

Attachment E

Ordinance 661 Rezone Designation Criteria

Santa Barbara County Comprehensive Plan

Santa Barbara County Land Use Element (LUE) policies state the minimum lot size for the Rural Area is 40 acres.

- The Land Use and Development Code (LUDC) implements these policies through the AG-II-40, AG-II-100, and AG-II-320 zone districts.
- LUDC parcels within the Santa Maria Valley and San Antonio Creek Rural Regions are currently zoned either AG-II-40 or AG-II-100.

Criteria for considering rezone to AG-II-40 or AG-II-100

Criteria for considering parcels as prime candidates for rezone to AG-II-40:

1. Parcel is in the Rural Area;
2. Parcel is designated as either Prime, Statewide Importance or Unique Farmland according to the Department of Conservation important farmlands map;
3. If fallow, the parcel is located in a larger area with prime soils and existing cultivation;
4. Parcel is adjacent to or within an area currently zoned AG-II-40; and
5. Parcel size is generally less than 80 acres. If larger than 80 acres, the parcel meets criteria #2 and #4 and is in full cultivation.

Criteria #5 is a particularly important criterion for determining whether a parcel should be rezoned to AG-II-40 or AG-II-100. Since the project is a “consistency rezone” and not a *de facto* subdivision, larger parcels greater than 80 acres would need to exhibit characteristics (prime soils, fully planted in vineyards or other cultivation) that would indicate potential agricultural viability if parcels are subdivided down to 40-acre lots in the future.

Criteria for rezone to AG-II-100:

1. Parcel is in the Rural Area;
2. Parcel is not designated as Prime, Statewide Importance or Unique Farmland. If parcel is designated Prime, Statewide Importance or Unique Farmland, it also meets criteria #3 and #5;
3. Parcel is adjacent to or within an area currently zoned AG-II-100;
4. Parcel size generally greater than 80 acres. If parcel size is less than 80 acres, the parcel meets criteria #2 and #5; and
5. Parcel is located in geographic region consisting primarily of non-prime grazing land or open land with rolling hills to steeper slopes.