



March 18, 2016

**NOTICE OF AVAILABILITY OF
THE DRAFT NEGATIVE DECLARATION FOR THE
PROPOSED ORDINANCE 661 CONSISTENCY REZONE PHASE II PROJECT
16NGD-00000-00003**

PROJECT DESCRIPTION: The project involves Comprehensive Plan and Zoning Ordinance amendments that would rezone approximately 780,216 acres of land with Ordinance 661 zoning to a comparable zone district under the Land Use and Development Code (LUDC). The project also included an ordinance to repeal specific district regulations and combining regulations from Ordinance 661.

PROJECT LOCATION: Ordinance 661 zoned land is primarily located in the Santa Maria Valley, Lompoc Valley, Cuyama Valley, Los Padres National Forest, Santa Ynez Valley, and South Coast Foothill Areas in Santa Barbara County, 1st, 3rd, 4th and 5th Supervisorial Districts.

PUBLIC COMMENT: County of Santa Barbara Planning and Development Department (P&D) is soliciting comments on the adequacy and completeness of the Draft Negative Declaration, **16NGD-00000-00003**. You may comment by submitting written comments to the planner identified below prior to the close of public comment on **April 18, 2016 at 5 P.M.** An environmental comment hearing will be held **April, 5, 2016 at 6:00 P.M.** the County Planning Commission Hearing Room, 123 East Anapamu Street, Santa Barbara.

PROJECT DETAILS: The proposed Phase II of the Ordinance 661 Consistency Rezone Project includes:

1. County Zoning Map amendment:
 - Rezone current Ordinance 661 lands located in the Santa Maria Valley, Lompoc Valley, Cuyama Valley, Los Padres National Forest, Santa Ynez Valley, and South Coast Foothill Areas to comparable Land Use and Development Code (LUDC) zoning designations.
2. Comprehensive Plan amendment to:
 - Apply Agriculture I-40, Agriculture II-40, Agriculture II-100, Agriculture II-320, Mountainous Area 100, Mountainous Area 40, Mountainous Area 40/Educational, Mountainous Area 320, Recreation/Open Space, Other Open Lands, Institution/Government, and Residential land use designations to Ordinance 661 lands outside existing and proposed EDRN Boundaries in the Rural Area;
 - Apply the Existing Developed Rural Neighborhood (EDRN) boundary lines around one developed rural neighborhood in the Santa Maria Valley, two developed rural neighborhoods in the Lompoc Valley, one developed rural neighborhood in the Santa Ynez Valley, and one developed rural neighborhood in the Cuyama Valley;
 - Amend the existing Ventucopa EDRN boundary line in the Cuyama Valley to remove two parcels;
 - Apply Agriculture I-5, Agriculture I-10, Agriculture I-20, Agriculture I-40, and Residential land use designations, as appropriate, within each proposed EDRN, as well as the existing Ventucopa EDRN in the Cuyama Valley; and
 - Amend the Urban Boundary line east of the City of Lompoc near the Santa Ynez River and south of the City of Lompoc adjacent to San Miguelito Road.
3. Ordinance 661 amendment to:
 - Repeal the following Specific District Regulations: A-1 Residential-Agricultural District; R-4 Multiple Dwelling District; A-I-X Exclusive Agricultural District; DCM Design Commercial Manufacturing District; M-1-B Restricted Light Industrial District; M-1-X Exclusive Light Industrial District; M-1-A Limited Light Industrial District; R-3 Multiple Dwelling District; R-3-TRI Three-Family Residential District; RRA Rural Residential Agriculture District; WA Watershed Agricultural District; R-A Suburban Agricultural-

Residential District; P Planned Development Districts; CM Heavy Commercial District; DM - Design Manufacturing Districts; PDC Planned Development Community District; C-2-L Limited Commercial District; AGI Intensive General Agricultural District; SR-4 Student Residential District; and SR-2 Student Residential District; and

- Repeal the following Combining Regulations: T Trailer Park Zone; S Public Utility; OX Exclusive Controlled Oil Drilling and Producing Site; K Conversion Area; HT Hillside Terrain; FH Flood Hazard; and ASL Agricultural Service Limited.

**ENVIRONMENTAL
REVIEW FINDINGS:**

P&D prepared the Draft Negative Declaration (16NGD-00000-00003) pursuant to Section 15070 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA) and the County's Guidelines for the Implementation of CEQA. P&D's issuance of a draft Negative Declaration affirms our opinion that impacts associated with the proposed project are less than significant levels and that the project does not require the preparation of an Environmental Impact Report (EIR). If the project description changes, P&D will require a reevaluation to consider the changes. If you challenge this environmental document in court, you may be limited to raising only those issues raised by you or others in written correspondence or in hearings on the proposed project.

**DOCUMENT
AVAILABILITY:**

The Draft Negative Declaration and all documents referenced therein may be reviewed at P&D offices located at 123 E. Anapamu Street, Santa Barbara and 624 Foster Road, Suite C, Santa Maria, and on our website at:
http://longrange.sbcountyplanning.org/programs/661%20Phase%20II/ord661_phase2.php

HOW TO COMMENT:

Please provide comments to:
Jessica Metzger, Project Manager
Planning and Development
123 East Anapamu Street
Santa Barbara, CA 93101
Telephone: (805) 568-3532
Email: jmetzger@countyofsb.org

All comments must be received no later than 5:00 P.M. on Monday, April 18, 2016. Please limit comments to the environmental issues such as traffic, biology, noise, etc. You will receive notice of the dates of future public hearings to consider project approval or denial. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this hearing, please contact Hearing Support Staff (805) 568-2000. Notification at least 48 hours prior to the hearing will enable Hearing Support Staff to make reasonable arrangements.