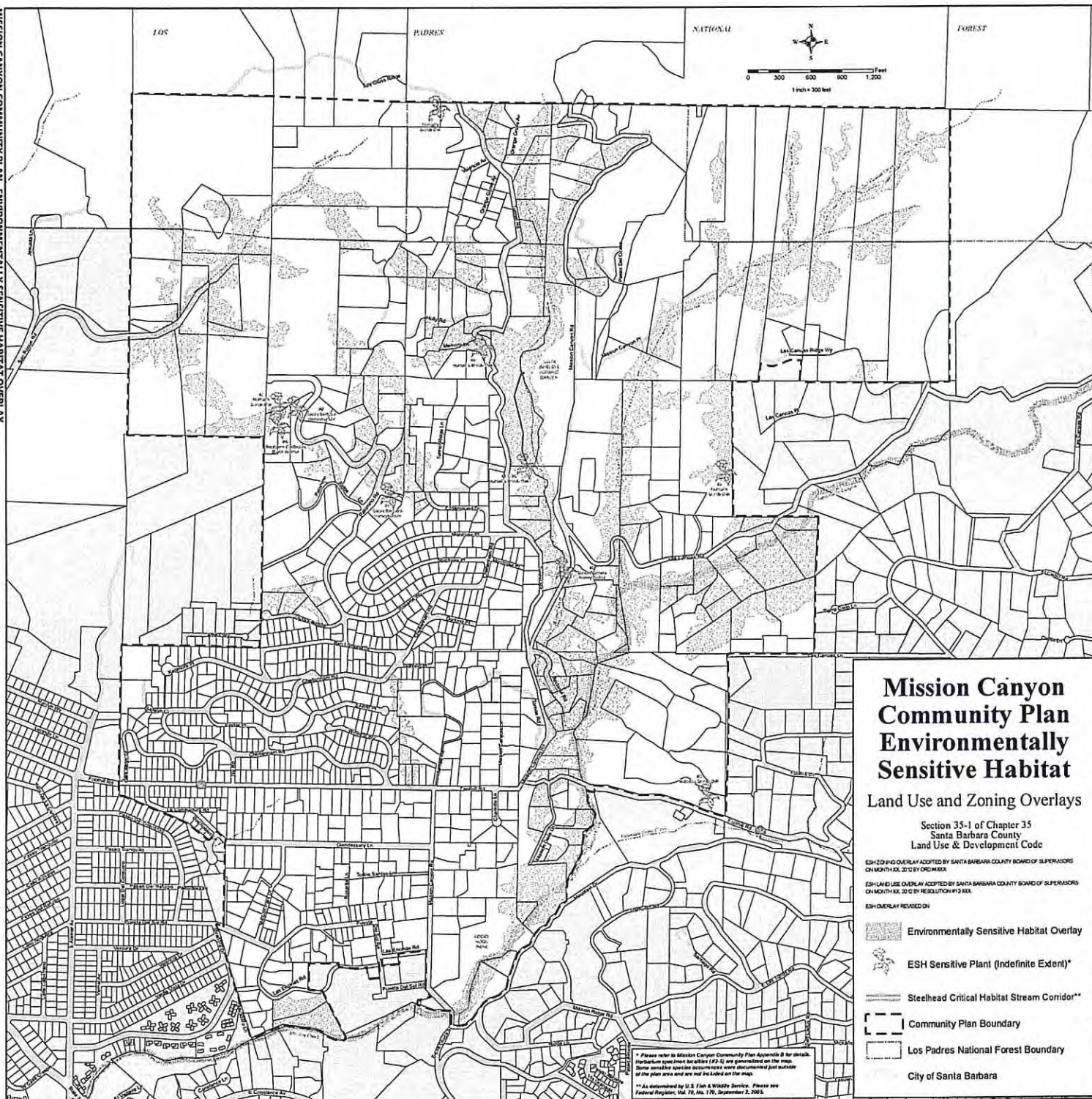
Michael C. Ghizzoni
County Counsel

By: _____
Deputy County Counsel

Attachments

Exhibit A: Mission Canyon Community Plan Zoning
Exhibit B: Mission Canyon Community Plan Environmentally Sensitive Habitat
Exhibit C: Mission Canyon Community Plan Zoning Overlay







Mission Canyon Community Plan Zoning Overlay

Section 35-1 of Chapter 35
Santa Barbara County
Land Use & Development Code

ZONING OVERLAY ADOPTED BY SANTA BARBARA COUNTY BOARD OF SUPERVISORS
ON NOVEMBER 20, 2017 BY ORDINANCE 2017-0001.
ZONING REVISION 2017

- Scenic Corridor (SC-MC) Overlay
- Design Control (D) Overlay
- Flood Hazard (FA) Overlay
- Community Plan Boundary
- Los Padres National Forest Boundary
- City of Santa Barbara

Mission Canyon Community Plan

Case Nos. 13GPA-00000-00008, 11GPA-00000-00005, 11GPA-00000-00006, 11ORD-00000-00005, and
11RZN-00000-00004

Hearing Date: December 5, 2013

Attachment K: Resolution – Residential Design Guidelines

ATTACHMENT K: Resolution – Mission Canyon Residential Design Guidelines

Attachment K

RESOLUTION OF THE COUNTY PLANNING COMMISSION
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF RECOMMENDING THAT THE) RESOLUTION NO. 13-27
BOARD OF SUPERVISORS ADOPT THE MISSION)
CANYON RESIDENTIAL DESIGN GUIDELINES)

WITH REFERENCE TO THE FOLLOWING:

- A. In 1984 with adoption of the Mission Canyon Area Specific Plan, the Mission Canyon Plan Area was placed in the Design Control (D) Overlay zone whereby plans for each new or altered structure are submitted for Design Review in compliance with the County Land Use and Development Code Section 35.82.070.
- B. On November 21, 2006, the Board of Supervisors adopted Resolution 06-365 approving the formation of the Mission Canyon Planning Advisory Committee (MCPAC) to assist staff with the creation of the Mission Canyon Residential Design Guidelines.
- C. From January to June 2007, the MCPAC held two public workshops, four public meetings, and six MCPAC subcommittee meetings to advise staff with preparing draft Mission Canyon Residential Design Guidelines.
- D. From June 2007 to February 2008, the South Board of Architectural Review held three hearings to review the draft Mission Canyon Residential Design Guidelines.
- E. On February 4, 2008, the City of Santa Barbara's Single Family Design Board held a hearing to review the draft Mission Canyon Residential Design Guidelines.
- F. On October 7, 2008, the Board of Supervisors adopted Resolution 08-346 to initiate environmental review for the Draft Mission Canyon Community Plan, Residential Design Guidelines, and Land Use and Development Code Amendments.
- G. On September 17, 2010, the South Board of Architectural Review had a briefing on the status of the draft Mission Canyon Residential Design Guidelines.
- H. Citizens, California Native American Indian tribes, public agencies, public utility companies, and civic, education, and other community groups have been provided opportunities to be involved in the preparation of draft Mission Canyon Residential Design Guidelines in duly noticed public hearings and meetings.

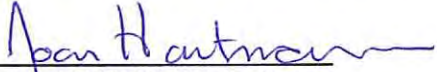
NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.

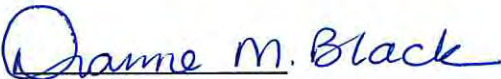
2. The County Planning Commission now finds that it is in the interest of the orderly development of the County to recommend that the Board of Supervisors:
 - a. Adopt the Mission Canyon Residential Design Guidelines dated December 5, 2013.
3. The Planning Commission, after holding duly noticed public hearings on the above Mission Canyon Residential Design Guidelines, has endorsed and transmitted to the Board of Supervisors said recommended Residential Design Guidelines by resolution.
4. A copy of this resolution shall be transmitted to the Board of Supervisors.

PASSED, APPROVED, AND ADOPTED this 5th day of December, 2013 by the following vote:

AYES: Cooney, Brown, Hartmann, Ferini, Blough
NOES:
ABSTAIN:
ABSENT:


JOAN HARTMANN, Chair
Santa Barbara County Planning Commission

ATTEST:


DIANNE BLACK
Secretary of the Commission

APPROVED AS TO FORM:

DENNIS A. MARSHALL
County Counsel

By 
Deputy County Counsel