

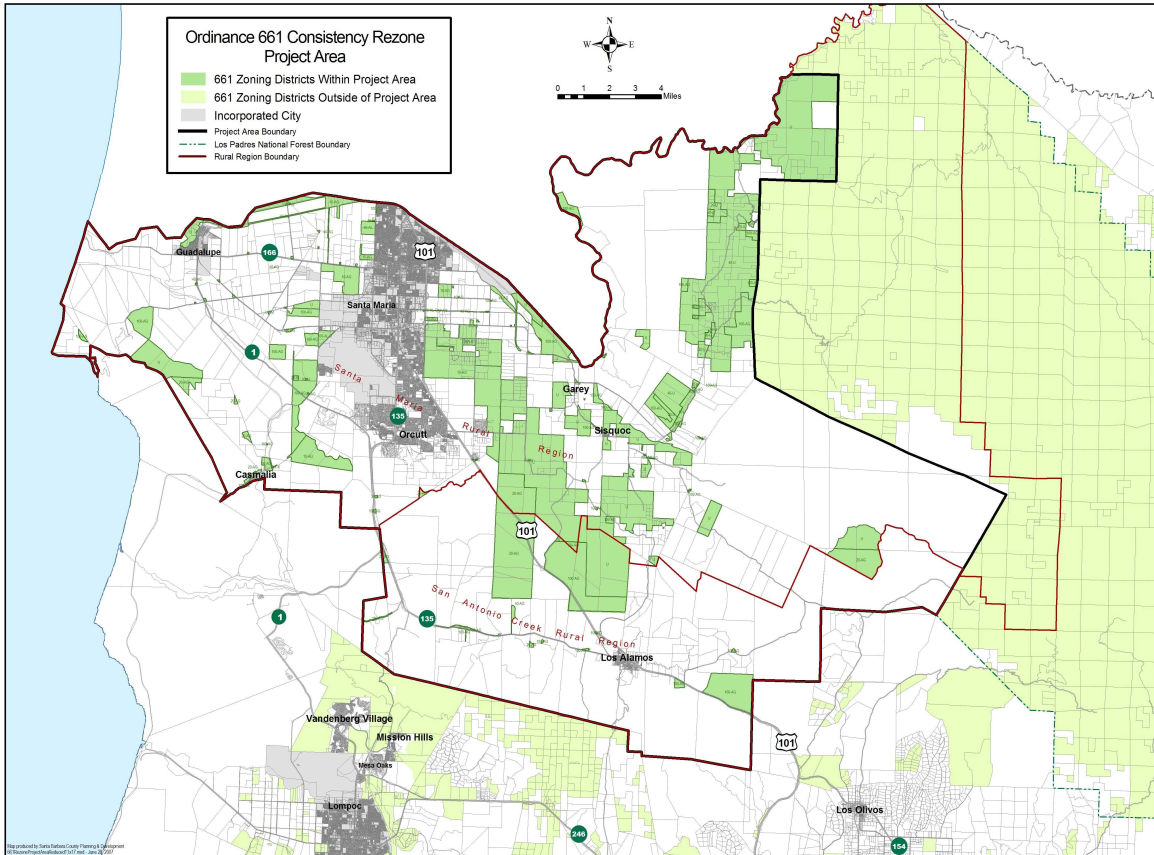
SANTA BARBARA COUNTY PLANNING COMMISSION
Staff Report for
Ordinance 661 Consistency Rezone Project

Hearing Date: September 12, 2007
Staff Report Date: August 30, 2007
Case No.: 07RZN-00000-00010
07GPA-00000-00004

Director: John McInnes
Division: Long Range Planning
Staff Contact: David Matson

Environmental Document: 07NGD-00000-00013

Planner's Phone #: 568-2068



1.0 REQUEST

Hearing on the request of Planning and Development Department to consider Case No. 07RZN-00000-00010 and 07GPA-00000-00004, proposing to:

- 1) Amend the County Zoning Map by repealing Ordinance No. 661 zoning designations for certain parcels located in the unincorporated portions of the Santa Maria Valley and San Antonio Creek Rural Region and rezone these parcels to the AG-II-100, AG-II-40, AG-I-40, AG-I-20, AG-I-10, and RR-5 zones in the Santa Barbara County Land Use and Development Code (LUDC);
- 2) Amend the Santa Barbara County Comprehensive Plan, specifically the Santa Maria Valley and San Antonio Creek Rural Region Land Use Maps, to: apply Agriculture II and Agriculture Commercial land use designations to remaining Ordinance 661 parcels (non-EDRN parcels);

apply the Existing Developed Rural Neighborhood (EDRN) boundary line around six developed rural neighborhoods in the eastern Santa Maria Valley; amend the existing Tepusquet Canyon EDRN boundary line; and apply Agriculture I and Residential Ranchette land use designations to existing and proposed EDRNs; and to accept 07-ND-13 as adequate Environmental Review for Case No. 07RZN-00000-00010 and 07GPA-00000-00004 pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. The project is located in the 5th, 4th, and 3rd Supervisorial Districts.

2.0 RECOMMENDATION AND PROCEDURES

The Planning Commission recommends that the Board of Supervisors:

1. Adopt the required findings for 07RZN-00000-00010, including CEQA findings, as specified in Attachment A;
2. Accept the Proposed Final Negative Declaration (07NGD-00000-00013) included as Attachment B;
3. Adopt a Resolution approving amendments to the Santa Barbara County Comprehensive Plan, specifically the Santa Maria Valley Rural Region Land Use Map and the San Antonio Creek Rural Region, included as Attachment C; and
4. Adopt an Ordinance amending the County Zoning Map of Section 35-1, the Santa Barbara county Land Use and Development Code, of Chapter 35, Zoning, by repealing Ordinance No. 661 zoning designations for certain parcels located in the unincorporated portions of the Santa Maria Valley Rural Region and San Antonio Creek Rural Region, and rezoning these parcels to the AG-II-100, AG-II-40, AG-I-40, AG-I-20, AG-I-10, and RR-5 zones in the Santa Barbara County Land Use and Development Code, included in Attachment D.

Refer back to staff if the County Planning Commission takes other than the recommended action for appropriate findings and conditions.

3.0 JURISDICTION

This project is being considered by the County Planning Commission based on Section 35.80.020 of the Santa Barbara County Land Use and Development Code which states: the County Planning Commission's review authority for Zoning Map amendments and Comprehensive Plan amendments is to make project recommendations to the County Board of Supervisors.

4.0 ISSUE SUMMARY

4.0 PROJECT DESCRIPTION

4.1 Project Overview

The proposed Ordinance 661 Consistency Rezone Project for the Santa Maria Valley and San Antonio Creek Rural Region involves Comprehensive Plan and Zoning Ordinance amendments to achieve the following three objectives:

1. Rezone all remaining land zoned under County Ordinance 661 in the Santa Maria Valley and San Antonio Creek Rural Regions to the equivalent Land Use and Development Code (LUDC) designations that currently apply throughout the majority of the County, and update the Comprehensive Plan land use designations;
2. Define six new Existing Developed Rural Neighborhoods¹ (EDRNs) in the eastern Santa Maria Valley, apply new zoning under the LUDC to parcels within those areas, and for some areas update the Comprehensive Plan land use designations; and
3. Apply new zoning under the LUDC to parcels within the existing Tepusquet Canyon EDRN, adjust the boundaries of the Tepusquet Canyon EDRN, and update the Comprehensive Plan land use designations. The existing EDRN boundary will be retracted to exclude seven parcels which have characteristics more appropriate for the rural area.

Consistency Rezone Benefits

The benefits of the project will include:

- Simplifying the zoning and permitting process as well as reducing permitting costs and time for applicants. Currently, discretionary projects on property under Ordinance 661 require a consistency rezone as part of project processing. This extra step lengthens the applicant processing time and requires additional hearings before approval can be obtained. Updating land under Ordinance 661 with current LUDC zoning designations will streamline the permit path for landowners.
- Define EDRNs to provide landowners within these EDRNs an opportunity to apply for residential second units (RSUs), which are currently allowed in similarly developed areas throughout the County. The EDRN boundary line will help keep pockets of existing

¹ “[a] neighborhood area that has developed historically with lots smaller than those found in the surrounding Rural or Inner Rural lands. The purpose of the neighborhood boundary is to keep pockets of rural residential development from expanding onto adjacent agricultural lands. Within the Rural Neighborhood boundary, infilling of parcels at densities on the land use plan maps is permitted.” (Land Use Element pp 175-6.)

residential development in the rural area from expanding onto adjacent agricultural lands;
and,

- Provide landowners the opportunity to apply for a greater variety of land uses that are currently available in the AG-I and AG-II zone districts under the LUDC.

4.2 Project Background

Ordinance 661 is the zoning ordinance which covered most of the County prior to adoption of the County of Santa Barbara Comprehensive Plan in the early 1980's. In 1983, the Article III zoning ordinance was adopted to implement the newly adopted Comprehensive Plan and is still currently regulating the inland areas of the County within the context of the newly reformatted Land Use and Development Code (LUDC), which became effective in January of 2007. In order to avoid any possible confusion which may have resulted from the existence of parallel text provisions between the new Article III zoning ordinance and Ordinance 661, the Board of Supervisors repealed the majority of Ordinance 661 in 1984 by Ordinance No. 3430. This action repealed those portions of Ordinance 661 which were duplicated by similar provisions of Article III. The repealed ordinance also deleted the permit processing procedures and conditionally permitted uses from Ordinance 661. Concurrent with the repeal of portions of Ordinance 661, all of the urban areas in the inland area were rezoned to appropriate Article III designations. The Ordinance 661 agricultural zone districts that were not duplicates to the AG zone districts in Article III were retained. Therefore, a significant amount of land in the rural area (not under Williamson Act Contract) still has Ordinance 661 zoning. Currently, approximately 57,700 acres in the Santa Maria Valley and San Antonio Creek Rural Regions remain subject to Ordinance 661 zoning. These properties would be rezoned to equivalent LUDC agricultural zoning designations as part of the proposed project.

Ordinance 661 Today

What remains today is a handful of Ordinance 661 zone districts for which there was not an exact matching zone district in Article III (now referred to as the LUDC). This was due to the fact that Ordinance 661 has nine different agriculturally related zoning districts (four of these different agricultural zone districts are found within the project area) and each has slightly different allowable uses. The LUDC has two broad and diverse agricultural zone districts (AG-I and AG-II) which contain & cover all the potential uses described in & provided for in the nine Ordinance 661 agricultural zone districts.

Of greater significance is the current inequity that exists, with respect to available land uses, between Ordinance 661 and LUDC agricultural zoned parcels. In general, permitted uses can still be approved on Ordinance 661 zoned land; however, land uses such as agricultural preparation facilities, greenhouses, and wineries are no longer available since the permit processing procedures and conditional use permit section no longer exist. Since 1984, the County has processed, free of charge, a consistency rezone to the corresponding LUDC agricultural zoning designation (e.g. Agriculture II) when a landowner with Ordinance 661 zoning requests a land use requiring a discretionary permit.

Attachment F includes a comparison table of land uses currently available to property owners with Ordinance 661 zoning (U, AG, and AL zones) versus allowed uses under the LUDC AG-II zone district. The table clearly indicates most land uses requiring a discretionary permit are no longer available to property owners with Ordinance 661 zoning. The remaining available land uses are generally allowed with the same permit level under the LUDC and Ordinance 661. Aquaculture is the only use allowed with a lower permit in all three Ordinance 661 zones as compared to the AG-II zone district. Farm employee housing (up to 4 units), on the other hand, is allowed with a lower permit (land use permit) in the AG and AL zones, but is not allowed at all in the U zone. Going forward, the County will be evaluating possible LUDC permit level changes to a lower permit level similar to Ordinance 661 for agricultural employee housing units.

4.3 Project Characteristics

4.3.1 Ordinance 661 Consistency Rezone Process

The 5th district Advisory Committee, working with Long Range Planning staff, presented a list of specific criteria for potential rezones to either AG-II-40 or AG-II-100 zone designations to the public for review and comment during a public workshop in June 2006 (included in Attachment E).

Public comments from the workshop were forwarded to the Advisory Committee and several adjustments were incorporated. In December 2006, the 5th district Advisory Committee recommended a finalized Ordinance 661 Consistency Rezone project description for purposes of environmental review in the draft Negative Declaration. The proposed rezones identified in the project description seek to avoid “spot zoning” by evaluating existing land use patterns based on physical and topographic characteristics, as well as existing Comprehensive Plan land use designation and LUDC zoning designation patterns.

Attachment C & D (Exhibit A) list the parcels included in the consistency rezone and the proposed land use and zoning designations. The corresponding proposed land use and zoning designation maps are included in Attachment G.

4.3.2 Land Use Designation Amendments (Outside of Existing and Proposed EDRNs)

This component of the project involves parcels that are currently in areas designated as Rural in the Comprehensive Plan, outside of existing and proposed EDRNs and urban areas. This component of the project would change the land use designations for 495 parcels totaling approximately 44,545 acres. Parcel sizes range from small fractions of an acre to the largest parcel of 1,576.7 acres.

Existing land use designations include A (Agriculture), A-II (rural Agriculture) and Open and Grazing; proposed land use designations include A-II-40, A-II-100, and AC (agriculture-commercial). The Agriculture (A) designation and Open and Grazing designation are “outdated” rural area designations from the original 1965 Santa Barbara County General Plan. These designations have been systematically replaced in the rural areas of the county with the

Agriculture II (A-II) and Agriculture Commercial (AC) land use designations which are found in the Land Use Element and Agricultural Element.

Finally, one parcel, APN 129-010-035, is not currently under Ordinance 661, but is included in the project so the land use designation can be updated, and amended from Agriculture (A) to Agriculture II – 40- acre minimum (A-II-40). The land use designation change for this parcel is a “clean up” item that will bring the designation into conformity with the surrounding A-II (40-100) land use designations.

4.3.3 Existing Developed Rural Neighborhoods (EDRN) Component

This component of the Ordinance 661 Consistency Rezone Project involves parcels that are currently in the Tepusquet Canyon EDRN or are proposed to become part of a new EDRN. The EDRN component of the project would:

1. Define six new EDRNs in the eastern Santa Maria Valley, apply new zoning under the Land Use Development Code (LUDC) to parcels within those areas, and for some areas update the Comprehensive Plan land use designation; and
2. Apply new zoning under the LUDC to parcels within the existing Tepusquet Canyon EDRN, adjust the boundaries of the Tepusquet Canyon EDRN, and update the Comprehensive Plan land use designations.

The current Ordinance 661 zoning of Unlimited Agriculture (U), Suburban Agricultural-Residential District (RA) or General Agriculture (AG) under Ordinance 661 would be replaced with either Agriculture I (AG-I) or Residential Ranchette (RR). The adoption of LUDC zoning designations for parcels within the EDRNs would enable landowners to apply for residential second units, which is a permitted use in the AG-I and RR zone districts throughout the County.

The six proposed EDRNs contain 105 parcels totaling 782 acres. Table 1 lists basic statistics for the six proposed new EDRNs. Please see Attachment G, Figure 4 for maps showing the location of the proposed EDRNs and Attachment C & D, Exhibit 1 for a list of parcels included in the proposed EDRN areas.

Table 1 - General Characteristics Of Each Proposed EDRN Area

EDRN	Parcels	Parcel Sizes		Land Uses
East Valley Farms	31	Range	0.19 – 12.52	Residential, vacant, cultivated agriculture
		<i>Total acres</i>	307.6	
Prell Road East	14	Range	8.53 – 10.21	Residential, cultivated agriculture
		<i>Total acres</i>	136.27	
Prell Road West	33	Range	0.46 – 4.54	Residential, vacant, cultivated agriculture
		<i>Total acres</i>	76.12	
Long Canyon	17	Range	0.08 – 15.22	Residential, grazing
		<i>Total acres</i>	169.69	
Olivera Canyon	5	Range	10.01 – 13.34	Residential, grazing
		<i>Total acres</i>	56.71	
Dominion Road	5	Range	3.02 – 12.09	Residential, cultivated agriculture
		<i>Total acres</i>	36.17	

These parcels are mostly developed with residential uses, but also contain open space and agricultural land uses (Table 2). The current Comprehensive Land Use designations include A, Open and Grazing and A-II. These would be changed to A-I (urban, inner rural and rural neighborhood Agriculture) and RR (Rural Ranchette). Surrounding parcels are mostly in active agriculture (grazing or cultivated), generally range from 40 to several hundred acres and are mostly zoned AG-II-100 under the LUDC.

Table 2 - Land Use Overview for the Proposed EDRN Areas*

Total number of parcels	105
Number of developed parcels	95
Number of parcels with a residential dwelling	86
Number of parcels in active agriculture	19
Number of parcels that are vacant	6

** Estimated based on review of aerial photography and County Assessor's records*

The existing Tepusquet Canyon EDRN contains 181 assessor's parcels comprising approximately 12,340 acres. Ordinance 661 zones in the EDRN include U and AG (minimum parcel sizes ranging from 10 to 40 acres). The proposed LUDC zones would be AG-I with minimum parcel sizes ranging from 10 to 40 acres. The existing EDRN boundary is proposed to be retracted to exclude seven parcels which have characteristics more appropriate for the rural area, rather than an EDRN. Most of the parcels are large in size, have 100-acre minimum parcel

size zoning, and several parcels are owned by the federal government. The appropriate consistency rezone for 100-acre minimum zoning is Agriculture II (AG-II-100). Since Agriculture II zoning is not permitted within and EDRN, the EDRN boundary adjustment would correctly locate these parcels within the rural area. This would reduce the size of the EDRN to approximately 174 assessor's parcels totaling 10,968 acres. For those parcels remaining within the EDRN, the Comprehensive Plan land use designation, which is currently A-II, would be revised to A-I. Attachment G (Figures 5 & 6) depicts the proposed land use and zoning designations for the Tepusquet Canyon EDRN. Parcel sizes for properties that would remain within the EDRN range from 0.74 to 326 acres; one larger parcel is 577.46 acres. Table 3 summarizes land use within the current Tepusquet Canyon EDRN.

Table 3 - Land Use Overview for the Tepusquet Canyon EDRN

Total number of parcels	181
Number of developed parcels	90
Number of parcels with a residential dwelling	79
Number of parcels in active agriculture	50
Number of parcels that are vacant	28

** Estimated based on review of aerial photography and County Assessor's records*

Prell Road West EDRN

The proposed Prell Road West EDRN (Attachment G, Figure 4) is located in the Rural Area and currently zoned RA (Suburban Agricultural – Residential) under Ordinance 661. The neighborhood consists of 33 parcels (32 developed with residences), generally between one and four-acres in size, and is uniquely different from the other proposed EDRNs in several respects. First, the existing RA zone district more closely resembles an urban residential zone district and could theoretically allow for the creation of one-acre lots. The RA zone district is also the only Ordinance 661 zone in the project area which currently allows residential second units (RSUs) with a land use permit without the need for a consistency rezone to the LUDC.

Property owners are currently restricted from subdividing their parcels into one-acre lots due to Land Use Element policies which prohibit the creation of new lots less than 40-acres in the Rural Area. However, from a policy perspective, it may be premature to define the Prell Road West neighborhood within an EDRN boundary, and concurrently rezone these parcels to RR-5 (Residential Ranchette), since land uses within the immediate vicinity could be transitioning over the next several years. Therefore, after careful consideration, staff suggests that the Planning Commission recommend that the Board of Supervisors take no action at this time to rezone parcels within the Prell Road West neighborhood.

5.0 PROJECT ANALYSIS

5.1 Environmental Review

A Draft Negative Declaration (07NGD-00000-00013) was prepared to analyze potential environmental impacts of the project under requirements of the California Environmental Quality Act (CEQA). The Draft Negative Declaration was circulated through the State Clearinghouse for a 30-day public review and comment period from July 23, 2007 to August 21, 2007. The assigned clearinghouse number is SCH #2007071113.

A public environmental hearing was held on August 9, 2007. Comments were received from five members of the public at the hearing, and an additional eight letters were received during the 30-day review period. A summary of the environmental hearing and comment letters received is attached to the proposed Final Negative Declaration (Attachment B). The comments have been considered, and some minor edits have been incorporated into the proposed Final Negative Declaration. The proposed Final Negative Declaration concludes that project impacts on the environment would be less than significant.

5.2 Comprehensive Plan Consistency

This section discusses the project's consistency with relevant Comprehensive Plan policies.

Comprehensive Plan Designations

Agricultural I (A-I) Land Use Designation Definition: This designation applies to acreages of prime and non-prime farm lands and agricultural uses which are located within Urban, Inner Rural, and Rural Neighborhood areas.

Residential Ranchette Land Use Designation Definition: The designation Rural Ranchette is intended for use within Urban, Existing Developed Rural Neighborhoods, Inner Rural and Coastal Zone areas. These are areas adjacent to the more intensive urban uses. While the use of such parcels is residential, the intent of the designation is to preserve the character of an area and minimize the services required by smaller lot development. The Residential Ranchette designation permits all forms of cultivated agriculture, grazing, and related activities which would be allowed under an Agriculture I designation (e.g., intensive commercial animal husbandry would not be permitted).

Land Use Element EDRN Definition: A neighborhood area that has developed historically with lots smaller than those found in the surrounding Rural or Inner Rural lands. The purpose of the neighborhood boundary is to keep pockets of rural residential development from expanding onto adjacent agricultural lands. Within the Rural Neighborhood boundary, infilling of parcels at densities on the land use plan maps is permitted.

Potentially Consistent: Parcels located within existing and proposed EDRNs would be designated A-I or Residential Ranchette. The proposed land use designations reflect the characteristics and existing land uses within each EDRN. Parcel sizes are generally smaller than surrounding rural agricultural lands, and the predominant land use is rural residential development, although many also support small farms or limited grazing uses.

***Agricultural II (A-II) Land Use Designation Definition:** This designation applies to acreages of farm lands and agricultural uses located outside Urban, Inner Rural, and Rural Neighborhood areas. General agriculture is permitted, including but not limited to livestock operations, grazing, and beef production as well as more intensive agricultural uses.*

Potentially Consistent: The proposed Ordinance 661 Consistency Rezone project also involves a Comprehensive Plan amendment to replace the Agricultural (A) and Open and Grazing land use designations with Agriculture II (A-II) and Agriculture Commercial (AC) land use designations found in the Comprehensive Plan Land Use Element and Agricultural Element. The Agricultural (A) and Open and Grazing designations are older designations from the original 1965 Santa Barbara County General Plan which have been systematically replaced throughout the County.

Agricultural Resources

***Land Use Element - Agricultural Goal:** In rural areas, cultivated agriculture shall be preserved and, where conditions allow, expansion and intensification should be supported. Lands with both prime and nonprime soils shall be reserved for agricultural uses.*

***Agricultural Element Goal I:** Santa Barbara County shall assure and enhance the continuation of agriculture as a major viable production industry in Santa Barbara County. Agriculture shall be encouraged. Where conditions allow (taking into account environmental impacts) expansion and intensification shall be supported.*

Potentially Consistent: The proposed consistency rezone project would enhance the ability of agricultural land owners to continue, improve and expand agricultural operations. The LUDC zone districts that would replace the existing Ordinance 661 zones allow a broader range of agricultural support uses since many of the agricultural support uses requiring a discretionary permit (e.g. Tier 2 & 3 wineries, vegetable coolers, etc.) are not available under Ordinance 661. Additionally, uniform application of the AG-II and AC land use designations throughout the rural area is consistent with the Comprehensive Plan and Agricultural Element and would simplify the permit process and provide better regulatory consistency and equity for property owners throughout the project area.

Land Use Element – Development Policy 3: No urban development shall be permitted beyond boundaries of land designated for urban uses except in neighborhoods in rural areas.

Agricultural Element Goal II: Agricultural lands shall be protected from adverse urban influence.

Potentially Consistent: The County of Santa Barbara Land Use Element - Existing Developed Rural Neighborhood (EDRN) boundary line is a planning tool for defining rural neighborhoods which historically developed over time with smaller parcel sizes than the surrounding rural agricultural areas. The proposed project would define new EDRN's within the eastern Santa Maria Valley and retract the existing Tepusquet EDRN to exclude seven parcels which are more characteristic of the rural agricultural lands. These project components would enhance and protect surrounding farmland by prohibiting expansion of pockets of rural residential development.

Agricultural Element Policy II.D: Conversion of highly productive agricultural lands whether urban or rural, shall be discouraged. The County shall support programs which encourage the retention of highly productive agricultural lands.

Agricultural Element Goal III: Where it is necessary for agricultural lands to be converted to other uses, this use shall not interfere with remaining agricultural operations.

Agricultural Element Policy III.A: Expansion of urban development into active agricultural areas outside of urban limits is to be discouraged, as long as infill development is available.

Potentially Consistent: The proposed project involves regulatory changes that would not adversely affect agricultural land or resources. Limited development of up to 150 additional single family dwellings and residential second units could be facilitated by the proposed new zoning designation. The relatively small size, scale and broad distribution of residential development would not result in adverse impacts to agricultural productivity or facilitate conversion of highly productive agricultural lands.

Housing

Housing Element Goal I: Promote the development of new housing with a diversity of types, sizes, tenures, densities, and locations in the necessary quantities to meet the needs of all economic segments of the community.

Housing Element Policy 2.2: The County shall promote and facilitate development of farm employee housing on agriculturally zoned land (including single family dwellings, mobile homes, and group quarters such as bunk houses or dormitories). Developers of such projects shall not be limited to farm worker employers.

Potentially Consistent: The project would facilitate development of a modest number of housing units throughout the 369,000 acre project area, as a result of adopting new zoning designations with different allowances for primary single family residences on some rural parcels and Residential Second Units on parcels zoned AG-I and RR. Landowners would be afforded new housing opportunities that mirror the uses allowed within EDRNS throughout the County. Further, they would enhance the ability for farm owners and, in some cases, workers to live near the lands they manage.

5.3 Zoning: Land Use and Development Code Compliance

5.3.1 Compliance with Land Use and Development Code Requirements

***LUDC Section 35.21.020.A, Purpose and Intent of the AG-I Agriculture I Zone District:** The AG-I zone is applied to areas appropriate for agricultural use within Urban, Inner Rural, Rural (Coastal Zone only), and Existing Developed Rural Neighborhood areas, as defined on the Comprehensive Plan maps. The intent is to provide standards that will support agriculture as a viable land use and encourage maximum agricultural productivity.*

***LUDC Section 35.23.020.B, Purpose and Intent of the RR Residential Ranchette Zone District:** The RR zone is applied in the Inland area within Urban and Inner Rural areas and within Existing Developed Rural Neighborhoods where low density residential and agricultural uses are appropriate. This zone is intended to preserve the character of an area and to minimize the services required by providing for low density residential development.*

Potentially Consistent: Parcels in the existing Tepusquet Canyon EDRN and parcels identified for inclusion in the proposed new EDRNs would be rezoned to AG-I and RR (Residential Ranchette). These designations are appropriate for EDRNs since they allow for parcel sizes substantially smaller (all 15 acres or less and most 10 acres or less) than the surrounding large agricultural properties. The primary use on most proposed new EDRN parcels is residential, although many also support small farms, orchards, or limited grazing uses. By identifying and designating the proposed new EDRNs, the County is appropriately applying the RR and AG-I designation consistent with the LUDC definitions.

LUDC Section 35.21.020.B, Purpose and Intent of the AG-II Agriculture II Zone District: *The AG-II zone is applied to areas appropriate for agricultural land uses on prime and non-prime agricultural lands located within the Rural Area as shown on the Comprehensive Plan maps. The intent is to preserve these lands for long-term agricultural use.*

Potentially Consistent: All parcels outside of existing and proposed EDRNs, including those that would be excluded from the Tepusquet Canyon EDRN, would be designated AG-II. The AG-II designation is consistent with the land uses on these rural parcels, the vast majority of which are currently in agricultural use.

6.0 APPEALS PROCEDURE

Comprehensive Plan amendments and Ordinance Amendments recommended for approval or denial are automatically forwarded to the Board of Supervisors for final action, therefore no appeal is required.

ATTACHMENTS

- A. Findings
- B. Proposed Final Negative Declaration (07NGD-00000-00013)
- C. Resolution of the County of Santa Barbara Planning Commission
- D. Draft Ordinance Amendment (07RZN-00000-00010)
- E. Ordinance 661 Rezone Designation Criteria
- F. Land Use Comparison Table
- G. Project Area Maps
 - Figure 1 Project Overview and Index to Maps
 - Figure 2 Eastern Santa Maria Valley Proposed Land Use Designations
 - Figure 3 Eastern Santa Maria Valley Proposed Zoning Designations
 - Figure 4 Proposed New EDRNs
 - Figure 5 Tepusquet Canyon Area Proposed Land Use Designations
 - Figure 6 Tepusquet Canyon Area Proposed Zoning Designations
 - Figure 7 Western Santa Maria Valley Proposed Land Use Designations
 - Figure 8 Western Santa Maria Valley Proposed Zoning Designations
 - Figure 9 Los Alamos Valley Proposed Land Use Designations
 - Figure 10 Los Alamos Valley Proposed Zoning Designations