

## **Appendix A**

### **Noise and Safety Compatibility Criteria Tables**

**Santa Barbara Airport**

**Santa Maria Airport**

**Lompoc, Santa Ynez, and New Cuyama Airports**

**Vandenberg Air Force Base**

**TABLE 3-1**  
**SANTA BARBARA MUNICIPAL AIRPORT NOISE COMPATIBILITY CRITERIA**

<b>Land Use Category <sup>1</sup></b>	<b>60–65</b>	<b>65–70<sup>4</sup></b>	<b>70–75<sup>4</sup></b>	<b>75–80<sup>4</sup></b>
Note: Multiple categories may apply to a land use action				
<b>Agricultural and Animal-Related</b>				
nature preserves; wildlife preserves; horse stables; livestock breeding or farming	CC A	CC A	CC A	I
zoos; animal shelters/kennels; interactive nature exhibits	CC A	I	I	I
agriculture (except residences and livestock); greenhouses; fishing	C	C	C	CC A
<b>Recreational</b>				
children-oriented neighborhood parks; playgrounds	CC A	I	I	I
campgrounds; recreational vehicle/motor home parks	C	I	I	I
community parks; regional parks; golf courses; tennis courts; athletic fields; outdoor spectator sports; fairgrounds; water recreation facilities	C	CC A	I	I
recreation buildings; gymnasiums; club houses; athletic clubs; dance studios	C	CC 50	CC 50	I
<b>Public</b>				
outdoor amphitheaters	CC A	I	I	I
children's schools (K-12); day care centers (>14 children); libraries	CC 45	I	I	I
auditoriums; concert halls; indoor arenas; places of worship; adult schools; colleges; universities <sup>2</sup>	CC 45	CC 45	I	I
prisons; reformatories	C	CC 50	I	I
public safety facilities (e.g., police, fire stations)	C	CC 50	CC 50	I
cemeteries; cemetery chapels; mortuaries	C	CC 45 A	CC 45 A	I
<b>Residential, Lodging, and Care</b>				
residential (including single-family, multi-family, and mobile homes); family day care homes (≤14 children); extended-stay hotels; retirement homes; assisted living; hospitals; nursing homes; intermediate care facilities	CC 45	I	I	I
hotels; motels; other transient lodging <sup>3</sup>	CC 45	CC 45	I	I
<b>Commercial and Industrial</b>				
office buildings; office areas of industrial facilities; medical clinics; clinical laboratories; radio, television, recording studios	C	CC 50	CC 50	I
retail sales; eating/drinking establishments; movie theaters; personal services	C	CC 50	CC 50 B	I



**TABLE 3-1**  
**SANTA BARBARA MUNICIPAL AIRPORT NOISE COMPATIBILITY CRITERIA (CONT.)**

Land Use Category <sup>1</sup>	Exterior Noise Exposure (dB CNEL)			
	60–65	65–70 <sup>4</sup>	70–75 <sup>4</sup>	75–80 <sup>4</sup>
wholesale sales; warehouses; mini/other indoor storage; industrial; manufacturing; research & development; auto, marine, other sales & repair services; car washes; gas stations; trucking, transportation terminals	C	C	CC 50 D	I
extractive industry; utilities; road, rail rights-of-way; outdoor storage; public works yards; automobile parking; automobile dismantling; solid waste facilities	C	C	C	CC 50 D

Land Use Acceptability		Interpretation/Comments
C	Compatible	<i>Indoor Uses:</i> Standard construction methods will sufficiently attenuate exterior noise to an acceptable indoor community noise equivalent level (CNEL). <i>Outdoor Uses:</i> Activities associated with the land use may be carried out with essentially no interference from aircraft noise.
CC 45 50	Conditionally Compatible <sup>4</sup>	<i>Indoor Uses:</i> Building structure must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice. <i>Outdoor Uses:</i> CNEL is acceptable for outdoor activities, although some noise interference may occur.
CC A B D	Conditionally Compatible <sup>4</sup>	<i>Indoor or Outdoor Uses:</i> A -- Caution should be exercised with regard to noise-sensitive outdoor uses; these uses are likely to be disrupted by aircraft noise events; acceptability is dependent upon characteristics of the specific use. <sup>5</sup> B -- Outdoor dining or gathering places incompatible above 70 dB CNEL. D-- Sound attenuation must be provided for associated office, retail, and other noise-sensitive indoor spaces sufficient to reduce exterior noise to an interior maximum of 50 dB CNEL.
I	Incompatible	Use is not compatible under any circumstances.

## Notes:

- Land uses not specifically listed shall be evaluated, as determined by the ALUC, using the criteria for similar uses.
- Applies only to classrooms, offices, and related indoor uses. Laboratory facilities, gymnasiums, outdoor athletic facilities, and other uses to be evaluated as indicated for those land use categories.
- Lodging intended for stays by an individual person of no more than 25 days consecutively and no more than 90 days total per year; facilities for longer stays are in the extended- stay hotel category.
- An avigation easement is required for properties within the 65 dB CNEL or greater noise contour (consistent with Section 2.10.3 (a)(3)).
- Noise-sensitive land uses are ones for which the associated primary activities, whether indoor or outdoor, are susceptible to disruption by loud noise events. The most common types of noise-sensitive land uses include, but are not limited to, the following: residential, hospitals, nursing facilities, intermediate care facilities, educational facilities, libraries, museums, places of worship, child-care facilities, and certain types of passive recreational parks and open space.

**TABLE 3-2**  
**SANTA BARBARA MUNICIPAL AIRPORT SAFETY COMPATIBILITY CRITERIA**

Land Use Types / Typical Uses	Safety Zone						Criteria for Conditionally Compatible (Yellow) Uses
	1	2	3	4	5	6	
• Multiple land use categories and compatibility criteria may apply to a land use action.							
<b>Maximum Intensity (People/Acre – sitewide average)</b> Nonresidential Development	0	60	100	100	150	No limit	• Maximum Intensity and Lot Coverage limits apply to all conditionally compatible uses. • Numbers below refer to zones in which additional specified conditions (i.e., those beyond the maximum intensity and lot coverage limits) are applicable. • Conditions applicable to specific land uses provided below.
<b>Intensity with Risk Reduction (People/Acre – sitewide average)</b> Nonresidential Development <sup>2</sup>	n/a	75-90	150-200	150-200	225-300	No limit	
<b>Maximum Lot Coverage (Bldg. footprint/site size)</b> Applicable to all Conditionally Compatible Development	0%	50%	60%	70%	70%	100%	
<b>Residential Uses</b>							
Residential, 0, ≤4.0 d.u./acre	I	CC	C	C	CC	C	2, 5: Portions of parcel including accessory buildings can be in Zone 2 or 5, but dwelling must be outside these zones.
Residential, >4.0, ≤8.0 d.u./ acre	I	I	CC	CC	I	C	3, 4: 10% of site must meet "open land" criteria; maximum allowable density in any single acre limited to 20.0 d.u./ac. in Zone 3, 25.0 d.u./ac. in Zone 4.
Residential, >8.0, ≤13.0 d.u./acre	I	I	CC	CC	I	C	3, 4: 15% of site must meet "open land" criteria; maximum allowable density in any single acre limited to 20.0 d.u./ac. in Zone 3, 25.0 d.u./ac. in Zone 4.
Residential, >13.0, ≤16.0 d.u./acre	I	I	CC	CC	I	C	3, 4: 15% of site must meet "open land" criteria; this density permitted only on sites or parts of sites located within 0.25 mile of a 4-lane divided highway, golf course, or other public land qualifying as "open land;" utility lines on site and along perimeter must be underground or placed underground in conjunction with project; maximum allowable density in any single acre limited to 20.0 d.u./ac. in Zone 3, 25.0 d.u./ac. in Zone 4.
Residential, >16.0 d.u./acre, ≤20.0 d.u./acre	I	I	I	CC	I	C	4: Same conditions as for >13.0, ≤16.0 d.u./acre residential land use category.
Residential, >20.0 d.u/acre	I	I	I	I	I	C	
<b>Assembly Facilities (≥50 people)</b>							
Indoor Major Assembly Room (capacity ≥1,000 people): major sports arenas, concert halls	I	I	I	I	I	CC	6: Enhanced exiting capabilities required.
Outdoor Major Assembly Facility (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	I	I	I	I	I	CC	6: No fixed seating with capacity ≥1,000 people; 1 additional exit/1,000 people in enclosed areas.
Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls	I	I	CC	CC	I	C	
Outdoor Large Assembly Facility (capacity 300 to 999 people)	I	I	I	CC	I	C	4: No fixed seating with capacity ≥300 people; 1 additional exit required in enclosed areas.

**TABLE 3-2**  
**SANTA BARBARA MUNICIPAL AIRPORT SAFETY COMPATIBILITY CRITERIA (CONT.)**

Land Use Types / Typical Uses	Safety Zone						Criteria for Conditionally Compatible (Yellow) Uses
	1	2	3	4	5	6	
<ul style="list-style-type: none"> <li>Multiple land use categories and compatibility criteria may apply to a land use action.</li> </ul>							
<b>Maximum Intensity (People/Acre – sitewide average)</b> Nonresidential development	0	60	100	100	150	No limit	<ul style="list-style-type: none"> <li>Maximum Intensity and Lot Coverage limits apply to all conditionally compatible uses.</li> <li>Numbers below refer to zones in which additional specified conditions (i.e., those beyond the maximum intensity and lot coverage limits) are applicable.</li> <li>Conditions applicable to specific land uses provided below.</li> </ul>
<b>Intensity with Risk Reduction (People/Acre – sitewide average)</b> Nonresidential development <sup>2</sup>	n/a	75-90	150-200	150-200	225-300	No limit	
<b>Maximum Lot Coverage (Bldg. footprint/site size)</b> Applicable to all conditional development	0%	50%	60%	70%	70%	100%	
Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	I	CC	CC	CC	CC	C	
Outdoor Small Assembly Facility (capacity 50 to 299 people): community swimming pools, group camps	I	I	CC	CC	I	C	3: No fixed seating with capacity ≥240 people.
<b>Office, Commercial, Service, and Lodging Uses</b>							
Large Eating/Drinking Establishments in free-standing building (capacity ≥300 people)	I	I	CC	CC	I	C	
Small Eating/Drinking Establishments in free-standing building (capacity <50 people)	I	CC	CC	CC	CC	C	2: Building size limited to 3,000 s.f.
Community/Neighborhood Shopping Centers <300,000 s.f. with mixture of uses including eating/drinking establishments; Regional Shopping Centers ≥300,000 s.f. with mixture of uses including eating/drinking establishments	I	CC	CC	CC	CC	C	2: Max. 3,000 s.f., devoted to eating/drinking uses. 2, 5: No space with capacity ≥300 people; auto parking preferred.
Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments;	I	CC	CC	CC	CC	C	
Low-Hazard Storage: mini-storage, greenhouses	I	C	C	C	C	C	
Misc. Service Uses: car washes, barbers, animal kennels, print shops	I	CC	C	C	C	C	
Bed & Breakfast Establishments	I	CC	CC	CC	CC	C	2: Maximum 5 rooms.
<b>Industrial, Manufacturing, and Warehouse Uses</b>							
Processing and Above Ground Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >60,000 gallons): oil refineries, chemical plants	I	I	I	I	I	CC	6: Must comply with all federal, state, and local standards; permitting agencies shall evaluate need for special measures to minimize hazards if facility struck by aircraft.

**TABLE 3-2**  
**SANTA BARBARA MUNICIPAL AIRPORT SAFETY COMPATIBILITY CRITERIA (CONT.)**

Land Use Types / Typical Uses	Safety Zone						Criteria for Conditionally Compatible (Yellow) Uses
	1	2	3	4	5	6	
<ul style="list-style-type: none"> <li>Multiple land use categories and compatibility criteria may apply to a land use action.</li> </ul>							
<b>Maximum Intensity (People/Acre – sitewide average)</b> Nonresidential development	0	60	100	100	150	No limit	<ul style="list-style-type: none"> <li>Maximum Intensity and Lot Coverage limits apply to all conditionally compatible uses.</li> <li>Numbers below refer to zones in which additional specified conditions (i.e., those beyond the maximum intensity and lot coverage limits) are applicable.</li> <li>Conditions applicable to specific land uses provided below.</li> </ul>
<b>Intensity with Risk Reduction (People/Acre – sitewide average)</b> Nonresidential development <sup>2</sup>	n/a	75-90	150-200	150-200	225-300	No limit	
<b>Maximum Lot Coverage (Bldg. footprint/site size)</b> Applicable to all conditional development	0%	50%	60%	70%	70%	100%	
Storage or Use of Hazardous (flammable, explosive, corrosive, or toxic) Materials	I	CC	CC	CC	CC	C	
Auto, Aircraft, Marine Repair Services; Gas Stations, Repair Garages; Warehouses, Distribution Facilities	I	C	C	C	C	C	
Manufacturing; Research & Development	I	CC	CC	CC	CC	C	
Industrial Outdoor Storage, except hazardous uses: public works yards, auto wrecking yards	I	C	C	C	C	C	1: No habitable structures (e.g., offices); no development in Object Free Area.**
<b>Educational and Institutional Uses</b>							
Colleges and Universities	I	I	CC	CC	I	C	3, 4: Evaluate individual component uses.
Children Schools, K – 12 Day Care Centers (>14 children)	I	I	CC	CC	I	C	3, 4: No new school sites or land acquisition; bldg replacement/expansion allowed for existing schools if required by state law; expansion limited to ≤50 students.
Family Day Care Homes (≤14 children)	I	I	CC	CC	I	C	3, 4: Allowed only in existing residential areas.
Hospitals, Health Care Centers, Mental Hospitals, Other Medical Facilities (except doctors offices)	I	I	CC	CC	I	C	3, 4: No new sites or land acquisition.
Congregate Care Facilities (>5 clients): nursing homes, assisted living facilities	I	I	CC	CC	I	C	
Public Emergency Services Facilities: police stations (except jails), fire stations	I	I	CC	CC	C	C	3 - 4: Allowed only if site outside zone would not serve intended public function consistent with statutory requirements.
Public Inmate Facilities: prisons, reformatories	I	I	CC	CC	I	C	3, 4: No new sites or land acquisition; building replacement/expansion allowed for existing facilities if required by state law.
<b>Transportation, Communication, and Utilities</b>							
Airport Terminals; Automobile Parking Structures; Cell Phone Towers; Small Transportation Hubs: bus stops; Truck Terminals; Truck Storage; Wind Turbines	I	C	C	C	C	C	

**TABLE 3-2**  
**SANTA BARBARA MUNICIPAL AIRPORT SAFETY COMPATIBILITY CRITERIA (CONT.)**

Land Use Types / Typical Uses	Safety Zone						Criteria for Conditionally Compatible (Yellow) Uses
	1	2	3	4	5	6	
<ul style="list-style-type: none"> <li>Multiple land use categories and compatibility criteria may apply to a land use action.</li> </ul>							
<b>Maximum Intensity (People/Acre – sitewide average)</b> Nonresidential development	0	60	100	100	150	No limit	<ul style="list-style-type: none"> <li>Maximum Intensity and Lot Coverage limits apply to all conditionally compatible uses.</li> <li>Numbers below refer to zones in which additional specified conditions (i.e., those beyond the maximum intensity and lot coverage limits) are applicable.</li> <li>Conditions applicable to specific land uses provided below.</li> </ul>
<b>Intensity with Risk Reduction (People/Acre – sitewide average)</b> Nonresidential development <sup>2</sup>	n/a	75-90	150-200	150-200	225-300	No limit	
<b>Maximum Lot Coverage (Bldg. footprint/site size)</b> Applicable to all conditional development	0%	50%	60%	70%	70%	100%	
Transportation Terminals: rail, bus, marine	I	I	C	C	CC	C	5: Allowed only if associated with airport access.
Aircraft Storage; Automobile Parking Surface Lots; Street, Highway Rights-of-Way; Railroads; Public Transit Lines	I	C	C	C	C	C	1: Not allowed in Object Free Area.**
Power Plants	I	I	CC	CC	I	CC	3, 4, 6: No new sites or land acquisition; modification, replacement, expansion of facilities on existing sites allowed. 6: Peaker plants allowed.
Electrical Substations	I	I	C	C	I	C	
Emergency Communications Facilities	I	CC	CC	CC	CC	CC	2 - 6: No new sites or land acquisition; modification, replacement, expansion of facilities on existing sites allowed.
<b>Agricultural and Other Uses</b>							
Agricultural Lands: pasture, rangelands, field crops, grain crops, dry farming, vineyards;	CC	C	C	C	C	C	1: Not allowed in Object Free Area.**
Non-Group Recreation: golf courses, tennis courts, parks, camp grounds, picnic areas	I	C	C	C	C	C	
Agricultural Buildings: barns, feed lots, stockyards, riding stables; Sanitary Landfills; Wastewater Treatment and Disposal Facilities; Wooded Areas: forests, tree farms, orchards;	I	C	C	C	C	C	
Lands with Low or No Vegetation: brush lands, deserts, beaches, flood hazard areas	CC	C	C	C	C	C	1: Subject to FAA standards (in accordance with FAA AC 150/5300-13).
Water: rivers, creeks, canals, wetlands, bays, lakes, reservoirs	CC	C	C	C	C	C	1: Not allowed in Runway Safety Area.**
Cemeteries; Marinas; Memorial Parks	I	CC	CC	C	C	C	2, 3: No group activities exceeding usage intensity limits.
Large Group Recreation: team athletic fields	I	I	CC	C	I	C	3: Allowed only in existing residential areas.
Shooting Ranges	I	I	C	C	I	C	

**TABLE 3-2  
SANTA BARBARA MUNICIPAL AIRPORT SAFETY COMPATIBILITY CRITERIA (CONT.)**

<b>Land Use</b>	<b>Acceptability</b>	<b>Interpretation/Comments</b>
<b>C</b>	<i>Compatible</i>	Use is compatible if the basic criteria are met; no additional safety criteria apply (noise, airspace protection, and/or overflight limitations may apply).
<b>CC</b>	<i>Conditionally Compatible</i>	Use is compatible if additional conditionals are met; additionally, the following condition applies to the indicated land uses and safety zones:  A -- This land use is compatible in Safety Zone 2 only if risk reduction features are incorporated into the design of the structure in accordance with Note 2, Risk Reduction Design Features, below. To the maximum extent that the site permits, buildings associated with this use should be situated outside of Safety Zone 2 and the Safety Zone 2 portion devoted primarily to automobile parking, circulation, landscaping, or other low-intensity functions.
<b>I</b>	<i>Incompatible</i>	Use is not compatible under any circumstances.

Notes:

d.u. dwelling units

s.f. square feet

**\*\* Runway Safety Area (RSA), Object Free Area (OFA):** Dimensions are as established by FAA airport design standards for the runway.

**2. Risk Reduction Design Features:** Increased intensities are permitted for nonresidential developments that incorporate specified risk reduction design features and enhance safety for building occupants.

**TABLE 3-1**  
**SANTA MARIA AIRPORT NOISE COMPATIBILITY CRITERIA**

Land Use Category <sup>1</sup>	Exterior Noise Exposure (dB CNEL)				
Note: Multiple categories may apply to a land use action	55–60	60–65	65–70 <sup>4</sup>	70–75 <sup>4</sup>	75–80 <sup>4</sup>
<b>Agricultural and Animal-Related</b>					
nature preserves; wildlife preserves; horse stables; livestock breeding or farming	CC A	CC A	CC A	CC A	I
zoos; animal shelters/kennels; interactive nature exhibits	C	CC A	I	I	I
agriculture (except residences and livestock); greenhouses; fishing	C	C	C	C	CC A
<b>Recreational</b>					
children-oriented neighborhood parks; playgrounds	C	CC A	I	I	I
campgrounds; recreational vehicle/motor home parks	C	C	I	I	I
community parks; regional parks; golf courses; tennis courts; athletic fields; outdoor spectator sports; fairgrounds; water recreation facilities	C	C	CC A	I	I
recreation buildings; gymnasiums; club houses; athletic clubs; dance studios	C	C	CC 50	CC 50	I
<b>Public</b>					
outdoor amphitheaters	CC A	CC A	I	I	I
children's schools (K-12); day care centers (>14 children); libraries	C	CC 45	I	I	I
auditoriums; concert halls; indoor arenas; places of worship; adult schools; colleges; universities <sup>2</sup>	C	CC 45	CC 45	I	I
prisons; reformatories	C	C	CC 50	I	I
public safety facilities (e.g., police, fire stations)	C	C	CC 50	CC 50	I
cemeteries; cemetery chapels; mortuaries	C	C	CC 45 A	CC 45 A	I
<b>Residential, Lodging, and Care</b>					
residential (including single-family, multi-family, and mobile homes); family day care homes (≤14 children); extended-stay hotels; retirement homes; assisted living; hospitals; nursing homes; intermediate care facilities	C	CC 45	I	I	I
hotels; motels; other transient lodging <sup>3</sup>	C	CC 45	CC 45	I	I
<b>Commercial and Industrial</b>					
office buildings; office areas of industrial facilities; medical clinics; clinical laboratories; radio, television, recording studios	C	C	CC 50	CC 50	I
retail sales; eating/drinking establishments; movie theaters; personal services	C	C	CC 50	CC 50 B	I

**TABLE 3-1  
SANTA MARIA AIRPORT NOISE COMPATIBILITY CRITERIA (CON'T)**

Land Use Category <sup>1</sup>	Exterior Noise Exposure (dB CNEL)				
Note: Multiple categories may apply to a land use action	55–60	60–65	65–70 <sup>4</sup>	70–75 <sup>4</sup>	75–80 <sup>4</sup>
wholesale sales; warehouses; mini/other indoor storage; industrial; manufacturing; research & development; auto, marine, other sales & repair services; car washes; gas stations; trucking, transportation terminals	C	C	C	CC 50 D	I
extractive industry; utilities; road, rail rights-of-way; outdoor storage; public works yards; automobile parking; automobile dismantling; solid waste facilities	C	C	C	C	CC 50 D

Land Use Acceptability	Interpretation/Comments	
<b>C</b>	Compatible	<i>Indoor Uses:</i> Standard construction methods will sufficiently attenuate exterior noise to an acceptable indoor community noise equivalent level (CNEL) <i>Outdoor Uses:</i> Activities associated with the land use may be carried out with essentially no interference from aircraft noise
<b>CC 45 50</b>	Conditionally Compatible <sup>4</sup>	<i>Indoor Uses:</i> Building structure must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice <i>Outdoor Uses:</i> CNEL is acceptable for outdoor activities, although some noise interference may occur.
<b>CC A B D</b>	Conditionally Compatible <sup>4</sup>	<i>Indoor or Outdoor Uses:</i> A -- Caution should be exercised with regard to noise-sensitive outdoor uses; these uses are likely to be disrupted by aircraft noise events; acceptability is dependent upon characteristics of the specific use <sup>5</sup> B -- Outdoor dining or gathering places incompatible above 70 dB CNEL D-- Sound attenuation must be provided for associated office, retail, and other noise-sensitive indoor spaces sufficient to reduce exterior noise to an interior maximum of 50 dB CNEL
<b>I</b>	Incompatible	Use is not compatible under any circumstances.

## Notes:

- Land uses not specifically listed shall be evaluated, as determined by the ALUC, using the criteria for similar uses.
- Applies only to classrooms, offices, and related indoor uses. Laboratory facilities, gymnasiums, outdoor athletic facilities, and other uses to be evaluated as indicated for those land use categories.
- Lodging intended for stays by an individual person of no more than 25 days consecutively and no more than 90 days total per year; facilities for longer stays are in the extended- stay hotel category.
- An avigation easement is required for properties within the 65 dB CNEL or greater noise contour (consistent with Section 2.10.3 (a)(3)).
- Noise-sensitive land uses are ones for which the associated primary activities, whether indoor or outdoor, are susceptible to disruption by loud noise events. The most common types of noise-sensitive land uses include, but are not limited to, the following: residential, hospitals, nursing facilities, intermediate care facilities, educational facilities, libraries, museums, places of worship, child-care facilities, and certain types of passive recreational parks and open space.



**TABLE 3-2**  
**SANTA MARIA AIRPORT SAFETY COMPATIBILITY CRITERIA**

Land Use Types / Typical Uses	Safety Zone						Criteria for Conditionally Compatible (Yellow) Uses
	1	2	3	4	5	6	
• Multiple land use categories and compatibility criteria may apply to a land use action							
Maximum Intensity (People/Acre – sitewide average) Nonresidential Development	0	60	100	100	150	No limit	• Maximum Intensity and Lot Coverage limits apply to all conditionally compatible uses • Numbers below refer to zones in which additional specified conditions (i.e., those beyond the maximum intensity and lot coverage limits) are applicable
Intensity with Risk Reduction (People/Acre – sitewide average) Nonresidential Development <sup>2</sup>	n/a	75-90	150-200	150-200	225-300	No limit	
Maximum Lot Coverage (Bldg footprint/site size) Applicable to all Conditionally Compatible Development	0%	50%	60%	70%	70%	100%	
Residential Uses							
Residential, 0, ≤4.0 d.u./acre	I	CC	C	C	CC	C	2, 5: Portions of parcel including accessory buildings can be in Zone 2 or 5, but dwelling must be outside these zones
Residential, >4.0, ≤8.0 d.u./ acre	I	I	CC	CC	I	C	3, 4: 10% of site must meet "open land" criteria; maximum allowable density in any single acre limited to 20.0 d.u./ac. in Zone 3, 25.0 d.u./ac. in Zone 4
Residential, >8.0, ≤13.0 d.u./acre	I	I	CC	CC	I	C	3, 4: 15% of site must meet "open land" criteria; maximum allowable density in any single acre limited to 20.0 d.u./ac. in Zone 3, 25.0 d.u./ac. in Zone 4
Residential, >13.0, ≤16.0 d.u./acre	I	I	CC	CC	I	C	3, 4: 15% of site must meet "open land" criteria; this density permitted only on sites or parts of sites located within 0.25 mile of a 4-lane divided highway, golf course, or other public land qualifying as "open land;" utility lines on site and along perimeter must be underground or placed underground in conjunction with project; maximum allowable density in any single acre limited to 20.0 d.u./ac. in Zone 3, 25.0 d.u./ac. in Zone 4
Residential, >16.0 d.u./acre, ≤20.0 d.u./acre	I	I	I	CC	I	C	4: Same conditions as for >13.0, ≤16.0 d.u./acre residential land use category
Residential, >20.0 d.u/acre	I	I	I	I	I	C	
Assembly Facilities (≥50 people)							
Indoor Major Assembly Room (capacity ≥1,000 people): major sports arenas, concert halls	I	I	I	I	I	CC	6: Enhanced exiting capabilities required
Outdoor Major Assembly Facility (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	I	I	I	I	I	CC	6: No fixed seating with capacity ≥1,000 people; 1 additional exit/1,000 people in enclosed areas
Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls	I	I	CC	CC	I	C	
Outdoor Large Assembly Facility (capacity 300 to 999 people)	I	I	I	CC	I	C	4: No fixed seating with capacity ≥300 people; 1 additional exit required in enclosed areas

**TABLE 3-2**  
**SANTA MARIA AIRPORT SAFETY COMPATIBILITY CRITERIA (CON'T)**

Land Use Types / Typical Uses	Safety Zone						Criteria for Conditionally Compatible (Yellow) Uses
	1	2	3	4	5	6	
<ul style="list-style-type: none"> <li>Multiple land use categories and compatibility criteria may apply to a land use action</li> </ul>							
Maximum Intensity (People/Acre – sitewide average) Nonresidential development	0	60	100	100	150	No limit	<ul style="list-style-type: none"> <li>Maximum Intensity and Lot Coverage limits apply to all conditionally compatible uses</li> <li>Numbers below refer to zones in which additional specified conditions (i.e., those beyond the maximum intensity and lot coverage limits) are applicable</li> </ul>
Intensity with Risk Reduction (People/Acre – sitewide average) Nonresidential development <sup>2</sup>	n/a	75-90	150-200	150-200	225-300	No limit	
Maximum Lot Coverage (Bldg footprint/site size) Applicable to all conditional development	0%	50%	60%	70%	70%	100%	
Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	I	CC	CC	CC	CC	C	
Outdoor Small Assembly Facility (capacity 50 to 299 people): community swimming pools, group camps	I	I	CC	CC	I	C	3: No fixed seating with capacity ≥240 people
<b>Office, Commercial, Service, and Lodging Uses</b>							
Large Eating/Drinking Establishments in free-standing building (capacity ≥300 people)	I	I	CC	CC	I	C	
Mid-Size Eating/Drinking Establishments in free-standing bldg (capacity 50 to 299 people);	I	CC	CC	CC	CC	C	
Small Eating/Drinking Establishments in free-standing building (capacity <50 people)	I	CC	CC	CC	CC	C	2: Building size limited to 3,000 s.f.
Community/Neighborhood Shopping Centers <300,000 s.f. with mixture of uses including eating/drinking establishments; Regional Shopping Centers ≥300,000 s.f. with mixture of uses including eating/drinking establishments	I	CC	CC	CC	CC	C	2: Max. 3,000 s.f. devoted to eating/drinking uses 2, 5: No space with capacity ≥300 people; auto parking preferred
Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments;	I	CC	CC	CC	CC	C	
Low-Hazard Storage: mini-storage, greenhouses	I	C	C	C	C	C	
Misc. Service Uses: car washes, barbers, animal kennels, print shops	I	CC	C	C	C	C	
Bed & Breakfast Establishments	I	CC	CC	CC	CC	C	2: Maximum 5 rooms
<b>Industrial, Manufacturing, and Warehouse Uses</b>							
Processing and Above Ground Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >60,000 gallons): oil refineries, chemical plants	I	I	I	I	I	CC	6: Must comply with all federal, State, and local standards; permitting agencies shall evaluate need for special measures to minimize hazards if facility struck by aircraft

**TABLE 3-2**  
**SANTA MARIA AIRPORT SAFETY COMPATIBILITY CRITERIA (CON'T)**

Land Use Types / Typical Uses • Multiple land use categories and compatibility criteria may apply to a land use action	Safety Zone						Criteria for Conditionally Compatible (Yellow) Uses • Maximum Intensity and Lot Coverage limits apply to all conditionally compatible uses • Numbers below refer to zones in which additional specified conditions (i.e., those beyond the maximum intensity and lot coverage limits) are applicable
	1	2	3	4	5	6	
Maximum Intensity (People/Acre – sitewide average) Nonresidential development	0	60	100	100	150	No limit	
Intensity with Risk Reduction (People/Acre – sitewide average) Nonresidential development <sup>2</sup>	n/a	75-90	150-200	150-200	225-300	No limit	
Maximum Lot Coverage (Bldg footprint/site size) Applicable to all conditional development	0%	50%	60%	70%	70%	100%	
Storage or Use of Hazardous (flammable, explosive, corrosive, or toxic) Materials	I	CC	CC	CC	CC	C	
Auto, Aircraft, Marine Repair Services; Gas Stations, Repair Garages; Warehouses, Distribution Facilities	I	C	C	C	C	C	
Manufacturing; Research & Development	I	CC	CC	CC	CC	C	
Industrial Outdoor Storage, except hazardous uses: public works yards, auto wrecking yards	I	C	C	C	C	C	1: No habitable structures (e.g., offices); no development in Object Free Area **
<b>Educational and Institutional Uses</b>							
Colleges and Universities	I	I	CC	CC	I	C	3, 4: Evaluate individual component uses
Children Schools, K – 12 Day Care Centers (>14 children)	I	I	CC	CC	I	C	3, 4: No new school sites or land acquisition; bldg replacement/expansion allowed for existing schools if required by State law; expansion limited to ≤50 students
Family Day Care Homes (≤14 children)	I	I	CC	CC	I	C	3, 4: Allowed only in existing residential areas
Hospitals, Health Care Centers, Mental Hospitals, Other Medical Facilities (except doctors offices)	I	I	CC	CC	I	C	3, 4: No new sites or land acquisition
Congregate Care Facilities (>5 clients): nursing homes, assisted living facilities	I	I	CC	CC	I	C	
Public Emergency Services Facilities: police stations (except jails), fire stations	I	I	CC	CC	C	C	3 - 4: Allowed only if site outside zone would not serve intended public function consistent with statutory requirements
Public Inmate Facilities: prisons, reformatories	I	I	CC	CC	I	C	3, 4: No new sites or land acquisition; building replacement/expansion allowed for existing facilities if required by State law
<b>Transportation, Communication, and Utilities</b>							
Airport Terminals; Automobile Parking Structures; Cell Phone Towers; Small Transportation Hubs: bus stops; Truck Terminals; Truck Storage; Wind Turbines	I	C	C	C	C	C	

**TABLE 3-2**  
**SANTA MARIA AIRPORT SAFETY COMPATIBILITY CRITERIA (CON'T)**

Land Use Types / Typical Uses	Safety Zone						
	1	2	3	4	5	6	
<ul style="list-style-type: none"> <li>Multiple land use categories and compatibility criteria may apply to a land use action</li> </ul>							<b>Criteria for Conditionally Compatible (Yellow) Uses</b> <ul style="list-style-type: none"> <li>Maximum Intensity and Lot Coverage limits apply to all conditionally compatible uses</li> <li>Numbers below refer to zones in which additional specified conditions (i.e., those beyond the maximum intensity and lot coverage limits) are applicable</li> </ul>
Maximum Intensity (People/Acre – sitewide average) Nonresidential development	0	60	100	100	150	No limit	
Intensity with Risk Reduction (People/Acre – sitewide average) Nonresidential development <sup>2</sup>	n/a	75-90	150-200	150-200	225-300	No limit	
Maximum Lot Coverage (Bldg footprint/site size) Applicable to all conditional development	0%	50%	60%	70%	70%	100%	
Transportation Terminals: rail, bus, marine	I	I	C	C	CC	C	5: Allowed only if associated with airport access
Aircraft Storage; Automobile Parking Surface Lots; Street, Highway Rights-of-Way; Railroads; Public Transit Lines	I	C	C	C	C	C	1: Not allowed in Object Free Area **
Power Plants	I	I	CC	CC	I	CC	3, 4, 6: No new sites or land acquisition; modification, replacement, expansion of facilities on existing sites allowed 6: Peaker plants allowed
Electrical Substations	I	I	C	C	I	C	
Emergency Communications Facilities	I	CC	CC	CC	CC	CC	2 - 6: No new sites or land acquisition; modification, replacement, expansion of facilities on existing sites allowed
<b>Agricultural and Other Uses</b>							
Agricultural Lands: pasture, rangelands, field crops, grain crops, dry farming, vineyards;	CC	C	C	C	C	C	1: Not allowed in Object Free Area **
Non-Group Recreation: golf courses, tennis courts, parks, camp grounds, picnic areas	I	C	C	C	C	C	
Agricultural Buildings: barns, feed lots, stockyards, riding stables; Sanitary Landfills; Wastewater Treatment and Disposal Facilities; Wooded Areas: forests, tree farms, orchards;	I	C	C	C	C	C	
Lands with Low or No Vegetation: brush lands, deserts, beaches, flood hazard areas	CC	C	C	C	C	C	1: Subject to FAA standards (in accordance with FAA AC 150/5300-13)
Water: rivers, creeks, canals, wetlands, bays, lakes, reservoirs	CC	C	C	C	C	C	1: Not allowed in Runway Safety Area **
Cemeteries; Marinas; Memorial Parks	I	CC	CC	C	C	C	2, 3: No group activities exceeding usage intensity limits
Large Group Recreation: team athletic fields	I	I	CC	C	I	C	3: Allowed only in existing residential areas
Shooting Ranges	I	I	C	C	I	C	

**TABLE 3-2**  
**SANTA MARIA AIRPORT SAFETY COMPATIBILITY CRITERIA (CON'T)**

Land Use	Acceptability	Interpretation/Comments
C	<i>Compatible</i>	Use is compatible if the basic criteria are met; no additional safety criteria apply (noise, airspace protection, and/or overflight limitations may apply).
CC	<i>Conditionally Compatible</i>	Use is compatible if additional conditionals are met; additionally, the following condition applies to the indicated land uses and safety zones:  A -- This land use is compatible in Safety Zone 2 only if risk reduction features are incorporated into the design of the structure in accordance with Note 2, Risk Reduction Design Features, below. To the maximum extent that the site permits, buildings associated with this use should be situated outside of Safety Zone 2 and the Safety Zone 2 portion devoted primarily to automobile parking, circulation, landscaping, or other low-intensity functions.
I	<i>Incompatible</i>	Use is not compatible under any circumstances.

## Notes:

d.u. dwelling units

s.f. square feet

\*\* **Runway Safety Area (RSA), Object Free Area (OFA):** Dimensions are as established by FAA airport design standards for the runway.2. **Risk Reduction Design Features:** Increased intensities are permitted for nonresidential developments that incorporate specified risk reduction design features and enhance safety for building occupants.

**TABLE 3-1**  
**LOMPOC AIRPORT NOISE COMPATIBILITY CRITERIA**

Land Use Category <sup>1</sup>	Exterior Noise Exposure (dB CNEL)					
	50–55	55–60	60–65 <sup>2</sup>	65–70 <sup>2</sup>	70–75 <sup>2</sup>	75–80 <sup>2</sup>
<b>Agricultural, Recreational, and Animal-Related</b>						
outdoor amphitheaters	C	CC	I	I	I	I
zoos; animal shelters; children-oriented neighborhood parks; playgrounds; interactive nature exhibits	C	C	CC	I	I	I
regional parks; athletic fields; golf courses; outdoor spectator sports; water recreation facilities; horse stables	C	C	C	CC	I	I
nature preserves; wildlife preserves; livestock breeding or farming	C	CC	CC	CC	CC	I
agriculture (except residences and livestock); fishing	C	C	C	C	C	CC
<b>Residential, Lodging, and Care</b>						
residential (including single-family, multi-family, and mobile homes)	C	C	I	I	I	I
residential hotels; retirement homes	C	C	CC 45	I	I	I
hospitals; nursing homes; intermediate care facilities	C	C	CC 45	CC 45	I	I
hotels; motels; other transient lodging	C	C	CC 45	CC 45	I	I
<b>Public</b>						
schools; libraries	C	C	CC 45	I	I	I
auditoriums; concert halls; indoor arenas places of worship; cemeteries	C	C	CC 45	CC 45	I	I
<b>Commercial and Industrial</b>						
office buildings; office areas of industrial facilities; medical clinics; clinical laboratories	C	C	C	CC 50	CC 50	I
commercial – retail; shopping centers restaurants; movie theaters	C	C	C	C	CC 50	I
commercial – wholesale; research & development	C	C	C	C	C	CC
extractive industry; industrial; manufacturing; utilities; public rights-of-way	C	C	C	C	C	CC
Land Use	Acceptability	Interpretation/Comments				
C	Compatible	<i>Indoor Uses:</i> Standard construction methods will sufficiently attenuate exterior noise to an acceptable indoor community noise equivalent level (CNEL) <i>Outdoor Uses:</i> Activities associated with the land use may be carried out with essentially no interference from aircraft noise				
CC 45	Conditionally Compatible	<i>Indoor Uses:</i> Building structure must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice <i>Outdoor Uses:</i> CNEL is acceptable for outdoor activities, although some noise interference may occur; caution should be exercised with regard to noise-sensitive uses				
I	Incompatible	<i>Indoor Uses:</i> Unacceptable noise interference if window are open; at exposures above 65 dB CNEL, extensive mitigation techniques required to make the indoor environment acceptable for performance of activities <i>Outdoor Uses:</i> Severe noise interference makes outdoor activities unacceptable				

## Notes:

- Land uses not specifically listed shall be evaluated, as determined by the ALUC, using the criteria for similar uses.
- An aviation easement is required for properties within the 60 dB CNEL or greater noise contour (consistent with Section 2.10.3 (a)(3)).

**TABLE 3-2**  
**LOMPOC AIRPORT SAFETY COMPATIBILITY CRITERIA**

Land Use Types / Typical Uses Note: Multiple categories may apply to a land use action	Safety Zone						Criteria for Conditionally Compatible (Yellow) Uses (in addition to Maximum Nonresidential Intensity and Lot Coverage limits)
	1	2	3	4	5	6	
Maximum Nonresidential Intensity (People/Acre)	10	60	120	150	150	no limit	
Maximum Lot Coverage	0%	50%	60%	70%	70%	100%	
<b>Residential Uses</b>							
Residential, ,0, ≤4.0 d.u./acre	I	CC	C	C	CC	C	2, 5: Portions of parcel including accessory bldgs can be in Zone 2 or 5, but dwelling must be outside these zones
Residential, >4.0, ≤8.0 d.u./ acre	I	I	CC	CC	I	C	3, 4: If project site size ≥10 acres, buildings to be clustered to provide maximum open land
Residential, >8.0, ≤20.0 d.u./acre; Residential, >20.0 d.u./acre	I	I	I	I	I	C	
<b>Assembly Facilities (≥50 people)</b>							
Indoor Major Assembly Room (capacity ≥1,000 people): major sports arenas, concert halls	I	I	I	CC	I	CC	4, 6: Allowed only if site outside zone would not serve intended function
Outdoor Major Assembly Place (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	I	I	I	I	I	CC	6: Allowed only if site outside zone would not serve intended function
Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls; Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	I	I	CC	CC	I	C	
Outdoor Large Assembly Space (capacity 300 to 999 people); Outdoor Small Assembly Space (capacity 50 to 299 people): community swimming pools, group camps	I	I	CC	CC	I	C	3, 4: Allowed only if site outside zone would not serve intended function
<b>Office, Commercial, Service, and Lodging Uses</b>							
Large Eating/Drinking Establishments in free-standing building (cap'y >300 people)	I	I	CC	CC	I	C	
Mid-Size Eating/Drinking Establishments in free-standing bldg (cap'y 50 to 299 people); Office Buildings: professional services, financial, civic )	I	CC	CC	CC	CC	C	
Small Eating/Drinking Establishments in free-standing building (capacity <50 people)	I	CC	C	C	C	C	2: Maximum bldg size ≤2,500 s.f.
Retail Shopping Centers with mixture of uses including restaurants	I	CC	CC	CC	CC	C	2: No rooms with capacity ≥50 people 3, 5: No rooms with cap'y ≥300 people
Hotels, Motels (except conference/ assembly facilities); Retail Stores, no Restaurants	I	CC	C	C	CC	C	
Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy eqpt, nurseries, lumber yards, boat yards; Misc. Service Uses: car washes, barbers, animal kennels, print shops	I	CC	C	C	C	C	

**TABLE 3-2**  
**LOMPOC AIRPORT SAFETY COMPATIBILITY CRITERIA (CON'T)**

Land Use Types / Typical Uses Note: Multiple categories may apply to a land use action	Safety Zone						Criteria for Conditionally Compatible (Yellow) Uses (in addition to Maximum Nonresidential Intensity and Lot Coverage limits)
	1	2	3	4	5	6	
Maximum Nonresidential Intensity (People/Acre)	10	60	120	150	150	no limit	
Maximum Lot Coverage	0%	50%	60%	70%	70%	100%	
<b>Office, Commercial, Service, and Lodging Uses</b>							
Bed & Breakfast Establishments; Low-Hazard Storage: mini-storage, greenhouses	I	C	C	C	C	C	
<b>Industrial, Manufacturing, and Warehouse Uses</b>							
Processing and Above-Ground Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >60,000 gallons): oil refineries, chemical plants	I	I	I	I	I	CC	6: Allowed only if site outside zone would not serve intended function
Storage or Use of Hazardous (flammable, explosive, corrosive, or toxic) Materials	I	CC	CC	CC	CC	C	
Manufacturing, Research & Development	I	CC	CC	CC	CC	C	
Industrial Outdoor Storage, except hazardous uses: public works yards, auto wrecking yards	I	C	C	C	C	C	
Auto, Aircraft, Marine Repair Services; Distribution Facilities; Gas Stations and Repair Garages; Warehouses	I	C	C	C	C	C	
<b>Educational and Institutional Uses</b>							
Colleges and Universities	I	I	CC	CC	I	C	3, 4: Evaluate individual component uses
Children Schools, K – 12; Day Care Centers (>14 children)	I	I	CC	CC	I	C	3, 4: No new school sites or land acquisition; bldg replacement/expansion allowed for existing schools; no rooms with capacity ≥50 people
Family Day Care Homes (≤14 children)	I	I	CC	C	I	C	3: Allowed only in existing residential areas
Hospitals, Health Care Centers	I	I	CC	CC	I	C	3, 4: No new sites or land acquisition;
Congregate Care Facilities (>5 clients): nursing homes, assisted living facilities	I	I	CC	C	I	C	
Emergency Services Facilities: police stations (except jails), fire stations	I	I	CC	CC	CC	C	3 - 5: Allowed only if risks can be adequately mitigated
Inmate Facilities: prisons, reformatories, mental hospitals	I	I	CC	CC	I	C	3, 4: Allowed only if site outside zone would not serve intended function
<b>Transportation, Communication, and Utilities</b>							
Airport and Truck Terminals; Antenna Farms; Automobile Parking Structures; Small Transportation Hubs: bus stops; Wind Turbines	I	C	C	C	C	C	



**TABLE 3-2**  
**LOMPOC AIRPORT SAFETY COMPATIBILITY CRITERIA (CON'T)**

Land Use Types / Typical Uses Note: Multiple categories may apply to a land use action	Safety Zone						Criteria for Conditionally Compatible (Yellow) Uses (in addition to Maximum Nonresidential Intensity and Lot Coverage limits)
	1	2	3	4	5	6	
Maximum Nonresidential Intensity (People/Acre)	10	60	120	150	150	no limit	
Maximum Lot Coverage	0%	50%	60%	70%	70%	100%	
Transportation, Communication, and Utilities							
Electrical Substations; Transportation Terminals: rail, bus	I	CC	C	C	CC	C	2, 5: Allowed only if site outside zone would not serve intended function
Aircraft Storage; Automobile Parking Surface Lots; Public Transit Lines Railroads; Street, Highway Rights-of-Way;	I	C	C	C	C	C	
Power Plants	I	I	CC	CC	I	CC	3, 6: Allowed only if site outside zone would not serve intended function
Agricultural Uses and Uses without Buildings							
Agricultural Buildings: barns, feed lots, stockyards, riding stables, picnic areas; Cemeteries (no places of assembly) and Memorial Parks; Marinas (no group activities); Sanitary Landfills; Sewage Treatment and Disposal Facilities; Wooded Areas: forests, tree farms, orchards;	I	C	C	C	C	C	
Lands with Low or Vegetation: brush lands, deserts, beaches, flood hazard areas, pasture, rangelands, field crops, grain crops, dry farming, vineyards;	CC	C	C	C	C	C	1: Not allowed in Object Free Area
Non-Group Recreation: golf courses, tennis courts, parks, camp grounds	I	C	C	C	C	C	
Water: rivers, creeks, canals, wetlands, bays, lakes, reservoirs	CC	C	C	C	C	C	1: Not allowed in Runway Safety Area
Large Group Recreation: team athletic fields	I	I	CC	C	I	C	3: Allowed only in existing residential areas
Shooting Ranges	I	I	C	C	I	C	
Legend							
Land Use	Acceptability	Interpretation/Comments					
I	Incompatible	Use should not be permitted under any circumstances					
CC	Conditionally Compatible	Use is acceptable if indicated conditions are met					
C	Compatible	Use is acceptable without safety-related conditions (noise, airspace protection, and/or overflight limitations may apply)					
	** Runway Safety Area (RSA), Object Free Area (OFA): Dimensions are as established by FAA airport design standards for the runway.						

**TABLE 3-1**  
**SANTA YNEZ AIRPORT NOISE COMPATIBILITY CRITERIA**

Land Use Category <sup>1</sup>	Exterior Noise Exposure (dB CNEL)					
	50-55	55-60	60-65 <sup>2</sup>	65-70 <sup>2</sup>	70-75 <sup>2</sup>	75-80 <sup>2</sup>
<b>Agricultural, Recreational, and Animal-Related</b>						
outdoor amphitheaters	C	CC	I	I	I	I
zoos; animal shelters; children-oriented neighborhood parks; playgrounds; interactive nature exhibits	C	C	CC	I	I	I
regional parks; athletic fields; golf courses; outdoor spectator sports; water recreation facilities; horse stables	C	C	C	CC	I	I
nature preserves; wildlife preserves; livestock breeding or farming	C	CC	CC	CC	CC	I
agriculture (except residences and livestock); fishing	C	C	C	C	C	CC
<b>Residential, Lodging, and Care</b>						
residential (including single-family, multi-family, and mobile homes)	C	C	I	I	I	I
residential hotels; retirement homes	C	C	CC 45	I	I	I
hospitals; nursing homes; intermediate care facilities	C	C	CC 45	CC 45	I	I
hotels; motels; other transient lodging	C	C	CC 45	CC 45	I	I
<b>Public</b>						
schools; libraries	C	C	CC 45	I	I	I
auditoriums; concert halls; indoor arenas places of worship; cemeteries	C	C	CC 45	CC 45	I	I
<b>Commercial and Industrial</b>						
office buildings; office areas of industrial facilities; medical clinics; clinical laboratories	C	C	C	CC 50	CC 50	I
commercial – retail; shopping centers restaurants; movie theaters	C	C	C	C	CC 50	I
commercial – wholesale; research & development	C	C	C	C	C	CC
extractive industry; industrial; manufacturing; utilities; public rights-of-way	C	C	C	C	C	CC
Land Use	Acceptability	Interpretation/Comments				
C	Compatible	<i>Indoor Uses:</i> Standard construction methods will sufficiently attenuate exterior noise to an acceptable indoor community noise equivalent level (CNEL) <i>Outdoor Uses:</i> Activities associated with the land use may be carried out with essentially no interference from aircraft noise				
CC 45	Conditionally Compatible	<i>Indoor Uses:</i> Building structure must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice <i>Outdoor Uses:</i> CNEL is acceptable for outdoor activities, although some noise interference may occur; caution should be exercised with regard to noise-sensitive uses				
I	Incompatible	<i>Indoor Uses:</i> Unacceptable noise interference if window are open; at exposures above 65 dB CNEL, extensive mitigation techniques required to make the indoor environment acceptable for performance of activities <i>Outdoor Uses:</i> Severe noise interference makes outdoor activities unacceptable				

**Notes:**

- Land uses not specifically listed shall be evaluated, as determined by the ALUC, using the criteria for similar uses.
- An aviation easement is required for properties within the 60 dB CNEL or greater noise contour (consistent with Section 2.10.3 (a)(3)).

**TABLE 3-2**  
**SANTA YNEZ AIRPORT SAFETY COMPATIBILITY CRITERIA**

Land Use Types / Typical Uses Note: Multiple categories may apply to a land use action	Safety Zone						Criteria for Conditionally Compatible (Yellow) Uses (in addition to Maximum Nonresidential Intensity and Lot Coverage limits)
	1	2	3	4	5	6	
Maximum Nonresidential Intensity (People/Acre)	10	60	120	150	150	no limit	
Maximum Lot Coverage	0%	50%	60%	70%	70%	100%	
<b>Residential Uses</b>							
Residential, ,0, ≤4.0 d.u./acre	I	CC	C	C	CC	C	2, 5: Portions of parcel including accessory bldgs can be in Zone 2 or 5, but dwelling must be outside these zones
Residential, >4.0, ≤8.0 d.u./ acre	I	I	CC	CC	I	C	3, 4: If project site size ≥10 acres, buildings to be clustered to provide maximum open land
Residential, >8.0, ≤20.0 d.u./acre; Residential, >20.0 d.u./acre	I	I	I	I	I	C	
<b>Assembly Facilities (≥50 people)</b>							
Indoor Major Assembly Room (capacity ≥1,000 people); major sports arenas, concert halls	I	I	I	CC	I	CC	4, 6: Allowed only if site outside zone would not serve intended function
Outdoor Major Assembly Place (capacity ≥1,000 people); amphitheaters, stadiums, race tracks, fairgrounds, zoos	I	I	I	I	I	CC	6: Allowed only if site outside zone would not serve intended function
Indoor Large Assembly Room (capacity 300 to 999 people); sports arenas, theaters, auditoriums, assembly halls; Indoor Small Assembly Room (capacity 50 to 299 people); meeting rooms, dining halls, dance studios, places of worship	I	I	CC	CC	I	C	
Outdoor Large Assembly Space (capacity 300 to 999 people); Outdoor Small Assembly Space (capacity 50 to 299 people); community swimming pools, group camps	I	I	CC	CC	I	C	3, 4: Allowed only if site outside zone would not serve intended function
<b>Office, Commercial, Service, and Lodging Uses</b>							
Large Eating/Drinking Establishments in free-standing building (cap'y >300 people)	I	I	CC	CC	I	C	
Mid-Size Eating/Drinking Establishments in free-standing bldg (cap'y 50 to 299 people); Office Buildings: professional services, financial, civic )	I	CC	CC	CC	CC	C	
Small Eating/Drinking Establishments in free-standing building (capacity <50 people)	I	CC	C	C	C	C	2: Maximum bldg size ≤2,500 s.f.
Retail Shopping Centers with mixture of uses including restaurants	I	CC	CC	CC	CC	C	2: No rooms with capacity ≥50 people 3, 5: No rooms with cap'y ≥300 people
Hotels, Motels (except conference/ assembly facilities); Retail Stores, no Restaurants	I	CC	C	C	CC	C	
Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy eqpt, nurseries, lumber yards, boat yards; Misc. Service Uses: car washes, barbers, animal kennels, print shops	I	CC	C	C	C	C	

**TABLE 3-2**  
**SANTA YNEZ AIRPORT SAFETY COMPATIBILITY CRITERIA (CON'T)**

Land Use Types / Typical Uses Note: Multiple categories may apply to a land use action	Safety Zone						Criteria for Conditionally Compatible (Yellow) Uses (in addition to Maximum Nonresidential Intensity and Lot Coverage limits)
	1	2	3	4	5	6	
Maximum Nonresidential Intensity (People/Acre)	10	60	120	150	150	no limit	
Maximum Lot Coverage	0%	50%	60%	70%	70%	100%	
<b>Office, Commercial, Service, and Lodging Uses</b>							
Bed & Breakfast Establishments; Low-Hazard Storage: mini-storage, greenhouses	I	C	C	C	C	C	
<b>Industrial, Manufacturing, and Warehouse Uses</b>							
Processing and Above-Ground Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >60,000 gallons): oil refineries, chemical plants	I	I	I	I	I	CC	6: Allowed only if site outside zone would not serve intended function
Storage or Use of Hazardous (flammable, explosive, corrosive, or toxic) Materials	I	CC	CC	CC	CC	C	
Manufacturing, Research & Development	I	CC	CC	CC	CC	C	
Industrial Outdoor Storage, except hazardous uses: public works yards, auto wrecking yards	I	C	C	C	C	C	
Auto, Aircraft, Marine Repair Services; Distribution Facilities; Gas Stations and Repair Garages; Warehouses	I	C	C	C	C	C	
<b>Educational and Institutional Uses</b>							
Colleges and Universities	I	I	CC	CC	I	C	3, 4: Evaluate individual component uses
Children Schools, K – 12; Day Care Centers (>14 children)	I	I	CC	CC	I	C	3, 4: No new school sites or land acquisition; bldg replacement/expansion allowed for existing schools; no rooms with capacity ≥50 people
Family Day Care Homes (≤14 children)	I	I	CC	C	I	C	3: Allowed only in existing residential areas
Hospitals, Health Care Centers	I	I	CC	CC	I	C	3, 4: No new sites or land acquisition;
Congregate Care Facilities (>5 clients): nursing homes, assisted living facilities	I	I	CC	C	I	C	
Emergency Services Facilities: police stations (except jails), fire stations	I	I	CC	CC	CC	C	3 - 5: Allowed only if risks can be adequately mitigated
Inmate Facilities: prisons, reformatories, mental hospitals	I	I	CC	CC	I	C	3, 4: Allowed only if site outside zone would not serve intended function
<b>Transportation, Communication, and Utilities</b>							
Airport and Truck Terminals; Antenna Farms; Automobile Parking Structures; Small Transportation Hubs: bus stops; Wind Turbines	I	C	C	C	C	C	

**TABLE 3-2**  
**SANTA YNEZ AIRPORT SAFETY COMPATIBILITY CRITERIA (CON'T)**

Land Use Types / Typical Uses Note: Multiple categories may apply to a land use action	Safety Zone						Criteria for Conditionally Compatible (Yellow) Uses (in addition to Maximum Nonresidential Intensity and Lot Coverage limits)
	1	2	3	4	5	6	
Maximum Nonresidential Intensity (People/Acre)	10	60	120	150	150	no limit	
Maximum Lot Coverage	0%	50%	60%	70%	70%	100%	
Transportation, Communication, and Utilities							
Electrical Substations; Transportation Terminals: rail, bus	I	CC	C	C	CC	C	2, 5: Allowed only if site outside zone would not serve intended function
Aircraft Storage; Automobile Parking Surface Lots; Public Transit Lines Railroads; Street, Highway Rights-of-Way;	I	C	C	C	C	C	
Power Plants	I	I	CC	CC	I	CC	3, 6: Allowed only if site outside zone would not serve intended function
Agricultural Uses and Uses without Buildings							
Agricultural Buildings: barns, feed lots, stockyards, riding stables, picnic areas; Cemeteries (no places of assembly) and Memorial Parks; Marinas (no group activities); Sanitary Landfills; Sewage Treatment and Disposal Facilities; Wooded Areas: forests, tree farms, orchards;	I	C	C	C	C	C	
Lands with Low or Vegetation: brush lands, deserts, beaches, flood hazard areas, pasture, rangelands, field crops, grain crops, dry farming, vineyards;	CC	C	C	C	C	C	1: Not allowed in Object Free Area
Non-Group Recreation: golf courses, tennis courts, parks, camp grounds	I	C	C	C	C	C	
Water: rivers, creeks, canals, wetlands, bays, lakes, reservoirs	CC	C	C	C	C	C	1: Not allowed in Runway Safety Area
Large Group Recreation: team athletic fields	I	I	CC	C	I	C	3: Allowed only in existing residential areas
Shooting Ranges	I	I	C	C	I	C	
Legend							
Land Use	Acceptability	Interpretation/Comments					
I	Incompatible	Use should not be permitted under any circumstances					
CC	Conditionally Compatible	Use is acceptable if indicated conditions are met					
C	Compatible	Use is acceptable without safety-related conditions (noise, airspace protection, and/or overflight limitations may apply)					
	** Runway Safety Area (RSA), Object Free Area (OFA): Dimensions are as established by FAA airport design standards for the runway.						

**TABLE 3-1**  
**NEW CUYAMA AIRPORT SAFETY COMPATIBILITY CRITERIA**

Land Use Types / Typical Uses Note: Multiple categories may apply to a land use action	Safety Zone						Criteria for Conditionally Compatible (Yellow) Uses (in addition to Maximum Nonresidential Intensity and Lot Coverage limits)
	1	2	3	4	5	6	
Maximum Nonresidential Intensity (People/Acre)	10	60	120	150	150	no limit	
Maximum Lot Coverage	0%	50%	60%	70%	70%	100%	
<b>Residential Uses</b>							
Residential, ,0, ≤4.0 d.u./acre	I	CC	C	C	CC	C	2, 5: Portions of parcel including accessory bldgs can be in Zone 2 or 5, but dwelling must be outside these zones
Residential, >4.0, ≤8.0 d.u./ acre	I	I	CC	CC	I	C	3, 4: If project site size ≥10 acres, buildings to be clustered to provide maximum open land
Residential, >8.0, ≤20.0 d.u./acre; Residential, >20.0 d.u./acre	I	I	I	I	I	C	
<b>Assembly Facilities (≥50 people)</b>							
Indoor Major Assembly Room (capacity ≥1,000 people); major sports arenas, concert halls	I	I	I	CC	I	CC	4, 6: Allowed only if site outside zone would not serve intended function
Outdoor Major Assembly Place (capacity ≥1,000 people); amphitheaters, stadiums, race tracks, fairgrounds, zoos	I	I	I	I	I	CC	6: Allowed only if site outside zone would not serve intended function
Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls; Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	I	I	CC	CC	I	C	
Outdoor Large Assembly Space (capacity 300 to 999 people); Outdoor Small Assembly Space (capacity 50 to 299 people): community swimming pools, group camps	I	I	CC	CC	I	C	3, 4: Allowed only if site outside zone would not serve intended function
<b>Office, Commercial, Service, and Lodging Uses</b>							
Large Eating/Drinking Establishments in free-standing building (cap'y >300 people)	I	I	CC	CC	I	C	
Mid-Size Eating/Drinking Establishments in free-standing bldg (cap'y 50 to 299 people); Office Buildings: professional services, financial, civic )	I	CC	CC	CC	CC	C	
Small Eating/Drinking Establishments in free-standing building (capacity <50 people)	I	CC	C	C	C	C	2: Maximum bldg size ≤2,500 s.f.
Retail Shopping Centers with mixture of uses including restaurants	I	CC	CC	CC	CC	C	2: No rooms with capacity ≥50 people 3, 5: No rooms with cap'y ≥300 people
Hotels, Motels (except conference/ assembly facilities); Retail Stores, no Restaurants	I	CC	C	C	CC	C	
Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy eqpt, nurseries, lumber yards, boat yards; Misc. Service Uses: car washes, barbers, animal kennels, print shops	I	CC	C	C	C	C	

**TABLE 3-1**  
**NEW CUYAMA SAFETY COMPATIBILITY CRITERIA (CON'T)**

Land Use Types / Typical Uses Note: Multiple categories may apply to a land use action	Safety Zone						Criteria for Conditionally Compatible (Yellow) Uses (in addition to Maximum Nonresidential Intensity and Lot Coverage limits)
	1	2	3	4	5	6	
Maximum Nonresidential Intensity (People/Acre)	10	60	120	150	150	no limit	
Maximum Lot Coverage	0%	50%	60%	70%	70%	100%	
<b>Office, Commercial, Service, and Lodging Uses</b>							
Bed & Breakfast Establishments; Low-Hazard Storage: mini-storage, greenhouses	I	C	C	C	C	C	
<b>Industrial, Manufacturing, and Warehouse Uses</b>							
Processing and Above-Ground Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >60,000 gallons): oil refineries, chemical plants	I	I	I	I	I	CC	6: Allowed only if site outside zone would not serve intended function
Storage or Use of Hazardous (flammable, explosive, corrosive, or toxic) Materials	I	CC	CC	CC	CC	C	
Manufacturing, Research & Development	I	CC	CC	CC	CC	C	
Industrial Outdoor Storage, except hazardous uses: public works yards, auto wrecking yards	I	C	C	C	C	C	
Auto, Aircraft, Marine Repair Services; Distribution Facilities; Gas Stations and Repair Garages; Warehouses	I	C	C	C	C	C	
<b>Educational and Institutional Uses</b>							
Colleges and Universities	I	I	CC	CC	I	C	3, 4: Evaluate individual component uses
Children Schools, K – 12; Day Care Centers (>14 children)	I	I	CC	CC	I	C	3, 4: No new school sites or land acquisition; bldg replacement/expansion allowed for existing schools; no rooms with capacity ≥50 people
Family Day Care Homes (≤14 children)	I	I	CC	C	I	C	3: Allowed only in existing residential areas
Hospitals, Health Care Centers	I	I	CC	CC	I	C	3, 4: No new sites or land acquisition;
Congregate Care Facilities (>5 clients): nursing homes, assisted living facilities	I	I	CC	C	I	C	
Emergency Services Facilities: police stations (except jails), fire stations	I	I	CC	CC	CC	C	3 - 5: Allowed only if risks can be adequately mitigated
Inmate Facilities: prisons, reformatories, mental hospitals	I	I	CC	CC	I	C	3, 4: Allowed only if site outside zone would not serve intended function
<b>Transportation, Communication, and Utilities</b>							
Airport and Truck Terminals; Antenna Farms; Automobile Parking Structures; Small Transportation Hubs: bus stops; Wind Turbines	I	C	C	C	C	C	

**TABLE 3-1**  
**NEW CUYAMA SAFETY COMPATIBILITY CRITERIA (CON'T)**

Land Use Types / Typical Uses Note: Multiple categories may apply to a land use action	Safety Zone						Criteria for Conditionally Compatible (Yellow) Uses (in addition to Maximum Nonresidential Intensity and Lot Coverage limits)
	1	2	3	4	5	6	
Maximum Nonresidential Intensity (People/Acre)	10	60	120	150	150	no limit	
Maximum Lot Coverage	0%	50%	60%	70%	70%	100%	
Transportation, Communication, and Utilities							
Electrical Substations; Transportation Terminals: rail, bus	I	CC	C	C	CC	C	2, 5: Allowed only if site outside zone would not serve intended function
Aircraft Storage; Automobile Parking Surface Lots; Public Transit Lines Railroads; Street, Highway Rights-of-Way;	I	C	C	C	C	C	
Power Plants	I	I	CC	CC	I	CC	3, 6: Allowed only if site outside zone would not serve intended function
Agricultural Uses and Uses without Buildings							
Agricultural Buildings: barns, feed lots, stockyards, riding stables, picnic areas; Cemeteries (no places of assembly) and Memorial Parks; Marinas (no group activities); Sanitary Landfills; Sewage Treatment and Disposal Facilities; Wooded Areas: forests, tree farms, orchards;	I	C	C	C	C	C	
Lands with Low or Vegetation: brush lands, deserts, beaches, flood hazard areas, pasture, rangelands, field crops, grain crops, dry farming, vineyards;	CC	C	C	C	C	C	1: Not allowed in Object Free Area
Non-Group Recreation: golf courses, tennis courts, parks, camp grounds	I	C	C	C	C	C	
Water: rivers, creeks, canals, wetlands, bays, lakes, reservoirs	CC	C	C	C	C	C	1: Not allowed in Runway Safety Area
Large Group Recreation: team athletic fields	I	I	CC	C	I	C	3: Allowed only in existing residential areas
Shooting Ranges	I	I	C	C	I	C	
Legend							
Land Use	Acceptability	Interpretation/Comments					
I	Incompatible	Use should not be permitted under any circumstances					
CC	Conditionally Compatible	Use is acceptable if indicated conditions are met					
C	Compatible	Use is acceptable without safety-related conditions (noise, airspace protection, and/or overflight limitations may apply)					
	** Runway Safety Area (RSA), Object Free Area (OFA): Dimensions are as established by FAA airport design standards for the runway.						



TABLE 3-1  
MILITARY NOISE AND SAFETY COMPATIBILITY CRITERIA

SLUCM CODE	LAND USE CATEGORY	COMPATIBLE USE DISTRICTS												
		1	2	3	4	5*	6	7	8	9	10	11*	12	13
		Ldn 85	APZ I Ldn 80-85	APZ I Ldn 75-80	APZ I Ldn 70-75	APZ I Ldn 65-70	Ldn 80-85	Ldn 75-80	Ldn 80-85	Ldn 75-80	APZ II Ldn 70-75	APZ II Ldn 65-70	Ldn 70-75	Ldn 65-70
	<u>RESIDENTIAL</u>													
11x	Single Family	N	N	N	N	N	N	N	N	N	30 <sup>1,2</sup>	25 <sup>1,2</sup>	30 <sup>2</sup>	25 <sup>2</sup>
11x	Two Family	N	N	N	N	N	N	N	N	N	N	N	30 <sup>2</sup>	25 <sup>2</sup>
11x	Multi-family dwelling	N	N	N	N	N	N	N	N	N	N	N	30 <sup>2</sup>	25 <sup>2</sup>
12	Group quarters	N	N	N	N	N	N	N	N	N	N	N	30 <sup>2</sup>	25 <sup>2</sup>
13	Residential hotels	N	N	N	N	N	N	N	N	N	N	N	30 <sup>2</sup>	25 <sup>2</sup>
14	Mobil home parks or courts	N	N	N	N	N	N	N	N	N	N	N	30 <sup>2</sup>	25 <sup>2</sup>
15	Transient lodging - hotels, motels	N	N	N	N	N	N	N	N	N	N	N	30 <sup>2</sup>	25 <sup>2</sup>
19	Other residential	N	N	N	N	N	N	35 <sup>2</sup>	N	N	N	N	30 <sup>2</sup>	25 <sup>2</sup>
	<u>INDUSTRIAL/MANUFACTURING<sup>3</sup></u>													
21	Food and kindred products	N	N	N	N	N	Y <sup>4</sup>	Y <sup>5</sup>	Y <sup>4</sup>	Y <sup>5</sup>	Y <sup>6</sup>	Y	Y <sup>6</sup>	Y
22	Textile mill products	N	N	N	N	N	Y <sup>4</sup>	Y <sup>5</sup>	N	N	N	N	Y <sup>6</sup>	Y
23	Apparel	N	N	N	N	N	Y <sup>4</sup>	Y <sup>5</sup>	N	N	N	N	Y <sup>6</sup>	Y
24	Lumber & wood products	N	Y <sup>4</sup>	Y <sup>5</sup>	Y <sup>6</sup>	Y	Y <sup>4</sup>	Y <sup>5</sup>	Y <sup>4</sup>	Y <sup>5</sup>	Y <sup>6</sup>	Y	Y <sup>6</sup>	Y
25	Furniture & fixtures	N	Y <sup>4</sup>	Y <sup>5</sup>	Y <sup>6</sup>	Y	Y <sup>4</sup>	Y <sup>5</sup>	Y <sup>4</sup>	Y <sup>5</sup>	Y <sup>6</sup>	Y	Y <sup>6</sup>	Y
26	Paper & allied products	N	Y <sup>4</sup>	Y <sup>5</sup>	Y <sup>6</sup>	Y	Y <sup>4</sup>	Y <sup>5</sup>	Y <sup>4</sup>	Y <sup>5</sup>	Y <sup>6</sup>	Y	Y <sup>6</sup>	Y
27	Printing, publishing	N	Y <sup>4</sup>	Y <sup>5</sup>	Y <sup>6</sup>	Y	Y <sup>4</sup>	Y <sup>5</sup>	Y <sup>4</sup>	Y <sup>5</sup>	Y <sup>6</sup>	Y	Y <sup>6</sup>	Y
28	Chemicals & allied products	N	Y <sup>3,4</sup>	Y <sup>3,5</sup>	Y <sup>3,6</sup>	Y <sup>3</sup>	Y <sup>3,4</sup>	Y <sup>3,5</sup>	Y <sup>3,4</sup>	Y <sup>3,5</sup>	Y <sup>3,6</sup>	Y <sup>3</sup>	Y <sup>3,6</sup>	Y
29	Petroleum refining and related industries	N	N	N	N	N	Y <sup>4</sup>	Y <sup>5</sup>	N	N	N	N	Y <sup>6</sup>	Y

This table is a guide. Adaptations to fit local conditions and more precise land use category designations are required based on the criteria of the foregoing narrative.

\*Land Use Compatibility for CUDs 5a and 11a is the same as CUDs 5 and 11 except NLR guidelines are not applicable.

TABLE 3-1  
MILITARY NOISE AND SAFETY COMPATIBILITY CRITERIA (CON'T)

SIRM CODE	LAND USE CATEGORY	COMPATIBLE USE DISTRICTS												
		1	2	3	4*	5	6	7	8	9	10	11*	12	13
		Ldn 85	APZ I Ldn 80-85	APZ I Ldn 75-80	APZ I Ldn 70-75	APZ I Ldn 65-70	Ldn 80-85	Ldn 75-80	APZ II Ldn 80-85	APZ II Ldn 75-80	APZ II Ldn 70-75	APZ II Ldn 65-70	Ldn 70-75	Ldn 65-70
	<u>INDUSTRIAL/MANUFACTURING<sup>3</sup></u>													
31	Rubber & misc plastic	N	Y <sup>4</sup>	Y <sup>5</sup>	Y <sup>6</sup>	Y	Y <sup>4</sup>	Y <sup>5</sup>	Y <sup>4</sup>	Y <sup>5</sup>	Y <sup>6</sup>	Y	Y <sup>6</sup>	Y
32	Stone, clay & glass products	N	Y <sup>4</sup>	Y <sup>5</sup>	Y <sup>6</sup>	Y	Y <sup>4</sup>	Y <sup>5</sup>	Y <sup>4</sup>	Y <sup>5</sup>	Y <sup>6</sup>	Y	Y <sup>6</sup>	Y
33	Primary metal industries	N	Y <sup>4</sup>	Y <sup>5</sup>	Y <sup>6</sup>	Y	Y <sup>4</sup>	Y <sup>5</sup>	Y <sup>4</sup>	Y <sup>5</sup>	Y <sup>6</sup>	Y	Y <sup>6</sup>	Y
34	Fabricated metal products	N	Y <sup>4</sup>	Y <sup>5</sup>	Y <sup>6</sup>	Y	Y <sup>4</sup>	Y <sup>5</sup>	Y <sup>4</sup>	Y <sup>5</sup>	Y <sup>6</sup>	Y	Y <sup>6</sup>	Y
35	Professional, scientific & controlling instru	N	Y <sup>4</sup>	Y <sup>5</sup>	Y <sup>6</sup>	Y	Y <sup>4</sup>	Y <sup>5</sup>	Y <sup>4</sup>	Y <sup>5</sup>	Y <sup>6</sup>	Y	Y <sup>6</sup>	Y
39	Misc manufacturing	N	N <sup>4</sup>	N <sup>5</sup>	N <sup>6</sup>	N	N <sup>4</sup>	30 Y <sup>5</sup>	N <sup>4</sup>	N <sup>5</sup>	N <sup>6</sup>	N	25 Y <sup>6</sup>	Y
	<u>TRANSPORTATION, COMMUNICATIONS &amp; UTILITIES</u>													
41	Railroad, rapid rail transit	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
45	Highway & street ROW	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
46	Auto parking	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
47	Communications (noise sensitive)	N	N	30	25	Y	N	30	N	30	25	Y	25	Y
48	Utilities	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
42/43	Other trans, comm, & util	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

This table is a guide. Adaptations to fit local conditions and more precise land use category designations are required based on the criteria of the foregoing narrative.

\*Land Use Compatibility for CUDs 5a and 11a is the same as CUDs 5 and 11 except NLR guidelines are not applicable.

TABLE 3-1  
MILITARY NOISE AND SAFETY COMPATIBILITY CRITERIA (CON'T)

SLUCM CODE	LAND USE CATEGORY	COMPATIBLE USE DISTRICTS												
		1	2	3	4*	5	6	7	8	9	10	11*	12	13
		Ldn 85	APZ I Ldn 80-85	APZ I Ldn 75-80	APZ I Ldn 70-75	APZ I Ldn 65-70	Ldn 80-85	Ldn 75-80	APZ I Ldn 80-85	APZ I Ldn 75-80	APZ I I Ldn 70-75	APZ I I Ldn 65-70	Ldn 70-75	Ldn 65-70
	<u>COMMERCIAL/RETAIL TRADE</u>													
51	Wholesale trade	N	Y <sup>4</sup>	Y <sup>5</sup>	Y <sup>6</sup>	Y	Y <sup>4</sup>	Y <sup>5</sup>	Y <sup>4</sup>	Y <sup>5</sup>	Y <sup>6</sup>	Y	Y <sup>6</sup>	Y
52	Building materials-retail	N	Y <sup>4</sup>	Y <sup>5</sup>	Y <sup>6</sup>	Y	Y <sup>4</sup>	Y <sup>5</sup>	Y <sup>4</sup>	Y <sup>5</sup>	Y <sup>6</sup>	Y	Y <sup>6</sup>	Y
53	General merchandise-retail	N	N	N	N	N	N	30	N	30	25	Y	25	Y
54	Food-retail	N	N	N	N	N	N	30	N	30	25	Y	25	Y
55	Automotive, marine	N	N	30	25	Y	N	30	N	30	25	Y	25	Y
56	Apparel & accessories - retail	N	N	N	N	N	N	30	N	30	25	Y	25	Y
57	Eating & drinking places	N	N	N	N	N	N	30	N	30	25	Y	25	Y
58	Furniture, home furnishing retail	N	N	30	25	Y	N	30	N	30	25	Y	25	Y
59	Other retail trade	N	N	N	N	N	N	30	N	30	25	Y	25	Y
	<u>PERSONAL &amp; BUSINESS SERVICES</u>													
61	Finance, insurance & real estate	N	N	N	N	N	N	30	N	30	25	Y	25	Y
62	Personal services	N	N	N	N	N	N	30	N	30	25	Y	25	Y
63	Business services	N	N	N	N	N	N	30	N	30	25	Y	25	Y
64	Repair services	N	N	N	N	Y	Y <sup>4</sup>	Y <sup>5</sup>	Y <sup>4</sup>	Y <sup>5</sup>	Y <sup>6</sup>	Y	Y <sup>6</sup>	Y
66	Contract construction services	N	N	N	N	N	N	30	N	30	25	Y	25	Y

This table is a guide. Adaptations to fit local conditions and more precise land use category designations are required based on the criteria of the foregoing narrative.

\*Land Use Compatibility for CUDs 5a and 11a is the same as CUDs 5 and 11 except NLR guidelines are not applicable.



TABLE 3-1  
MILITARY NOISE AND SAFETY COMPATIBILITY CRITERIA (CON'T)

COMPATIBLE USE DISTRICTS														
	1	2	3	4	5*	6	7	8	9	10	11*	12	13	
* SLUCM CODE	LAND USE CATEGORY	Ldn 85	APZ I Ldn 80-85	APZ I Ldn 75-80	APZ I Ldn 70-75	APZ I Ldn 65-70	Ldn 80-85	Ldn 75-80	APZ I I Ldn 80-85	APZ I I Ldn 75-80	APZ I I Ldn 70-75	Ldn 70-75	Ldn 65-70	
69	<u>PERSONAL &amp; BUSINESS<sup>8</sup> SERVICES (Cont)</u>													
	Indoor recreation services	N	N	N	N	N	N	30	N	30	25	25	Y	
	Other services	N	N	N	N	N	N	30	N	30	25	25	Y	
67 68 711 651	<u>PUBLIC &amp; QUASI PUBLIC SERVICES</u>													
	Government services	N	N	N	N	N	N	30	N	30 <sup>8</sup>	25 <sup>8</sup>	25	Y	
	Educational services	N	N	N	N	N	N	N	N	N	N	30	25	
	Cultural activities incl churches	N	N	N	N	N	N	N	N	N	N	30	25	
	Medical & other health services <sup>9</sup>	N	N	N	N	N	N	N	N	N	N	30	25	
624	Cemeteries	N	N	N	N	N	N	N	N	N	N	30	25	
69x	Non profit organization Other public and quasi- public services	N	N	N	N	N	N	N	N	N	N	30	25	
761x 762x	<u>OUTDOOR RECREATION</u>													
	Playgrounds, neighbor- hood parks	N	N	N	N	N	N	N	N	N	Y	Y	Y	
	Community & regional	N	N	N	N	N	N	N	N	N	Y	Y	Y	

This table is a guide. Adaptations to fit local conditions and more precise land use category designations are required based on the criteria of the foregoing narrative.

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TABLE 3-1  
MILITARY NOISE AND SAFETY COMPATIBILITY CRITERIA (CON'T)

* SLUCM CODE	LAND USE CATEGORY	COMPATIBLE USE DISTRICTS												
		1	2	3	4	5*	6	7	8	9	10	11*	12	13
		Ldn 85	APZ I	APZ I	APZ I	APZ I	Ldn 80-85	Ldn 75-80	APZ I I	APZ I I	APZ I I	APZ I I	Ldn 70-75	Ldn 65-70
		Ldn 80-85	Ldn 75-80	Ldn 75-80	Ldn 70-75	Ldn 65-70	Ldn 80-85	Ldn 75-80	Ldn 80-85	Ldn 75-80	Ldn 70-75	Ldn 65-70		
	<u>OUTDOOR RECREATION (Cont)</u>													
712	Nature exhibits	N	N	N	N	Y	N	N	N	N	N	Y	N	Y
722	Spectator sports incl arenas	N	N	N	N	N	N	N	N	N	N	N	N	Y
741x	Golf course <sup>12</sup> , riding stables <sup>13</sup>	N	N	Y <sup>14</sup>	Y <sup>15</sup>	Y	Y <sup>14</sup>	Y <sup>14</sup>	N	Y <sup>14</sup>	Y <sup>15</sup>	Y	Y <sup>15</sup>	Y
743/ 744	Water based recreational areas	N	N	Y <sup>14</sup>	Y <sup>15</sup>	Y	Y <sup>14</sup>	Y <sup>14</sup>	N	Y <sup>14</sup>	Y <sup>15</sup>	Y	Y <sup>15</sup>	Y
75	Resort & group camps	N	N	N	N	N	N	N	N	N	N	N	Y	Y
721x	Auditoriums, concert halls	N	N	N	N	N	N	N	N	N	N	N	N	Y
721x	Outdoor amphitheaters, music shells	N	N	N	N	N	N	N	N	N	N	N	N	N
	Other outdoor recreation	N	N	N	N	N	N	N	N	N	N	Y	Y	Y
	<u>RESOURCE PRODUCTION, EXTRACTION, &amp; OPEN SPACE</u>													
81	Agriculture (except live- stock)	Y <sup>17</sup>	Y <sup>17</sup>	Y <sup>17</sup>	Y <sup>18</sup>	Y <sup>19</sup>	Y <sup>17</sup>	Y <sup>17</sup>	Y <sup>17</sup>	Y <sup>17</sup>	Y <sup>18</sup>	Y <sup>19</sup>	Y <sup>18</sup>	Y <sup>19</sup>
815/ 817	Livestock farming, animal breeding	N	N	Y <sup>17</sup>	Y <sup>18</sup>	Y <sup>19</sup>	N	Y <sup>17</sup>	N	Y <sup>17</sup>	Y <sup>18</sup>	Y <sup>19</sup>	Y <sup>18</sup>	Y <sup>19</sup>
83	Forestry activities	Y <sup>17</sup>	Y <sup>17</sup>	Y <sup>17</sup>	Y <sup>18</sup>	Y <sup>19</sup>	Y <sup>17</sup>	Y <sup>17</sup>	Y <sup>17</sup>	Y <sup>17</sup>	Y <sup>18</sup>	Y <sup>19</sup>	Y <sup>18</sup>	Y <sup>19</sup>

This table is a guide. Adaptations to fit local conditions and more precise land use category designations are required based on the criteria of the foregoing narrative.

\*Land Use Compatibility for CUDs 5a and 11a is the same as CUDs 5 and 11 except NLR guidelines are not applicable.

TABLE 3-1  
MILITARY NOISE AND SAFETY COMPATIBILITY CRITERIA (CON'T)

COMPATIBLE USE DISTRICTS														
	1	2	3	4	5 *	6	7	8	9	10	11*	12	13	
* SLUCM CODE	Ldn 85	APZ I Ldn 80-85	APZ I Ldn 75-80	APZ I Ldn 70-75	APZ I Ldn 65-70	Ldn 80-85	Ldn 75-80	APZ II Ldn 80-85	APZ II Ldn 75-80	APZ II Ldn 70-75	APZ II Ldn 65-70	Ldn 70-75	Ldn 65-70	
													</	

This table is a guide. Adaptations to fit local conditions and more precise land use category designations are required based on the criteria of the foregoing narrative. Land Use Compatibility for CUDs 5a and 11a is the same as Ds 5 and 11 except NLR guidelines are not applicable.

**TABLE 3-1**  
**MILITARY NOISE AND SAFETY COMPATIBILITY CRITERIA (CON'T)**

	NOTES
N (NO)	- The land use and related structures are not compatible.
Y (YES)	- The land use and related structures are compatible without restriction and should be considered.
Y <sup>x</sup> (YES WITH RESTRICTIONS)	- The land use and related structures are generally compatible; however, some special factors should be considered.
35, 30 or 25	- The land use is generally compatible; however, a Noise Level Reduction of 35, 30 or 25 should be incorporated into the design and construction of the structure.
35 <sup>x</sup> , 30 <sup>x</sup> or 25 <sup>x</sup>	- The land use is generally compatible with NLR; however, such NLR does not necessarily solve noise difficulties and additional evaluation is warranted.
1	- Because of accident hazard potential, the residential density in these CUD's should be limited to the maximum extent possible. It is recommended that residential density not exceed one dwelling unit per acre. Such use should be permitted only following a demonstration of need to utilize this area for residential purposes.
2	- Although it is recognized that local conditions may require residential uses in these CUD's, this use is strongly discouraged in CUD's 10 and 12 and discouraged in CUD's 11 and 13. The absence of viable alternative development options should be determined and an evaluation indicating that a demonstrated community need for residential use would not be met if development were prohibited in these CUD's should be conducted prior to approvals.  Where the community determines that residential uses must be allowed Noise Level Reductions (NLR) of at least 30 (CUD's 10 and 12) and 25 (CUD's 11 and 13) should be incorporated into building codes and/or individual approvals. Additional consideration should be given to modify the NLR levels based on peak noise levels. Such criteria will not eliminate outdoor environment noise problems and, as a result, site planning and design should include measures to minimize this impact particularly where the noise is from ground level sources.



**TABLE 3-1**  
**MILITARY NOISE AND SAFETY COMPATIBILITY CRITERIA (CON'T)**

- |    |  |
|----|--|
| 3  | - Because these uses vary considerably by locality and within a general category, particular care should be taken to evaluate and modify guidelines to fit local conditions. Among factors to be considered: labor intensity, structural coverage explosive inflammable characteristics, size of establishment, people density, peak period (including shopper/visitors) concentrations. |
| 4  | - A NLR of 35 should be incorporated into the design and construction of portions of these buildings where the public is received, office areas or where the normal noise level is low.  |
| 5  | - A NLR of 30 should be incorporated into the design and construction of portions of these buildings where the public is received, office areas or where the normal noise level is low.  |
| 6  | - A NLR of 25 should be incorporated into the design and construction of portions of these buildings where the public is received, office areas or where the normal noise level is low.  |
| 7  | - No structures in Clear Zone, no passenger terminals, and no major ground transmission lines in Clear Zones or APZ I.   |
| 8  | - Low intensity office uses only (limited scale of concentration of such uses). Meeting places, auditoriums, etc. not recommended.   |
| 9  | - Excludes hospitals.  |
| 10 | - Excludes chapels.  |
| 11 | - Facilities should be low intensity.  |
| 12 | - Clubhouse not recommended.   |
| 13 | - Concentrated rings with large classes not recommended.   |
| 14 | - A NLR of 30 should be incorporated into buildings for this use.  |
| 15 | - A NLR of 25 should be incorporated into buildings for this use.  |
| 16 | - No structures in Clear Zone.   |
| 17 | - Residential structures should not be permitted.  |
| 18 | - Residential buildings should require a NLR of 30.  |
| 19 | - Residential buildings should require a NLR of 25.  |

\* SLUCM: STANDARD LAND USE CODING MANUAL: A standard system for identifying and coding land use activities. Department of Commerce 1965.



## **Appendix B**

### **Development Displacement Analysis - Santa Barbara Municipal Airport**

Draft

# SANTA BARBARA COUNTY AIRPORT LAND USE COMPATIBILITY PLAN UPDATE

Development Displacement Analysis

Santa Barbara Municipal Airport

Prepared for  
Santa Barbara County  
Association of Governments

June 2019





Draft

# SANTA BARBARA COUNTY AIRPORT LAND USE COMPATIBILITY PLAN UPDATE

Development Displacement Analysis

Santa Barbara Municipal Airport

Prepared for  
Santa Barbara County  
Association of Governments

June 2019

2600 Capitol Ave Suite 200  
Sacramento, CA 95816

Bend	Oakland	San Francisco
Camarillo	Orlando	Santa Monica
Delray Beach	Pasadena	Sarasota
Destin	Petaluma	Seattle
Irvine	Portland	Sunrise
Los Angeles	Sacramento	Tampa
Miami	San Diego	



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# CHAPTER 1

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## Introduction

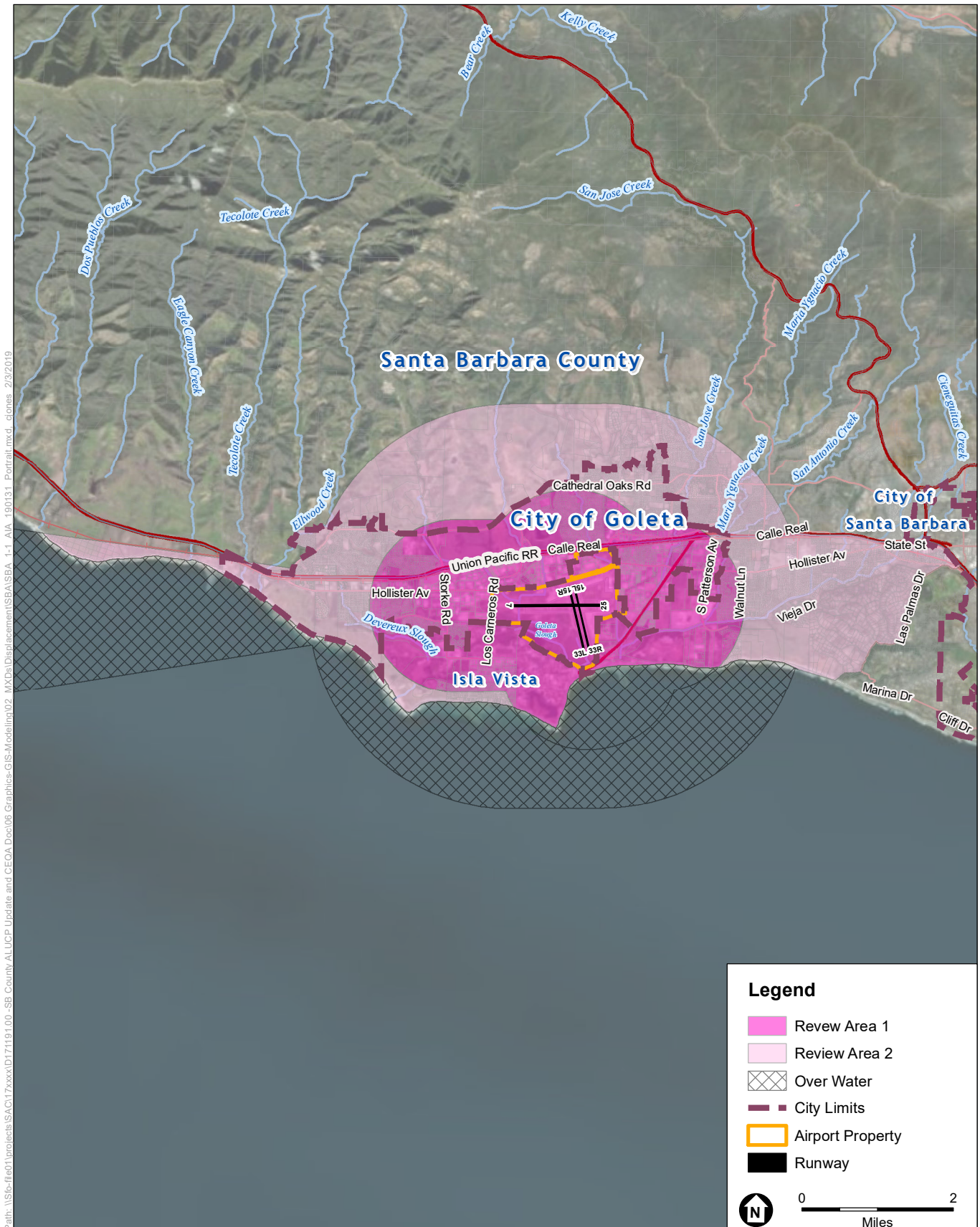
### 1.1 Introduction

Under State law, when an Airport Land Use Commission (ALUC) adopts an Airport Land Use Compatibility Plan (ALUCP), local agencies are required to make their land use documents consistent with the ALUCP or to take steps to override all or part of the ALUCP (Govt. Code §§ 65302(a)-(c)). Because the policies in an updated ALUCP may differ from those in existing land use documents, adoption of an ALUCP may have the effect of “displacing” future development by rendering a previously compatible land use incompatible. Therefore, it is necessary to determine if adoption of an ALUCP would displace future land uses within an Airport Influence Area (AIA). By displacing land use(s) in parts of an AIA, there is the potential for increased growth pressure in other areas. Consequently, displaced development may lead to potential environmental impacts such as localized increases in traffic volumes, noise, and air pollution. The AIA for Santa Barbara Municipal Airport (SBA or Airport) is shown on **Figure 1-1**.

The Draft ALUCP for Santa Barbara County addresses land use in the environs of six airports: Lompoc Airport, New Cuyama Airport, Santa Barbara Municipal Airport, Santa Maria Public Airport, Santa Ynez Airport, and Vandenberg Air Force Base. Separate reports have been prepared for areas around each Airport included in the ALUCP. This report provides the results of the development displacement analysis prepared for Santa Barbara Municipal Airport.

It is important to note that the policies and compatibility criteria in the ALUCP do not apply to land uses that already exist at the time the ALUCP is adopted. Therefore, there is no potential for displacement of already existing development. This also applies to future land use development that although not started or completed has already been “entitled” or approved for development by the responsible local agency. Policies 2.10.1, *Nonconforming Uses*, and 2.10.2, *Development by Right*, in the Draft ALUCP address the applicability of the ALUCP policies to existing land uses.

The Draft ALUCP includes policies focused on noise, safety, airspace protection, and overflight notification. These four “compatibility factors” guide the policy framework of the Draft ALUCP. Compatibility criteria that identify specific land uses as “compatible,” “conditionally compatible,” or “incompatible” are associated with the noise and safety policies. Therefore, this analysis is focused on areas located within the noise contours and safety zones (Review Area 1) identified in the Draft ALUCP. The Community Noise Equivalent Level (CNEL) contours for SBA are shown on **Figure 1-2** and the draft safety zones are shown on **Figure 1-3**.



SOURCE: ESA, 2019.

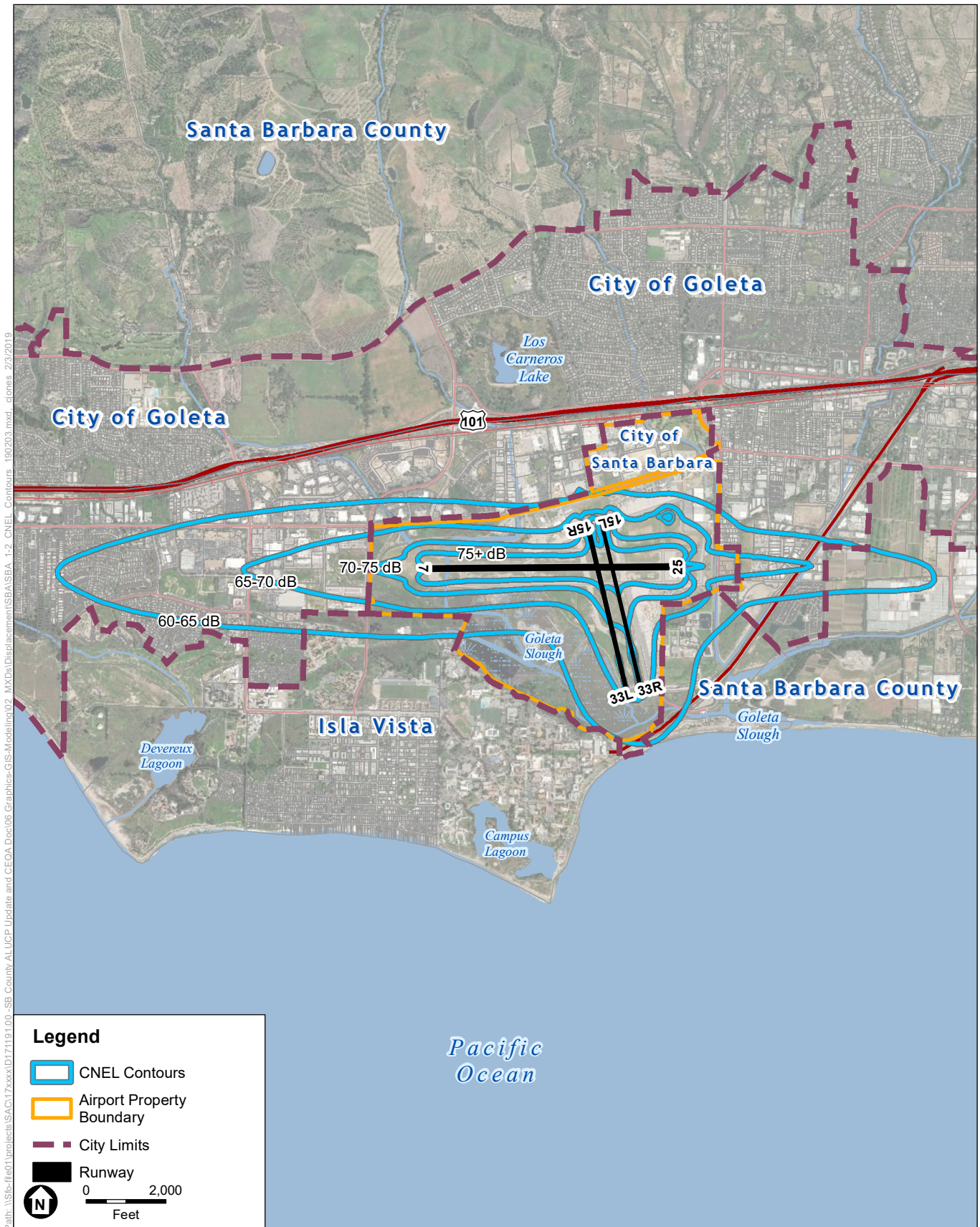
Santa Barbara County ALUCP Update

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**Figure 1-1**  
Santa Barbara Municipal Airport  
Airport Influence Area





SOURCE: ESA, 2019.

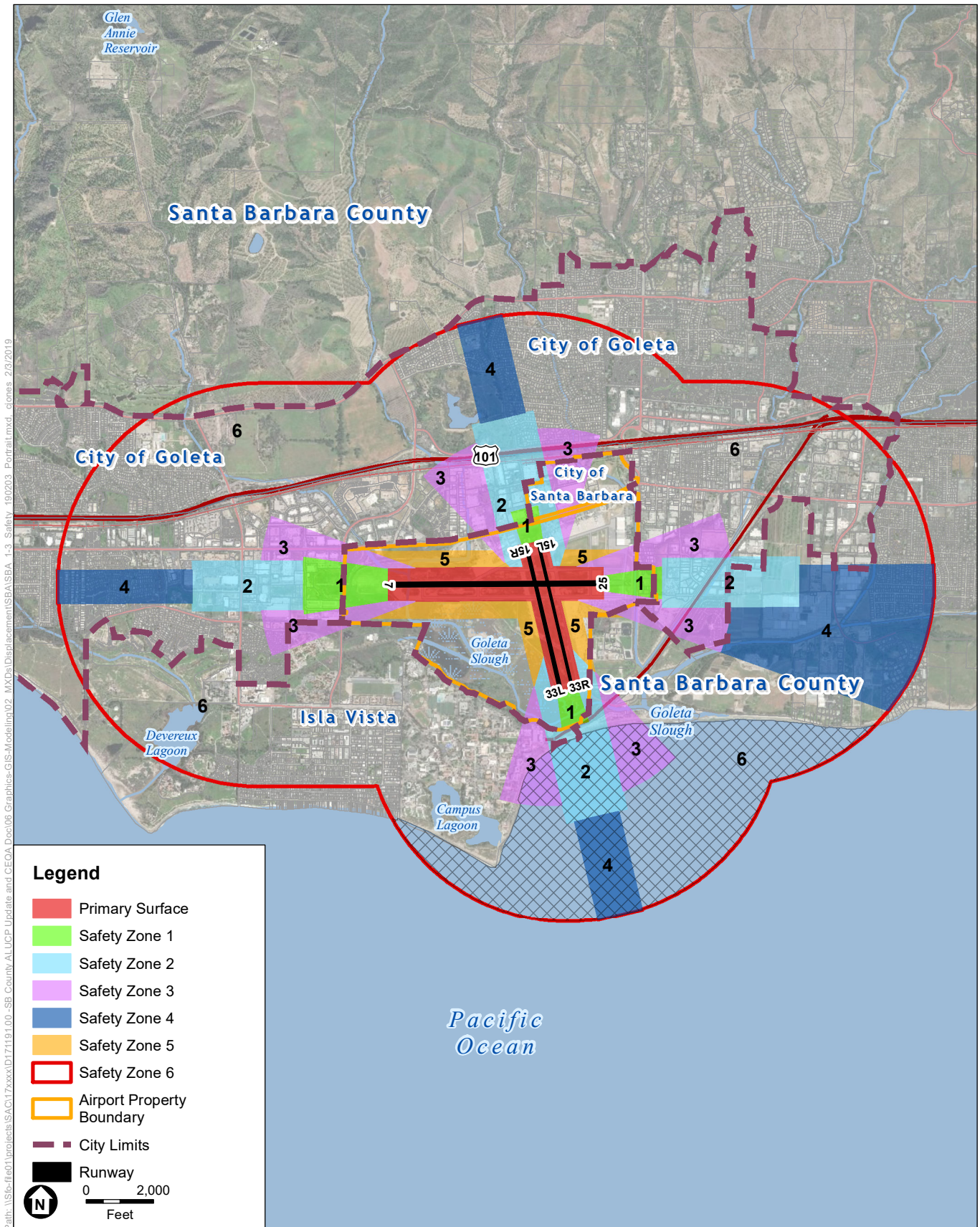
Santa Barbara County ALUCP Update

**DRAFT- For Discussion Purposes Only**



**Figure 1-2**  
Santa Barbara Municipal Airport  
CNEL Contours





SOURCE: ESA, 2019.

Santa Barbara County ALUCP Update

**DRAFT- For Discussion Purposes Only**



**Figure 1-3**  
Santa Barbara Municipal Airport  
Safety Zones

All future development within the AIA, whether it is displaced or not, will be subject to the zoning and permitting authority of the Cities of Goleta, Santa Barbara, and Santa Barbara County. It is likely that future development projects within the updated AIA will undergo environmental review at the project level. Environmental impacts arising from future development projects will have to be specifically considered in the appropriate environmental documents prepared for those projects as a condition of permit issuance.

This development displacement analysis was completed in two phases. Phase 1 identified the land use planning areas and zoning districts that are located in Review Area 1 for the Airport. This included identification of the land uses permitted in these areas. This information is provided in Appendix B to the *Santa Barbara County Airport Land Use Compatibility Plan Update Development Displacement Analysis – Phase 1 - City of Goleta* and Appendix B to the *Santa Barbara County Airport Land Use Compatibility Plan Update Development Displacement Analysis – Phase 1 – Santa Barbara County* (Phase 1 Technical Reports). All vacant and underutilized parcels initially identified for analysis of potential displacement are also identified in the Phase 1 Technical Reports. Information on these parcels was provided in Appendix C to each report. This Phase 2 Technical Report brings the development displacement analysis to a conclusion by identifying those parcels where there is potential for displaced land uses and quantifying it as number of residential dwelling units or acreage/square footage of non-residential land use. The following sections introduce the development displacement analysis discussed in this technical report.

## 1.2 Analysis Approach

Identification of vacant or underutilized parcels was completed during Phase 1 of this analysis. All parcels located within Review Area 1 for the Airport were selected and screened for inclusion in the displacement analysis. A discussion of the screening process completed during Phase 1 is provided in Chapter 2.

## 1.3 Development Displacement Analysis for Residential Land Uses

Housing opportunity sites included in the Housing Elements of the Santa Barbara County Comprehensive Plan and City of Goleta General Plan were reviewed and compared to the noise and safety zone maps, policies, and compatibility criteria in the Draft ALUCP to determine the potential for the displacement of residential land uses within Review Area 1. The only part of the city of Santa Barbara beyond the Airport located in Review Area 1 is within the Santa Barbara Municipal Airport Industrial Area Specific Plan area. The land uses within the Specific Plan are largely industrial and/or commercial, consistent with Airport activities, and preclude development of residential uses. Accordingly, the city of Santa Barbara was excluded from the residential displacement analysis. The results of the development displacement analysis for residential land uses are presented in Chapter 3 of this technical report.

## **1.4 Development Displacement Analysis for Non-Residential Land Uses**

The vacant and underutilized parcels identified during Phase 1 of this analysis were evaluated for potential displacement of future non-residential land uses by comparing the noise and safety compatibility criteria and policies provided in the Draft ALUCP with the applicable local land use regulations. A more detailed description of the analysis is provided in Chapter 4 of this technical report.

# CHAPTER 2

---

## Analysis Approach

### 2.1 Analysis Approach

The development displacement analysis is focused on the potential for conflicts between existing zoning and the proposed policies and compatibility criteria in the Draft ALUCP that may result in the potential displacement of future development. To that end, it was necessary to 1) identify where the ALUCP policies conflict with current zoning and/or general plan land use in the AIA, and 2) identify vacant and partially developed parcels within these areas where the potential for future development may be affected by the policies in the ALUCP. The first step is referred to as the “Crosswalk Analysis” and the second step is called the “Parcel Selection Analysis.” The development displacement analysis was conducted during two phases. Phase 1 provided the results for the first two steps by identifying the vacant and underutilized parcels in Review Area 1 as well as the applicable land use designations, zoning, and permissible land uses. The purpose of Phase 1 of the analysis was two-fold – 1) to identify and, if possible, reconcile any conflicts between existing zoning and the compatibility criteria in the Draft ALUCP before moving on to Phase 2 of the development displacement analysis; and, 2) to identify any parcels that should be included in the analysis. This process is described in detail in the Phase 1 Technical Report. Phase 2 calculates potential displacement by quantifying the number of residential dwelling units and maximum acreage/square footage of area from which non-residential land uses would potentially be displaced. The following sections discuss the approaches taken to complete the entire displacement analysis.

#### 2.1.1 Phase 1 – Land Use and Parcel Identification

##### 2.1.1.1 Crosswalk Analysis

The purpose of this analysis is to identify potential conflicts that may exist between the proposed noise and safety compatibility criteria presented in the Draft ALUCP and existing zoning within the noise contours and safety zones for Santa Barbara Municipal Airport. The Draft ALUCP includes five compatibility criteria tables for a range of generic land uses – two tables addressing noise and safety compatibility criteria for urban airports, two tables addressing noise and safety compatibility criteria for rural airports, and one table that includes the noise and safety compatibility criteria for military airports. SBA is considered an urban airport. The applicable compatibility criteria tables (Tables 3-1 and 3-3) are provided in this report as **Appendix A**.

This analysis is primarily conducted using geographical information system (GIS) data. **Table 1** lists the GIS data used, the source, and the date of the files. GIS shapefiles delineating the noise



contours and safety zones for each airport are overlaid on shapefiles identifying the underlying zoning and general plan land uses. Areas subject to overlay zoning are included in the analysis as well as areas subject to specific plans. The land use data for areas within the noise contours and safety zones is selected for further analysis. The ALUC has no authority over areas owned by the federal government, reservations or tribal trust lands, or lands owned by the State of California, including the University of California Regents. Accordingly, these areas are excluded from the analysis. In addition, the ALUC has no authority over airport operations and airport property devoted to these uses is also excluded from further analysis. For purposes of determining potential displacement, the Santa Barbara County Tax Assessor's parcel database is used to identify parcels located within a noise contour or safety zone.

Once areas belonging to these agencies are identified and removed from the parcel database, data for the remaining areas is then exported to a Microsoft Excel spreadsheet for further processing. The permissible land uses for each zoning district included in the data set are tabulated and then "cross walked" to the equivalent generic land uses provided in the compatibility criteria tables. The compatibility criteria tables identify land uses as "Compatible (C)," "Conditionally Compatible (CC)," or "Incompatible (I)" based on CNEL contour and safety zone. Tables identifying all land uses determined to be "Conditionally Compatible" or "Incompatible" were provided in Appendix B to the Phase 1 Technical Report. For purposes of the displacement analysis, land uses identified as being "Compatible" are not reported as there is no potential for displacement of these uses.

**TABLE 2-1**  
**GIS DATA USED IN THE ANALYSIS**

Data File	File Contents	Source and Date of File
Goleta_Land_Use_09_06.shp	City of Goleta General Plan Land Use	City of Goleta, December 2016
goleta_zoning_areas.shp	City of Goleta Zoning	City of Goleta, October 2015
GoletaNewZoning_RRM.shp	City of Goleta Draft Zoning	City of Goleta, November 2015
Specific_Plan_Areas.shp	Specific Plan Areas	ATAC, 2017
Zoning_polys.shp	Zoning	Santa Barbara County Department of Planning and Development, January 3, 2018
flight_apr&clr_zo&lu_ovly.shp	Airport Approach and Clear Zone Overlays	Santa Barbara County Department of Planning and Development, March 28, 2017
AssessorParcels20170731.shp	Tax Assessor Parcel Database	Santa Barbara County Tax Assessor's Office, July 31, 2017
Santa Barbara County SIDs	Aerial photography for Santa Barbara County	Santa Barbara County Association of Governments, November 2016
Draft Safety Zones	Draft Safety Zones –SBA	ESA, 2018.
Draft Noise Contours	Draft Noise Contours –SMX	ATAC, 2017.

SOURCE: Santa Barbara County Planning and Development, 2017, 2018; City of Goleta, Department of Planning and Environmental Review, 2017.

## 2.1.2 Parcel Selection Analysis

The following sections describe the parcel selection process for the development displacement analysis.

### **2.1.2.1 Analysis Approach**

The development displacement analysis is focused on the potential for conflicts between existing zoning and the proposed policies and compatibility criteria provided in the Draft ALUCP. Specifically, the policies and compatibility criteria associated with the noise contours and safety zones. Accordingly, for purposes of determining potential displacement of future land use, the study area for each airport is determined by its noise contours and safety zones. Parcels within these areas were then subjected to further screening to determine whether they should be included in the analysis.

### **2.1.2.2 Exclusion of Non-Qualifying and Exempt Parcels**

As the study area boundaries do not conform to the boundaries of individual parcels and the jurisdiction of the ALUC is limited, it was necessary to screen the parcels to determine if they should be included in the displacement analysis parcel database. The following sections describe the screening process.

#### ***Ten Percent Threshold***

Parcels with less than 10 percent of their total area located within Review Area 1 were excluded from further analysis.

#### ***Airport Property***

As the ALUC has no authority over airport operations, airport property devoted to aviation uses was removed from the parcel database.

#### ***Federally Owned Parcels***

The ALUC has no authority to review land use actions on federal lands. Accordingly, all parcels owned by the federal government were removed from the parcel database.

#### ***Tribal Lands***

Similarly, the ALUC has no authority over tribal lands. Lands held in trust for a tribe by the United States government and/or are part of a federally-recognized Indian reservation were removed from the database. However, parcels owned by tribes that are not a part of the reservation or tribal trust lands were retained for further analysis.

#### ***State Lands***

State-owned lands are not subject to the authority of the ALUC. This includes lands owned by the Regents of the University of California. Parcels owned by the State were removed from the parcel database.

#### ***Entitled Parcels***

Existing land uses are not subject to the ALUC's review authority. This includes parcels with land uses under development or already approved for development. For purposes of identifying

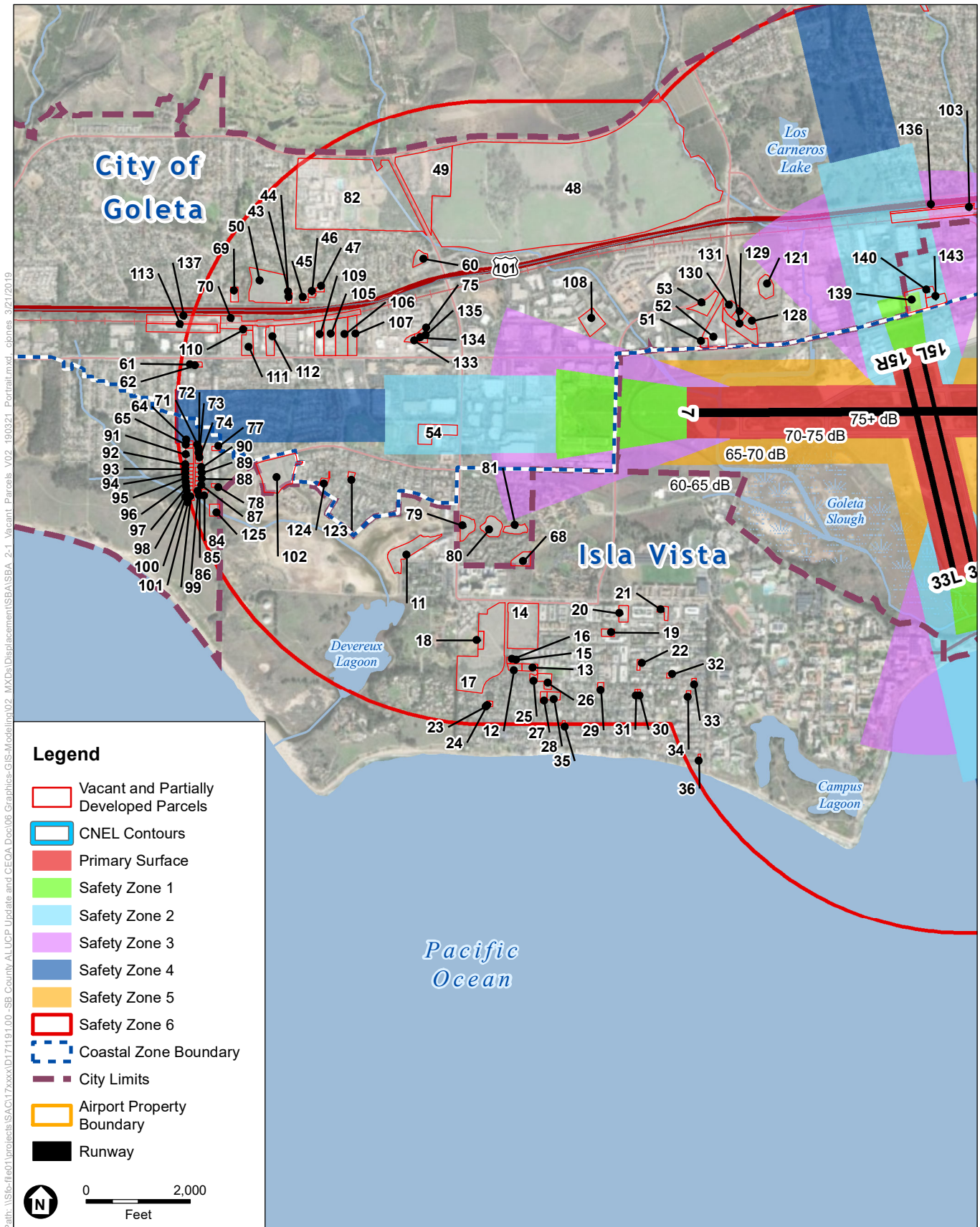
these parcels within the city of Goleta, a list of current projects provided on the city’s website was reviewed for parcels located within Review Area 1. The list was dated July 2018 and identified current development in the city. The website was reviewed for updates in January 2019, but none were identified. For purposes of identifying these parcels within unincorporated Santa Barbara County, a “Cumulative Projects List” produced by the Santa Barbara County Planning and Development Department was retained and reviewed. The latest Cumulative Projects List is dated August 30, 2018. Parcels identified on these Cumulative Projects Lists as approved for development, under development, or developed were removed from the parcel database. Vacant parcels approved for development were removed from the database. Parcels to be only partially developed were retained for analysis of potential infill development. While two parcels included in this analysis were identified on the City of Goleta’s Cumulative Projects List, the nature of the improvements would not result in their full development. Accordingly, no parcels were removed from the database.

### ***Parcels with Existing Development***

Parcels were further screened by overlaying parcel boundaries on aerial photography dated September 2016. Each parcel was examined for existing development. Parcels found to be fully developed were flagged for removal from the analysis. Vacant parcels and parcels that appeared only partially developed or otherwise having infill potential were retained for further analysis. Because of the age of the aerial photograph used to screen the parcels for existing development, the parcels were subjected to a second photo screening using aerial imagery provided in Google Earth. The parcel boundaries were exported in KML format and imported into Google Earth. The most recent useable aerial imagery available in Google Earth was used to conduct this secondary screening. The dates of the most recent useable aerial imagery for SBA was November 2018.

## **2.2 Parcels Selected for Further Analysis**

**Figures 2-1 and 2-2** depicts the parcels retained for further analysis of potential displacement of development. In the city of Goleta, a total of 96 vacant and underutilized parcels out of 6,189 parcels in Review Area 1 were ultimately retained for further analysis. In unincorporated Santa Barbara County, a total of 47 parcels out of 1,415 parcels in Review Area 1 were retained for further analysis. Finally, in the city of Santa Barbara, seven parcels out of 59 parcels in the Santa Barbara Airport Specific Plan area were retained for further analysis. Details on these parcels, including parcel ID number, County tax assessor’s parcel number (APN), jurisdiction, parcel area (square feet) noise contour/safety zone, and zoning district, are provided in **Appendix B**.



SOURCE: ESA, 2019.

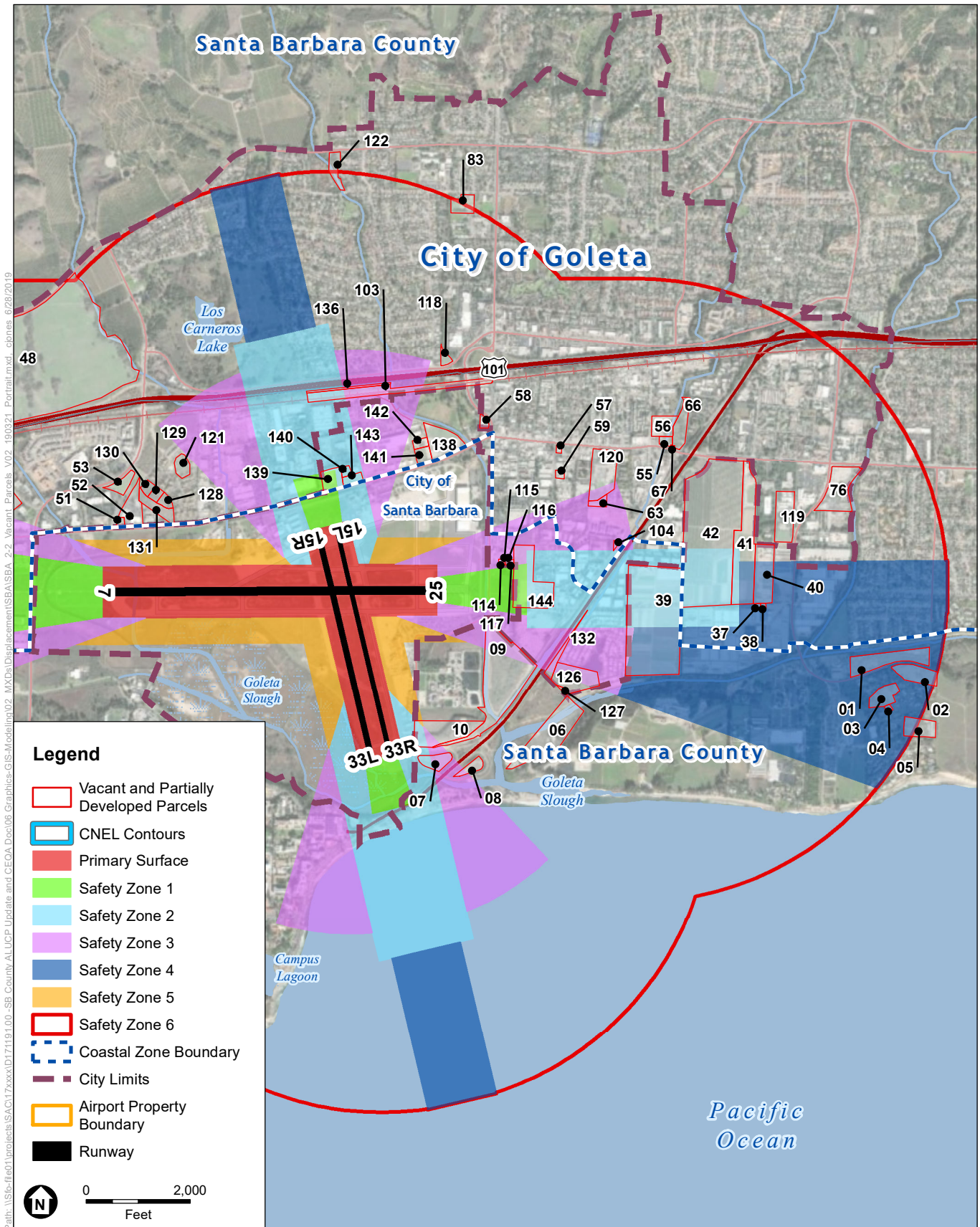
Santa Barbara County ALUCP Update

**DRAFT- For Discussion Purposes Only**



**Figure 2-1**  
Santa Barbara Municipal Airport  
Parcels Selected for Further Analysis - West Side





SOURCE: ESA, 2019.

Santa Barbara County ALUCP Update

**DRAFT- For Discussion Purposes Only**



**Figure 2-2**  
Santa Barbara Municipal Airport  
Parcels Selected for Further Analysis - West Side

## CHAPTER 3

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# Residential Displacement Analysis – Santa Barbara Municipal Airport

### 3.1 Introduction

This chapter presents the results of the development displacement analysis conducted for future residential land use within Review Area 1 of the AIA for Santa Barbara Municipal Airport. Review Area 1 covers areas within the cities of Goleta and Santa Barbara as well as unincorporated Santa Barbara County. This residential displacement analysis was conducted to determine if future residential uses would conflict with the policies in the Draft ALUCP. The analysis was completed using information on the housing opportunity sites provided in the Housing Element of the Santa Barbara County Comprehensive Plan, the Housing Element of the Goleta General Plan, and the noise and safety policies and compatibility criteria contained in the Draft ALUCP. The portion of the city of Santa Barbara located within the AIA is in the Santa Barbara Municipal Airport Industrial/Commercial Specific Plan area. There are no housing opportunity sites located in this area. Accordingly, portions of the city of Santa Barbara located in the AIA were not considered further in this analysis. The residential displacement analysis revealed that implementation of the Draft ALUCP would not result in the displacement of any residential dwelling units in the AIA for Santa Barbara Municipal Airport.

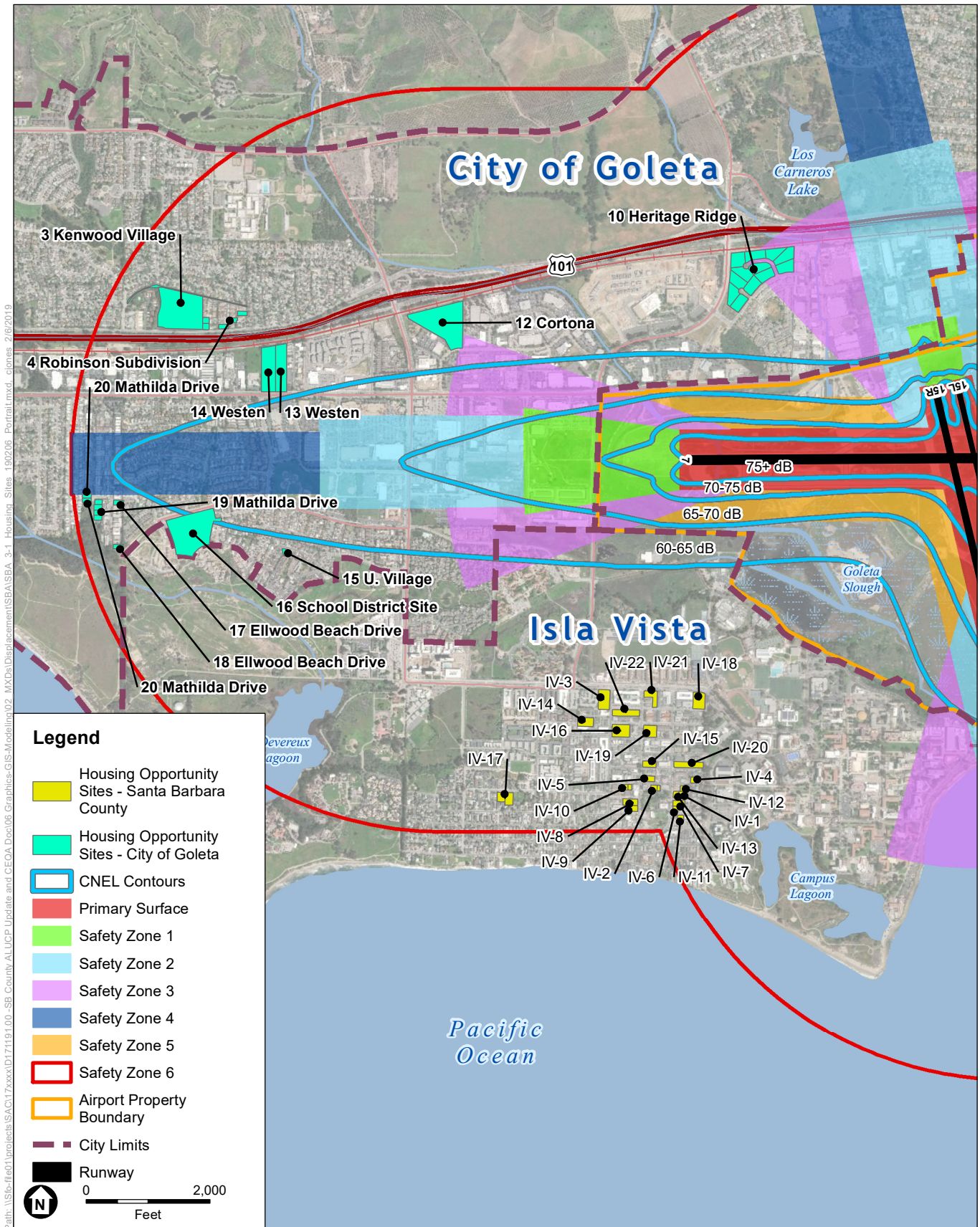
Data on the housing opportunity sites identified in areas of the city of Goleta and unincorporated Santa Barbara County found in Review Area 1 for the Airport is provided in **Appendix C**.

**Figures 3-1** and **3-2** depict their locations.

#### 3.1.1 City of Goleta

Data regarding vacant and underutilized housing opportunity sites were derived from the residential sites inventory included as the technical appendix to the City of Goleta's General Plan/Coastal Land Use Plan Housing Element 2015 to 2030. The residential sites inventory identifies vacant and underutilized residential parcels (housing opportunity sites) in the city of Goleta. The data provided includes the APN, site size (acres), general plan designation, zoning classification, acreage, site description, maximum allowable residential density, maximum number of dwelling units, development constraints, net site acreage, and a realistic dwelling unit counts. The housing opportunity site parcels were mapped relative to the noise contours and safety zones for the Airport. The following sections describe the results of the residential displacement analysis.





SOURCE: ESA, 2019.

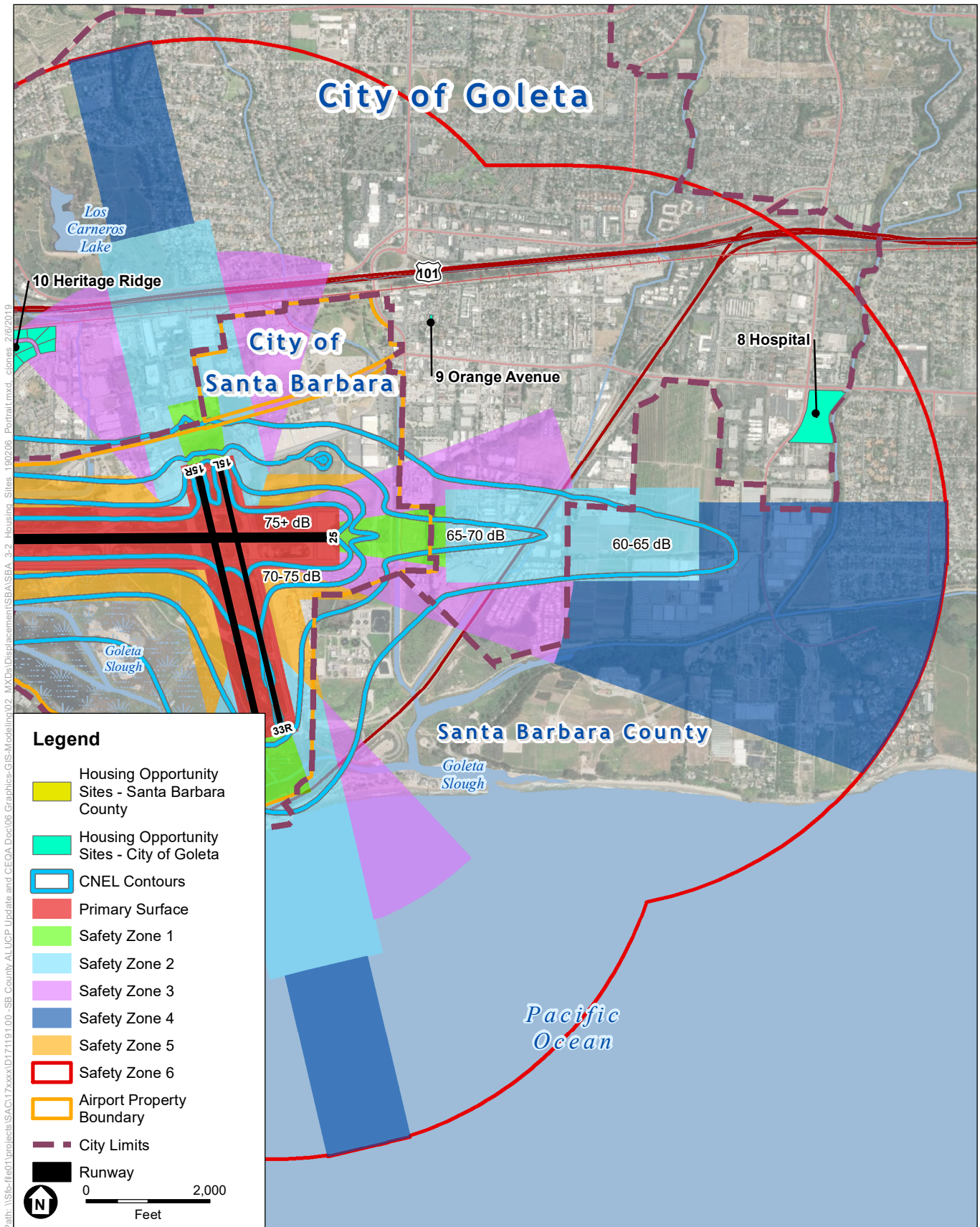
Santa Barbara County ALUCP Update

**DRAFT- For Discussion Purposes Only**



**Figure 3-1**  
Santa Barbara Municipal Airport  
Housing Opportunity Sites - West Side





SOURCE: ESA, 2019.

Santa Barbara County ALUCP Update

**DRAFT- For Discussion Purposes Only**



**Figure 3-2**  
Santa Barbara Municipal Airport  
Housing Opportunity Sites - East Side



### **3.1.1.1 Potential for Displacement Due to Noise Policies**

Two specific ranges of noise exposure were used to determine if residential development displacement could occur: (1) CNEL 60 dB to 65 dB and (2) CNEL 65 to 70 dB and higher. These represent the contours that extend beyond Airport property. The CNEL contours for the Airport were derived from the Environmental Impact Report (EIR) for the Santa Barbara Airport Master Plan. One housing opportunity site (Parcel 16 School District Site) falls within the CNEL 60 to 65 dB contour for SBA. This parcel is zoned for (DR-6) Design Residential 6 Units per Acre under the current zoning ordinance and (RP) Planned Residential under the draft zoning ordinance. Per Table 3-1 in the Draft ALUCP (see Appendix A), residential use is considered compatible in areas exposed to noise between CNEL 60 and 65 dB on the condition that the building structure is capable of attenuating exterior noise to an indoor CNEL of 45 dB. As this would be achieved under typical construction methods, there is no potential for displacement of residential uses as a result of the noise policies contained in the Draft ALUCP.

### **3.1.1.2 Potential for Displacement Due to Safety Policies**

All or parts of seven parcels located in the 10 Heritage Ridge housing opportunity site are located in Safety Zone 3 northwest of the Runway 15R end, a small portion of one housing opportunity site (12 Cortana site) is located in Safety Zone 3, and part of one housing opportunity site (20 Mathilda Drive site) lies in Safety Zone 4 off the Runway 7 end. The remainder of the parcel is located in Safety Zone 6. All other housing opportunity sites in the safety zones for SBA are located in Safety Zone 6. Under the safety policies in the Draft ALUCP, residential uses are considered compatible in Safety Zone 6.

The Heritage Ridge site is approximately 16.63 acres. Approximately 5.86 acres of the 16.63 acre 10 Heritage Ridge site is located in Safety Zone 3. The remainder of the site (approximately 10.77 acres is located in Safety Zone 6). Per the City's Housing Element, the maximum residential density for the 10 Heritage Ridge site is 25 dwelling units per acre. Under the Draft ALUCP, there are no limits on residential density in Safety Zone 6. However, the maximum residential density allowable in Safety Zone 3 is 20 units per acre on the condition that 15 percent of the site meet "open land" criteria and the site or parts of the site is located within 0.25 mile of a 4-lane divided highway, golf course, or other public land qualifying as "open land" and utility lines on site and along the site perimeter must be underground or placed underground in conjunction with project. This would allow for a maximum number of 100 dwelling units on the portion of the 10 Heritage Ridge site located in Safety Zone 3 and 229 dwelling units on the portion in Safety Zone 6. Assuming that 80 percent of the project site is developed, there is potential for the development of approximately 260 dwelling units (79 dwelling units in safety Zone 3 and 181 dwelling units in Safety Zone 6) under the Draft ALUCP. This exceeds the 229 dwelling units identified in the City's Housing Element for the 10 Heritage Ridge site. Accordingly, there is no potential for residential displacement at this site.

A very small portion (approximately 2,800 square feet) of the 12 Cortana site is located in Safety Zone 3. The remainder of the parcel is located in Safety Zone 6. The parcel is within the (DR-20) Design Residential - 20 units per acre zoning district under the current zoning ordinance and (RM) Medium Density residential zoning district under the draft zoning ordinance. The portion of

the parcel in Safety Zone 3 would not affect the residential density allowed for this parcel under current or draft zoning. Furthermore, the site is included on the City's cumulative project list as approved for development and would meet the definition of an existing land use for purposes of the Draft ALUCP. Accordingly, there is no potential for residential displacement at this site.

Part of one parcel at the 20 Mathilda Drive site is located in Safety Zone 4. This parcel is located in the (DR-10) Design Residential -10 units per acre zoning district under the current zoning ordinance and (RP) Planned Residential zoning district under the draft zoning ordinance. Residential uses with densities greater than eight dwelling units per acre and less than or equal to 13 dwelling units are considered compatible in Safety Zone 4 on the condition that maximum lot coverage is 60 percent. Application of the maximum lot coverage to the portion of the parcel located in Safety Zone 4 would reduce the overall site size from 0.24 to 0.20 acres, which would allow for the development of two dwelling units. The maximum number of units that are developable on this parcel per the City's zoning ordinance is two dwelling units. Accordingly, there is no potential for residential displacement at this site.

### 3.1.2 Santa Barbara County

Data regarding vacant and underutilized housing opportunity sites were derived from the 2015-2023 Residential Sites Survey included as Appendix B to the Santa Barbara County Comprehensive Plan Housing Element. The Residential Sites Survey identifies vacant and underutilized residential parcels (housing opportunity sites) in unincorporated Santa Barbara County. The data provided includes the APN, existing zoning classification, allowed residential density, land use designation, acreage, and maximum and realistic dwelling unit counts. The housing opportunity site parcels were mapped relative to the noise contours and safety zones for the Airport. The following sections describe the results of the analysis residential displacement analysis.

#### 3.1.2.1 Potential for Displacement Due to Noise Policies

Santa Barbara County's housing opportunity sites are all located outside the noise contours for the Airport. Accordingly, there is no potential for displacement of residential uses as a result of the noise policies contained in the Draft ALUCP.

#### 3.1.2.2 Potential for Displacement Due to Safety Policies

Santa Barbara County's housing opportunity sites are all located in Safety Zone 6. Under the safety policies in the Draft ALUCP, residential uses are considered compatible in Safety Zone 6. Accordingly, there is no potential for displacement of residential uses as a result of the noise policies contained in the Draft ALUCP.

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# CHAPTER 4

## Non-Residential Displacement Analysis

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### 4.1 Introduction

This chapter presents the results of the development displacement analysis for future non-residential land uses within Review Area 1 of the AIA for Santa Barbara Municipal Airport. The displacement analysis documented in this chapter focuses on vacant and underutilized parcels within the AIA that have the potential to be developed in the future with non-residential land uses that under current zoning would be considered conditionally compatible or incompatible under the Draft ALUCP. The City of Goleta has prepared a draft zoning ordinance and the analysis considered the potential for displacement of future development using this document as well. However, the results of the analysis using the draft zoning ordinance are provided herein for informational purposes only. The analysis was conducted using information from land use plans and zoning ordinances adopted by the Cities of Goleta and Santa Barbara, and Santa Barbara County, and the noise and safety zone maps, policies, and compatibility criteria contained in the Draft ALUCP. The following sections discuss the results of the displacement analysis for areas around the Airport within the cities of Goleta, Santa Barbara, and unincorporated Santa Barbara County that fall within Review Area 1.

### 4.2 Non-Residential Displacement Analysis – Noise

#### 4.2.1 City of Goleta

The noise contour for Santa Barbara Municipal Airport is derived from the EIR for the Santa Barbara Municipal Airport Master Plan Update prepared in 2014. The contour reflects future year (2032) conditions at the Airport. It includes four CNEL bands: 60-65 dB, 65-70 dB, 70-75 dB, and 75+ dB. The areas around the Airport are subject to the urban noise compatibility criteria presented in Table 3-1 in the Draft ALUCP. (See **Appendix A**).

##### 4.2.1.1 CNEL 60-65 dB Contour

As shown on Figures 2-1 and 2-2, all or part of 15 parcels in the city of Goleta fall within the CNEL 60-65 dB contour (Parcels 51, 52, 54, 102, 108, 114, 115, 116, 117, 123, 124, 128, 131, 132, and 144). Parcels 51, 52, and 54 are currently zoned for (C-2) Retail Commercial use ([CG] General Commercial under the draft zoning ordinance). Parcel 102 is currently zoned for (DR-6) Design Residential – 6 Units Per Acre ([RP] Planned Residential under the draft zoning ordinance). Parcel 108 is located in the (M-RP) Industrial Research Park zoning district ([BP] Business Park zoning district under the draft zoning ordinance). Parcels 114, 115, 116, and 117

are located in the (M-1) Light Industrial zoning district ([IS] Service Industrial zoning district under the draft zoning ordinance). Parcels 123 and 124 are located in the (REC) Recreation zoning district ([OSAR] Open Space/Active Recreation zoning district under the draft zoning ordinance). Parcels 128, 131, and 132 are located in the (RES-40) Resource Management - Minimum Lot Size 40 Acres zoning district ([OSPR] Open Space/Passive Recreation zoning district under the draft zoning ordinance). Parcel 144 is located in the (M-S-GOL) Service Industry Goleta zoning district ([IS] Service Industrial zoning district under the draft zoning ordinance). Ten of these parcels (Parcels 54, 102, 114, 115, 116, 117, 123, 124, 132, and 144) are located within the existing (F) Airport Approach Overlay zone.

**Tables 4-1** and **4-2** identify permissible land uses under the current zoning ordinance and the draft zoning ordinance, respectively, that are considered conditionally compatible or incompatible under the Draft ALUCP. As there is no potential for displacement of land uses that are considered compatible, they are not reported herein. As shown in Table 4-1 (current zoning) and Table 4-2 (draft zoning), all land uses permissible on the parcels located in the CNEL 60-65 dB contour would be considered compatible on the condition new structures are capable of attenuating exterior noise to an indoor noise level of CNEL 45 dB (CC 45) or caution is exercised with regard to noise sensitive outdoor uses that may be exposed to or disrupted by aircraft noise events (CC A). Accordingly, there is no potential for displacement on these parcels associated with the noise policies in the Draft ALUCP. Parcels 128, 131, and 132 are not reported in Table 4-2. Under the draft zoning ordinance these parcels are located in the (OSPR) Open Space Passive Recreation zoning ordinance and all permissible land uses in this zoning district are considered compatible in the CNEL 60-65 dB contour under the Draft ALUCP.

**TABLE 4-1**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (CURRENT ZONING) – CNEL 60 dB – 65 dB**

Parcel ID #	APN	Parcel Area in Contour (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
51	073-070-034	25,265	(C-2) Retail Commercial	Outdoor theater (MCUP)	outdoor amphitheaters	CC A
52	073-070-035	159,785		Commercial boarding of small animals (Added by City Ord 07-16, 11/5/07) (MiCUP); Small animal hospitals, provided all animals are kept within a completely enclosed building designed to reduce odor and the level of noise from such animals to the extent that adjacent properties will not be adversely affected by reason of such odor or noise (MiCUP)	zoos; animal shelters/kennels; interactive nature exhibits	CC A
54	073-440-026	188,179				
				Live/work uses (Added by City Ord 12-12, 10/16/12) (MiCUP); Residences provided the residential use is secondary to a permitted or conditionally permitted (i.e., Conditional Use Permit) commercial use in the same lot, except in the MIX-GOL Mixed Use-Goleta Overlay where a secondary residence may be allowed as a permitted use and where a residence may be allowed as the primary use with a minor conditional use permit (Amended by Ord 3985, 2/21/92; Ord 4299, 3/24/98, Ord 4379, 11/16/99) (MiCUP)	residential (including single-family, multi-family, and mobile homes); family day care homes (≤14 children); extended-stay hotels; retirement homes; assisted living; hospitals; nursing homes; intermediate care facilities	CC 45
				Business, professional, and trade schools (P); Indoor theater (P)	auditoriums; concert halls; indoor arenas; places of worship; adult schools; colleges; universities	CC 45
				Hotels and motels (P); Single Room Occupancy Facility (Added by Ord 4128, 11/16/93) (P)	hotels; motels; other transient lodging	CC 45

**TABLE 4-1**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (CURRENT ZONING) – CNEL 60 dB – 65 dB**

Parcel ID #	APN	Parcel Area in Contour (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
51	073-070-034	25,265	(C-2) Retail Commercial	Non-Residential Child Care Center, pursuant to Section 35-292a3 (Added by Ord 4379, 11/16/99) (P)	children's schools (K-12); day care centers (>14 children); libraries	CC 45
52	073-070-035	159,785				
54 (cont.)	073-440-026	188,179				
102	073-090-026	52,100	(DR-6) Design Residential - 6 Units per Acre	Commercial kennels (Added by Ord 4063 8/18/92 Sec 35-2226 (MCUP); Private kennels (Added by Ord 4063 8/18/92) (MiCUP)	zoos; animal shelters/kennels; interactive nature exhibits	CC A
				Dormitories, student housing facilities, residence halls, sororities, and fraternities located in an area where such facilities are to be used by students of a permitted educational institution (MCUP); Residential Child Care Center (Amended by Ord 4063 8/18/92) (MiCUP); Home occupations, subject to the provisions of Sec 35-269 (General Regulations) (P); Keeping of animals (subject to the regulations set forth in the R-1/E-1 district) (P); Single-family, duplex, triplex, and multi-family dwelling units, including developments commonly known as row houses, town houses, condominiums, cluster, and community apartment projects (P); Special Care Homes, subject to the provisions of Section 35-292a4 (Added by Ord 4379, 11/16/99) (P)	residential (including single-family, multi-family, and mobile homes); family day care homes (≤14 children); extended-stay hotels; retirement homes; assisted living; hospitals; nursing homes; intermediate care facilities	CC 45

**TABLE 4-1**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (CURRENT ZONING) – CNEL 60 dB – 65 dB**

Parcel ID #	APN	Parcel Area in Contour (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
102 (cont.)	073-090-026	52,100	(DR-6) Design Residential - 6 Units per Acre	Uses, buildings, and structures incidental, accessory, and subordinate to permitted uses and not involving the maintenance of a commercial enterprise on the premises (Added by Ord 4379, 11/16/99) (P)	residential (including single-family, multi-family, and mobile homes); family day care homes (≤14 children); extended-stay hotels; retirement homes; assisted living; hospitals; nursing homes; intermediate care facilities	CC 45
				Non-Residential Child Care Centers, that are accessory and subordinate to uses permitted by this Section 35-2224, for use by on-site residents and/or employees of the development, when sited and designed to ensure compatibility with other permitted uses on the project site and on adjacent parcels (Added by Ord 4063, 8/18/92) (P)	children's schools (K-12); day care centers (>14 children); libraries	CC 45
108	073-150-025	27,332	(M-RP) Industrial Research Park	Non-Residential Child Care Centers, that are ancillary to uses permitted by this Section 35-233.4. when sited and designed to ensure compatibility with other permitted uses on the project site and on adjacent parcels. (Added by Ord. 4063, 8/18/92; Amended by Ord. 4379, 11/16/99)(P)	children's schools (K-12); day care centers (>14 children); libraries	CC45
114	071-154-002	8,276	(M-1) Light Industrial	Business, professional, and trade schools. (Accessory and incidental to existing industrial uses). (MCUP); Indoor theater. (Accessory and incidental to existing industrial uses). (MCUP)	auditoriums; concert halls; indoor arenas; places of worship; adult schools; colleges; universities	CC 45
115	071-154-003	3,920				
116	071-154-004	7,841				
117	071-154-005	8,276				
				Hotels and motels. (Accessory and incidental to existing industrial uses). (MCUP); Single Room Occupancy Facility. (Added by Ord. 4128, 11/16/93)(Accessory and incidental to existing industrial uses). (MCUP)	hotels; motels; other transient lodging	CC 45



**TABLE 4-1**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (CURRENT ZONING) – CNEL 60 dB – 65 dB**

Parcel ID #	APN	Parcel Area in Contour (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
114	071-154-002	8,276	(M-1) Light Industrial	Non-Residential Child Care Center, pursuant to Section 35-292a.3. (Added by Ord. 4379, 11/16/99) (Accessory and incidental to existing industrial uses). (MCUP);	children's schools (K-12); day care centers (>14 children); libraries	CC 45
115	071-154-003	3,920		Non-Residential Child Care Centers, that are accessory and subordinate to uses permitted by this Section 35-234.4., for use by on-site employees of the development, when sited and designed to ensure compatibility with other permitted uses on the project site and on adjacent parcels. (Added by Ord. 4063, 8/18/92) (P);		
116	071-154-004	7,841		Non-Residential Child Care Centers, that are ancillary to uses permitted by this Section 35-233.4. when sited and designed to ensure compatibility with other permitted uses on the project site and on adjacent parcels. (Added by Ord. 4063, 8/18/92; Amended by Ord. 4379, 11/16/99) (P)		
117 (cont.)	071-154-005	8,276		Small animal hospitals, provided all animals are kept within a completely enclosed building designed to reduce odor and the level of noise from such animals to the extent that adjacent properties will not be adversely affected by reason of such. odor or noise. (P)	zoos; animal shelters/kennels; interactive nature exhibits	CC A
123	073-184-032	9,217	(REC) Recreation	Public riding stables (MCUP); Trout farms (MCUP)	nature preserves; wildlife preserves; horse stables; livestock breeding or farming	CC A
				Zoos (MCUP)	zoos; animal shelters/kennels; interactive nature exhibits	CC A

**TABLE 4-1**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (CURRENT ZONING) – CNEL 60 dB – 65 dB**

Parcel ID #	APN	Parcel Area in Contour (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
123 (cont.)	073-184-032	9,217	(REC) Recreation	Residential structures for a caretaker (Amended by Ord 3992, 2121192) (MiCUP)	residential (including single-family, multi-family, and mobile homes); family day care homes (≤14 children); extended-stay hotels; retirement homes; assisted living; hospitals; nursing homes; intermediate care facilities	CC 45
128	073-070-043	5,008	(RES-40) Resource Management - Minimum Lot Size 40 Acres	Agricultural grazing. (P)	nature preserves; wildlife preserves; horse stables; livestock breeding or farming	CC A
131	073-070-046	93,679		One guest house subject to the provisions of Sec. 35-268 (General Regulations). (P); One single-family dwelling per legal lot. (P); The non-commercial keeping of animals and poultry. (P); The non-commercial keeping of animals. (P)	residential (including single-family, multi-family, and mobile homes); family day care homes (≤14 children); extended-stay hotels; retirement homes; assisted living; hospitals; nursing homes; intermediate care facilities	CC 45
132	071-190-037	5,045				

## NOTES:

- 1 CC: Conditionally Compatible
- 2 CC 45: Indoor Uses: Building structure must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice
- 3 Outdoor Uses: CNEL is acceptable for outdoor activities, although some noise interference may occur; caution should be exercised with regard to noise-sensitive uses
- 4 CC A: Caution should be exercised with regard to noise-sensitive outdoor uses; these uses are likely to be disrupted by aircraft noise events; acceptability is dependent upon characteristics of the specific use. Noise-sensitive land uses are ones for which the associated primary activities, whether indoor or outdoor, are susceptible to disruption by loud noise events. The most common types of noise-sensitive land uses include, but are not limited to, the following: residential, hospitals, nursing facilities, intermediate care facilities, educational facilities, libraries, museums, places of worship, child-care facilities, and certain types of passive recreational parks and open space.
- 5 (P): Permitted
- 6 (CUP): Conditional Use Permit
- 7 (MiCUP): Minor Conditional Use Permit

SOURCE: City of Goleta Zoning Ordinance (Arts. II & III, Chapter 35, Goleta Municipal Code); Santa Barbara County Draft ALUCP, 2019.

**TABLE 4-2**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (DRAFT ZONING) – CNEL 60 dB – 65 dB**

Parcel ID #	APN	Parcel Area in Contour (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
51	073-070-034	25,265	(CG) General Commercial	Colleges and Trade Schools (P); Community Assembly (MU); Instructional Services (P)	auditoriums; concert halls; indoor arenas; places of worship; adult schools; colleges; universities	CC 45
52	073-070-035	159,785		Residential facility, Assisted Living (CU <sup>a</sup> ); Clinic (P); Animal Keeping (P); Caretaker Unit (AU); Skilled Nursing Facility (P)	residential (including single-family, multi-family, and mobile homes); family day care homes (≤14 children); extended-stay hotels; retirement homes; assisted living; hospitals; nursing homes; intermediate care facilities	CC 45
				Day Care Facility (CU); Schools, Private (CU)	children's schools (K-12); day care centers (>14 children); libraries	CC 45
				Boarding, Kennel (CU)	zoos; animal shelters/kennels; interactive nature exhibits	CC A
54	073-440-026	188,179	(CC) Community Commercial	Multiple-Unit Dwelling (CU <sup>a</sup> ); Residential Care Facilities, Small (P); Residential Care Facilities, Large (CU); Clinic (MU); Skilled Nursing Facility (MU); Live/Work Units (MU); Animal Keeping (P); Caretaker Unit (MU); Home Occupation (P)	residential (including single-family, multi-family, and mobile homes); family day care homes (≤14 children); extended-stay hotels; retirement homes; assisted living; hospitals; nursing homes; intermediate care facilities	CC 45
				Colleges and Trade Schools (CU); Cultural Institutions and Facilities (P); Indoor Sports and Recreation (P)	auditoriums; concert halls; indoor arenas; places of worship; adult schools; colleges; universities	CC 45
				Hotels and Motels (P)	hotels; motels; other transient lodging	CC 45
				Day Care Facility (MU); Schools, Private (CU)	children's schools (K-12); day care centers (>14 children); libraries	CC 45

**TABLE 4-2**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (DRAFT ZONING) – CNEL 60 dB – 65 dB**

Parcel ID #	APN	Parcel Area in Contour (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
102	073-090-026	52,100	(RP) Planned Residential	Single-Unit Dwelling, Detached (P); Single-Unit Dwelling, Attached (P); Multiple-Unit Development (P); Accessory Dwelling Unit (P); Family Day Care, Small (P); Family Day Care, Large (P); Group Residential (CU); Residential Care Facilities, Small (P); Residential Care Facilities, Large (CU); Single Room Occupancy Housing (CU); Supportive Housing (P); Transitional Housing (P); Animal Keeping (P); Home Occupation (P);	residential (including single-family, multi-family, and mobile homes); family day care homes ( $\leq 14$ children); extended-stay hotels; retirement homes; assisted living; hospitals; nursing homes; intermediate care facilities	CC 45
				Day Care Facility (MU)	children's schools (K-12); day care centers ( $> 14$ children); libraries	CC 45
108	073-150-025	27,332	(BP) Business Park	Day Care Facility (MU)	children's schools (K-12); day care centers ( $> 14$ children); libraries	CC 45
				Hospital (CU); Clinic (MU); Skilled Nursing Facility (MU); Animal Keeping (P); Caretaker Unit (P); Home Occupations (P)	residential (including single-family, multi-family, and mobile homes); family day care homes ( $\leq 14$ children); extended-stay hotels; retirement homes; assisted living; hospitals; nursing homes; intermediate care facilities	CC 45

**TABLE 4-2**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (DRAFT ZONING) – CNEL 60 dB – 65 dB**

Parcel ID #	APN	Parcel Area in Contour (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
114	071-154-002	8,276	(IS) Service Industrial	Hospital (CU); Clinic (CU); Skilled Nursing Facility (CU); Animal Keeping (P); Caretaker Unit (MU)	residential (including single-family, multi-family, and mobile homes); family day care homes ( $\leq 14$ children); extended-stay hotels; retirement homes; assisted living; hospitals; nursing homes; intermediate care facilities	CC 45
115	071-154-003	3,920				
116	071-154-004	7,841				
117	071-154-005	8,276				
144	071-170-079	338,355		Day Care Facility (CU)	children's schools (K-12); day care centers ( $> 14$ children); libraries	CC 45
				Veterinary Services (P)	zoos; animal shelters/kennels; interactive nature exhibits	CC A
123	073-184-032	9,217	(OSAR) Open Space/Active Recreation	Animal Keeping (P); Caretaker Units (P)	residential (including single-family, multi-family, and mobile homes); family day care homes ( $\leq 14$ children); extended-stay hotels; retirement homes; assisted living; hospitals; nursing homes; intermediate care facilities	CC 45

## NOTES:

- 1 CC: Conditionally Compatible
- 2 CC 45: Indoor Uses: Building structure must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice
- 3 Outdoor Uses: CNEL is acceptable for outdoor activities, although some noise interference may occur; caution should be exercised with regard to noise-sensitive uses
- 4 CC A: Caution should be exercised with regard to noise-sensitive outdoor uses; these uses are likely to be disrupted by aircraft noise events; acceptability is dependent upon characteristics of the specific use. Noise-sensitive land uses are ones for which the associated primary activities, whether indoor or outdoor, are susceptible to disruption by loud noise events. The most common types of noise-sensitive land uses include, but are not limited to, the following: residential, hospitals, nursing facilities, intermediate care facilities, educational facilities, libraries, museums, places of worship, child-care facilities, and certain types of passive recreational parks and open space.
- 5 (P): Permitted
- 6 (CU): Conditional Use
- 7 (MU): Minor Conditional Use Permit
- 8 <sup>a</sup>: Only in mixed use developments

SOURCE: City of Goleta Zoning Ordinance, Revised Draft, January 2019; ESA 2019.

#### 4.2.1.2 CNEL 65-70 dB Contour

As shown on Figure 1-2, part of one parcel, Parcel 144, falls within the CNEL 65-70 dB contour. The part of Parcel 144 within the CNEL 65-70 dB contour is located in the (M-S-GOL) Service Industrial – Goleta zoning district ([IS] Service Industrial zoning district under the draft zoning ordinance). This parcel is also located within the current (F) Airport Approach Overlay zone.

As shown in **Table 4-3**, excluding “day care centers,” “watchman’s quarters,” and “small animal hospitals,” all uses permissible on Parcel 144 under the current zoning ordinance are considered compatible on the condition that new structures are capable of attenuating exterior noise to an indoor noise level of CNEL 50 dB (CC 50) or caution is exercised with regard to noise sensitive outdoor uses that may be exposed to or disrupted by aircraft noise events (CC A).

“Non-residential day care centers,” permissible in the (M-S-GOL) Service Industrial – Goleta zoning district as well as a residence used as a watchman’s quarters and “small animal hospitals,” are considered incompatible under the noise policies in the Draft ALUCP. As previously stated this parcel is located within the (F) Airport Approach Overlay zone. Per the current zoning ordinance, residential development, except for reconstruction, alterations, and construction of new single-family homes on existing lots and single family residential land divisions representing a density less than or equal to four units per gross acre are not generally permitted in the Airport Approach zone. Similarly, non-residential uses that would result in large concentrations of people (more than 25 persons per gross acre), including but not limited to schools, office buildings, shopping centers, hospitals, and stadiums, are also not generally permitted in the Airport Approach Overlay zone. Accordingly, it is unlikely that the uses identified as being incompatible under the noise policies in the Draft ALUCP would be developable on Parcel 144 under current zoning and there is no potential for displacement on this parcel.

As shown in **Table 4-4**, under the draft zoning ordinance, excluding “day care facilities,” “hospital,” “clinic,” “skilled nursing facility,” “veterinary services,” “animal keeping,” and “caretaker unit,” all uses permissible on Parcel 144 would be considered compatible on the condition new structures are capable of attenuating exterior noise to an indoor noise level of CNEL 50 dB (CC 50) (CNEL 45 dB for hotels and motels) or caution is exercised with regard to noise sensitive outdoor uses that may be exposed to or disrupted by aircraft noise events (CC A). This parcel is located within the (AE) Airport Environs overlay district which include similar restrictions to those employed under the current (F) Airport Approach Overlay. Accordingly, it is unlikely that the uses identified as being incompatible under the noise policies in the Draft ALUCP would be developed in these areas and there is no potential for displacement on these parcels.

**TABLE 4-3**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (CURRENT ZONING) – CNEL 65 dB – 70 dB**

Parcel ID #	APN	Parcel Area in Contour (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
144	071-170-079	656,360	(M-S-GOL) Service Industrial - Goleta	A residence, provided the residential use serves as a watchman's quarters, and is secondary, as defined in DIVISION 2, DEFINITIONS, to a primary industrial or commercial use on the same lot. (MiCUP)	residential (including single-family, multi-family, and mobile homes); family day care homes (≤14 children); extended-stay hotels; retirement homes; assisted living; hospitals; nursing homes; intermediate care facilities	I
				Emergency Shelter. (Added by Ord. 4128, 11116/93) (P)	public safety facilities (e.g., police, fire stations)	CC 50
				Non-Residential Child Care Centers, that are accessory and subordinate to uses permitted by this Section 35-227.3, for use by on-site employees of the development, when sited and designed to ensure compatibility with other permitted uses on the project site and on adjacent parcels. (Added by ord. 4063, 1118/92) (P)	children's schools (K-12); day care centers (>14 children); libraries	I
				Small animal hospitals, provided all animals are kept within a completely enclosed building designed to reduce odor and the level of noise from such animals to the extent that adjacent properties will not be adversely affected by reason of such odor or noise. (P)	zoos; animal shelters/kennels; interactive nature exhibits	I

## NOTES:

- 1 CC: Conditionally Compatible
- 2 CC 45/50: Indoor Uses: Building structure must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice
- 3 Outdoor Uses: CNEL is acceptable for outdoor activities, although some noise interference may occur; caution should be exercised with regard to noise-sensitive uses
- 4 CC A: Caution should be exercised with regard to noise-sensitive outdoor uses; these uses are likely to be disrupted by aircraft noise events; acceptability is dependent upon characteristics of the specific use. Noise-sensitive land uses are ones for which the associated primary activities, whether indoor or outdoor, are susceptible to disruption by loud noise events. The most common types of noise-sensitive land uses include, but are not limited to, the following: residential, hospitals, nursing facilities, intermediate care facilities, educational facilities, libraries, museums, places of worship, child-care facilities, and certain types of passive recreational parks and open space.
- 5 (P): Permitted
- 6 (CUP): Conditional Use Permit
- 7 (MiCUP): Minor Conditional Use Permit

SOURCE: City of Goleta Zoning Ordinance (Arts. II & III, Chapter 35, Goleta Municipal Code); Santa Barbara County Draft ALUCP, 2019.

**TABLE 4-4**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (DRAFT ZONING) – CNEL 65 dB – 70 dB**

Parcel ID #	APN	Parcel Area in Contour (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
144	071-170-079	656,360	(IS) Service Industrial	Day Care Facility (CU)	children's schools (K-12); day care centers (>14 children); libraries	I
				Veterinary Services (P)	zoos; animal shelters/kennels; interactive nature exhibits	I
				Community Garden (P)	community parks; regional parks; golf courses; tennis courts; athletic fields; outdoor spectator sports; fairgrounds; water recreation facilities	CC A
				Hospital (CU); Clinic (P); Skilled Nursing Facility (P); Animal Keeping (P); Caretaker Unit	residential (including single-family, multi-family, and mobile homes); family day care homes (≤14 children); extended-stay hotels; retirement homes; assisted living; hospitals; nursing homes; intermediate care facilities	I
				Automobile Rentals (P); Automobile/Vehicle Sales and Leasing (P); Automobile/Vehicle Service and Repair, Major (MU); Automobile/Vehicle Service and Repair, Minor (MU); Adult Live Entertainment Theater (CU); Adult Motion Picture or Video Arcade (CU); Adult Motion Picture Theater (CU)	retail sales; eating/drinking establishments; movie theaters; personal services	CC 50

## NOTES:

- 1 CC: Conditionally Compatible
- 2 CC 45/50: Indoor Uses: Building structure must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice
- 3 Outdoor Uses: CNEL is acceptable for outdoor activities, although some noise interference may occur; caution should be exercised with regard to noise-sensitive uses
- 4 CC A: Caution should be exercised with regard to noise-sensitive outdoor uses; these uses are likely to be disrupted by aircraft noise events; acceptability is dependent upon characteristics of the specific use. Noise-sensitive land uses are ones for which the associated primary activities, whether indoor or outdoor, are susceptible to disruption by loud noise events. The most common types of noise-sensitive land uses include, but are not limited to, the following: residential, hospitals, nursing facilities, intermediate care facilities, educational facilities, libraries, museums, places of worship, child-care facilities, and certain types of passive recreational parks and open space.
- 5 (P): Permitted
- 6 (CU): Conditional Use Permit
- 7 (MU): Minor Conditional Use Permit

SOURCE: City of Goleta Zoning Ordinance, Revised Draft, January 2019; ESA 2019.



## 4.2.2 City of Santa Barbara

Analysis indicates that the Santa Barbara Municipal Airport Industrial/Commercial Specific Plan area is located outside the noise contours for the Airport. Accordingly, portions of the city of Santa Barbara located in the AIA were not considered further in evaluating potential displacement associated with the noise policies in the Draft ALUCP.

## 4.2.3 Santa Barbara County

As shown on Figure 1-2, the noise contours are primarily limited to Airport property and the city of Goleta to the west with portions of the CNEL 60-65 dB and CNEL 65-70 dB contours extending southeast into unincorporated Santa Barbara County.

### 4.2.3.1 CNEL 60-65 dB Contour

As shown on Figure 2-2, all or parts of nine parcels fall within the CNEL 60-65 dB contour (Parcels 07, 09, 10, 37, 38, 39, 40, 41, and 42). Parcels 07, 09, and 10, and are located in the (PU) Public Utilities – Coastal Zone zoning district and Parcels 37, 38, 39, 40, 41, and 42 are located in the (AG-I-10) Agriculture I/Minimum Lot Size- 10 Acres gross. As shown in **Table 4-5**, all uses permissible on the parcels located in the CNEL 60-65 dB contour would be considered compatible on the condition new structures are capable of attenuating exterior noise to an indoor noise level of CNEL 45 dB (CC 45) or caution is exercised with regard to noise sensitive outdoor uses that may be exposed to or disrupted by aircraft noise events (CC A). Accordingly, there is no potential for displacement on these parcels associated with the noise policies in the Draft ALUCP.

### 4.2.3.2 CNEL 65-70 dB Contour

There are no vacant or underutilized parcels in unincorporated Santa Barbara County within the CNEL 65-70 dB contour. Accordingly, there is no potential for displacement in this contour.

**TABLE 4-5**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – CNEL 60 dB – 65 dB**

Parcel ID #	APN	Parcel Area in Contour (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
07	071-200-012	147,668	(PU CZ) Public Utility – Coastal Zone	Animal keeping (except equestrian facilities, see RECREATION) (S); Equestrian facility - Public or commercial (CUP)	nature preserves; wildlife preserves; horse stables; livestock breeding or farming	CC A
09	071-200-023	362,419				
10	071-200-025	369,824		Conference center (CUP); Meeting facility, religious (CUP); Meeting facility, public or private (CUP); School - Business, professional or trade (CUP)	auditoriums; concert halls; indoor arenas; places of worship; adult schools; colleges; universities	CC 45
				Library, museum (CUP); School (CUP); Day care center, Non-residential (MCUP)	children's schools (K-12); day care centers (>14 children); libraries	CC 45
				Medical services - Extended care (CUP); Medical services - Hospital (CUP)	residential (including single-family, multi-family, and mobile homes); family day care homes (≤14 children); extended-stay hotels; retirement homes; assisted living; hospitals; nursing homes; intermediate care facilities	CC 45
37	071-190-008	10,019	(AG-I-10) Agriculture II/Minimum Lot Size- 10 Acres gross	School - Business, professional or trade (CUP)	auditoriums; concert halls; indoor arenas; places of worship; adult schools; colleges; universities	CC 45
38	071-190-009	10,019				
39	071-190-004	1,122,106				
40	071-140-071	74,923		Animal keeping (except equestrian facilities, see RECREATION) (S); Equestrian facilities (CUP); Animal keeping (except equestrian facilities, see RECREATION) (S)	nature preserves; wildlife preserves; horse stables; livestock breeding or farming	CC A
41	071-140-072	187,744				
42	071-140-064	634,669				
				Meeting facility, public or private (CUP)	auditoriums; concert halls; indoor arenas; places of worship; adult schools; colleges; universities	CC 45
				Meeting facility, religious (CUP)		
				Museum (CUP)	children's schools (K-12); day care centers (>14 children); libraries	CC 45
				School (CUP)		

**TABLE 4-5**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – CNEL 60 dB – 65 dB**

Parcel ID #	APN	Parcel Area in Contour (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
37	071-190-008	10,019	(AG-I-10) Agriculture II/Minimum Lot Size- 10 Acres gross	Agricultural employee housing, 4 or fewer employees (P);	hotels; motels; other transient lodging	CC 45
38	071-190-009	10,019		Agricultural employee housing, 5 or more employees (CUP)		
39	071-190-004	1,122,106				
40	071-140-071	74,923	(cont.)	Dwelling, one-family (P); Farmworker dwelling unit (P); Farmworker housing complex (P); Guesthouse (P); Home occupation (P); Monastery (CUP); Residential accessory uses and structures (P); Residential second unit - attached (5) (P); Residential second unit - detached (5) (P); Special care home, 7 or more clients (MCUP); Large family day care home (P); Small family day care home (E); Day care center, Residential (MCUP)	residential (including single-family, multi-family, and mobile homes); family day care homes (≤14 children); extended-stay hotels; retirement homes; assisted living; hospitals; nursing homes; intermediate care facilities	CC 45
41	071-140-072	187,744				
42	071-140-064	634,669				
				Day care center, Non-residential (MCUP)	children's schools (K-12); day care centers (>14 children); libraries	CC 45
				Medical services - Animal hospital (MCUP)	zoos; animal shelters/kennels; interactive nature exhibits	CC A

## NOTES:

- 1 CC: Conditionally Compatible
- 2 CC 45: Indoor Uses: Building structure must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice
- 3 Outdoor Uses: CNEL is acceptable for outdoor activities, although some noise interference may occur; caution should be exercised with regard to noise-sensitive uses
- 4 CC A: Caution should be exercised with regard to noise-sensitive outdoor uses; these uses are likely to be disrupted by aircraft noise events; acceptability is dependent upon characteristics of the specific use. Noise-sensitive land uses are ones for which the associated primary activities, whether indoor or outdoor, are susceptible to disruption by loud noise events. The most common types of noise-sensitive land uses include, but are not limited to, the following: residential, hospitals, nursing facilities, intermediate care facilities, educational facilities, libraries, museums, places of worship, child-care facilities, and certain types of passive recreational parks and open space.
- 5 (P): Permitted
- 6 (CUP): Conditional Use Permit
- 7 (MCUP): Minor Conditional Use Permit
- 8 (E): Allowed use, no permit required (Exempt)

SOURCE: Santa Barbara County Zoning Ordinance; ESA 2019.

### 4.3 Non-Residential Displacement Analysis - Safety

SBA includes six safety zones subject to the safety compatibility criteria for urban airports, included in Table 3-4 in the Draft ALUCP (See Appendix A). Figure 1-2 depicts the safety zones for the Airport. Areas to the north, west, and immediate east of the Airport are located in the city of Goleta. An area located north of the Runway 25 end, between Hollister Avenue and Highway 101 is located in the city of Santa Barbara's Santa Barbara Municipal Airport Industrial/Commercial Specific Plan area. Areas to the south of the Airport are located in unincorporated Santa Barbara County and include the community of Isla Vista, adjacent to the University of California at Santa Barbara.

Areas located within the safety zones fall within 22 primary zoning districts, six overlay zones, and two specific plan areas. In addition, the City of Goleta is partially located within the Coastal Zone as delineated by the California Coastal Commission pursuant to the California Coastal Act of 1976 (Pub. Res. Code §§ 30000-30900). The City has prepared a separate zoning ordinance, using the same zoning district designations for areas within the Coastal Zone. The primary zoning districts include:

- (R-1) Single-Family Residential District
- (R-2) Two-Family Residential District
- (AG-I-10) Agriculture I – 10 Acre Parcel District
- (AG-I-40) 40 Acre Parcel District
- (C-1) Limited Commercial District
- (C-2) Retail Commercial District
- (C-3) General Commercial District
- (C-V) Resort/Visitor Serving Commercial District
- (CH) Highway Commercial District
- (CN) Neighborhood Commercial District
- (SC) Shopping Center District
- (DR) Design Residential District
- (M-1) Light Industry District
- (M-RP) Industrial Research Park District
- (M-S-GOL) Service Industry – Goleta District
- (MHP) Mobile Home Planned Development District
- (MHS) Mobile Home Subdivision District
- (PI) Professional and Institutional District
- (REC) Recreation District
- (RES-40) Resource Management/...Parcel Size – 40 Acres District
- (PRD) Planned Residential Development District
- (PU) Public Works, Utilities and Private Service Facilities

The six overlay zones include:

- (F) Airport Approach Overlay
- (MIX-GOL) Mixed Use- Goleta Overlay
- (AH) Affordable Housing Overlay
- (FA) Flood Hazard Area Overlay
- (HO) Hotel Overlay
- (H) Hospital Overlay

In addition to the overlay zones, the draft safety zones cover or intersect the Old Town Goleta Redevelopment Area, the Old Town Heritage District, the Camino Real Marketplace Specific Plan area, and the Cabrillo Business Park Specific Plan area.

The City of Goleta has prepared a draft zoning ordinance to replace the current zoning ordinance. This development displacement analysis investigates both zoning ordinances. Under the draft zoning ordinance, areas located within the safety zones fall within 19 primary zoning districts, four overlay zones, and two Specific Plan Districts. The (AG) Agriculture zoning district includes (AG-5) Agriculture – 5 Acre Parcel and (AG-40) Agriculture – 40 Acre Parcel. The (RS) Single Family zoning district includes areas zoned for (RS-7) Single Family – 7,000 Sq. Ft. Lot, (RS-8) Single Family – 8,000 Sq. Ft. Lot, and (RS-10) Single Family – 10,000 Sq. Ft. Lot. The primary zoning districts include:

- (AG) Agriculture
- (OSAR) Open Space – Active Recreation
- (OSPR) Open Space – Passive Recreation
- (RS) Single Family
- (RM) Residential Medium Density
- (RH) Residential High Density
- (RP) Planned Residential
- (RMHP) Mobile Home Park
- (CC) Community Commercial
- (CG) General Commercial
- (CI) Intersection Commercial
- (CR) Regional Commercial
- (VS) Visitor Serving Commercial
- (OT) Old Town
- (IG) General Industrial
- (IS) Service Industrial
- (BP) Business Park
- (OI) Office Institutional
- (PQ) Public and Quasi-Public

The four overlay zones include:

- (AE) Airport Environs
- (AHO) Affordable Housing
- (OTH) Old Town Heritage
- (H) Hospital Overlay

The (AE) Airport Environs and (H) Hospital Overlay are consistent with the equivalent overlays under the current zoning ordinance. In addition to the overlay zones, the draft safety zones cover or intersect the Camino Real Marketplace Specific Plan District, and the Cabrillo Business Park Specific Plan District.

Areas of unincorporated Santa Barbara County within the safety zones include 25 zoning districts and four overlay zones. These zoning districts include:

- (10-R-1) Single Family/Minimum Lot Size- 10,000 sq. feet net
- (20-R-1) Single Family/Minimum Lot Size- 20,000 sq. feet net
- (7-R-1) Single Family/Minimum Lot Size- 7,000 sq. feet net
- (7-R-2) Two Family/Minimum Lot Size- 7,000 sq. feet net
- (8-R-1) Single Family/Minimum Lot Size- 8,000 sq. feet net
- (AG-I-10) Agriculture I/Minimum Lot Size- 10 Acres gross
- (AG-I-5) Agriculture I/Minimum Lot Size- 5 Acres gross
- (AG-II-100) Agriculture II/Minimum Lot Size- 100 Acres gross
- (AG-II-40) Agriculture II/Minimum Lot Size- 40 Acres gross
- (C-2) Retail Commercial
- (DR-1) Design Residential 1 unit/acre gross
- (DR-3) Design Residential 3 units/acre gross

- (DR-4.6) Design Residential 4.6 units/acre gross
- (DR-6) Design Residential 6 units/acre gross
- (PI) Professional and Institutional
- (PRD-58) Planned Residential Development- 58 units
- (PU) Public Works Utilities and Private Services Facilities
- (REC) Recreation
- (RES-100) Resource Management/Minimum Parcel Size 100 Acres gross (Coastal Zone)
- (RES-40) Resource Management/Minimum Parcel Size 40 Acres gross (Coastal Zone)
- (SC) Shopping Center
- (SR-H-20) High Density Student Residential/Minimum Lot Size 7,000 sq. feet net/20 units per acre gross
- (SR-H-30) High Density Student Residential/Minimum Lot Size 7,000 sq. feet net/30 units per acre gross
- (SR-M-18) Medium Density Student Residential/Minimum Lot Size 7,000 sq. feet net/18 units per acre gross
- (SR-M-8) Medium Density Student Residential/Minimum Lot Size 7,000 sq. feet net/8 units per acre gross

In addition, portions of the safety zones fall within four overlay zones.

- Airport Approach (F) Overlay Zone
- 100-Year Flood Zone Hazard (FA) Overlay Zone
- Design Control Overlay
- Environmentally Sensitive Habitat Area Overlay Zone.

### 4.3.1 City of Goleta

The following sections discuss the potential for displacement due to the safety policies in the Draft ALUCP for those areas of the city of Goleta within Review Area 1.

#### 4.3.1.1 Safety Zone 1

Part of one parcel, Parcel 144, is found in Safety Zone 1 off the Runway 7 end. Parcel 144 is within the (M-S-GOL) Service Industrial - Goleta zoning district ([IS] Service Industrial zoning district in the draft zoning ordinance) and is located within the Coastal Zone. **Table 4-7** identifies the permissible uses under the current zoning ordinance that are considered incompatible under the safety policies in the Draft ALUCP. **Table 4-8** identifies the permissible uses under the draft zoning ordinance that would be considered incompatible in Safety Zone 1 under the Draft ALUCP. As shown in Tables 4-7 and 4-8, all uses are considered incompatible in Safety Zone 1 under the Draft ALUCP. However, all of Parcel 144 is located in the Airport Clear Zone portion of the current (F) Airport Approach Overlay zone. Excluding “wholesale nurseries,” “parking lots,” “automobile wrecking yards,” and “mini-storage warehouses,” all uses currently permitted in this zoning district are not allowed in the (F) Airport Approach Overlay zone. Accordingly, these four uses would be potentially displaced from approximately 198,494 square feet (4.56 acres) of Parcel 144 in Safety Zone 1.

**TABLE 4-7**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (CURRENT ZONING) – SAFETY ZONE 1**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
144	071-170-079	198,494	(M-S-GOL) Service Industrial – Goleta (Coastal Zone)	Vehicle parking or storage lot (automobile, bus, truck, cab). (P)	Aircraft Storage; Automobile Parking Surface Lots; Street, Highway Rights-of-Way; Railroads; Public Transit Lines	I
				Storage yard or warehouse including mini-storage facilities. (P); Farm implement and machinery repair and associated supplies and service, and automotive repair and sales, and associated supplies and services. (P); Frozen food locker. (P); Machine Shop including blacksmith shop, sheet metal shop, and welding shop. (P); Storage yard or warehouse including mini-storage facilities. (P)	Auto, Aircraft, Marine Repair Services; Gas Stations, Repair Garages; Warehouses, Distribution Facilities	I
				Non-Residential Child Care Centers, that are accessory and subordinate to uses permitted by this Section (35-84A.4), for use by on-site employees of the development, when sited and designed to ensure compatibility with other permitted uses on the project site and on adjacent parcels. (P)	Children Schools, K – 12; Day Care Centers (>14 children)	I
				Swap meet. (MCUP); Bakery and baked goods distribution outlet. (P); Boat sales yard or building yard (P); Lumber and building materials sales yard. (P); Trailer, automobile and truck rentals. (P)	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	I

**TABLE 4-7**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (CURRENT ZONING) – SAFETY ZONE 1**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
144 (cont.)	071-170-079	198,494	(M-S-GOL) Service Industrial – Goleta (Coastal Zone)	Wholesale nursery supplies. (P)	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	I
				Automobile wrecking or junk yards. (P); Community recycling facility. (P); Contractors' equipment storage yard, or rental of equipment. (P)	Industrial Outdoor Storage, except hazardous uses: public works yards, auto wrecking yards	I
				Agricultural packing and processing plant. (P); Irrigation pipe, supplies, sales and storage. (P)	Low-Hazard Storage: mini-storage, greenhouses	I
				Building material manufacturing plant, including concrete mixing plant. (P)	Manufacturing; Research & Development	I



**TABLE 4-7**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (CURRENT ZONING) – SAFETY ZONE 1**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
144 (cont.)	071-170-079	198,494	(M-S-GOL) Service Industrial – Goleta (Coastal Zone)	Business machines (Research and development, manufacturing, assembling, processing, compounding, and testing of these products, when the decision maker finds the development is consistent with the purpose and intent of this district). (P); Drugs, pharmaceutical and chemicals (Research and development, manufacturing, assembling, processing, compounding, and testing of these products, when the decision maker finds the development is consistent with the purpose and intent of this district). (P); Electrical and electronic appliances and instruments and their components (Research and development, manufacturing, assembling, processing, compounding, and testing of these products, when the decision maker finds the development is consistent with the purpose and intent of this district). (P); Industrial cleaning and dyeing establishment (Research and development, manufacturing, assembling, processing, compounding, and testing of these products, when the decision maker finds the development is consistent with the purpose and intent of this district). (P); Optical goods (Research and development, manufacturing, assembling, processing, compounding, and testing of these products, when the decision maker finds the development is consistent with the purpose and intent of this district). (P)	Manufacturing; Research & Development	I

**TABLE 4-7**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (CURRENT ZONING) – SAFETY ZONE 1**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
144 (cont.)	071-170-079	198,494	(M-S-GOL) Service Industrial – Goleta (Coastal Zone)	Printing, bookbinding, blue-printing and photocopying plant (Research and development, manufacturing, assembling, processing, compounding, and testing of these products, when the decision maker finds the development is consistent with the purpose and intent of this district). (P); Scientific instruments and equipment (Research and development, manufacturing, assembling, processing, compounding, and testing of products listed below, when the decision maker finds the development is consistent with the purpose and intent of this district). (P)	Manufacturing; Research & Development	I
				Carpenter and cabinet shop. (P); Electrical repair shop. (P); Feed and fuel store. (P); Furniture repair and upholstery. (P)	Misc. Service Uses: car washes, barbers, animal kennels, print shops	I

**TABLE 4-7**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (CURRENT ZONING) – SAFETY ZONE 1**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
144 (cont.)	071-170-079	198,494	(M-S-GOL) Service Industrial – Goleta (Coastal Zone)	Heating, plumbing, or ventilating supplies, wholesale sales and service. (P); Sign fabrication and painting shop. (P); Small animal hospitals, provided all animals are kept within a completely enclosed building designed to reduce odor and the level of noise from such animals to the extent that adjacent properties will not be adversely affected by reason of such odor or noise. (P)	Misc. Service Uses: car washes, barbers, animal kennels, print shops	I
				A residence, provided the residential use serves as a watchman's quarters, and is secondary, as defined in DIVISION 2, DEFINITIONS, to a primary industrial or commercial use on the same lot. (MiCUP)	Residential, 0, ≤4.0 d.u./acre	I

## NOTES:

- 1 I: Incompatible
- 2 (P): Permitted
- 3 (CUP): Conditional Use Permit
- 4 (MiCUP): Minor Conditional Use Permit

SOURCE: City of Goleta Zoning Ordinance (Arts. II & III, Chapter 35, Goleta Municipal Code); Santa Barbara County Draft ALUCP, 2019.

**TABLE 4-8**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (DRAFT ZONING) – SAFETY ZONE 1**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
144	071-170-079	198,494	(IS) Service Industrial	Community Garden (P)	Agricultural Lands: pasture, range-lands, field crops, grain crops, dry farming, vineyards; Non-Group Recreation: golf courses, tennis courts, parks, camp grounds, picnic areas	I
				Communications Facilities within Buildings (P)	Airport Terminals; Automobile Parking Structures; Cell Phone Towers; Small Transportation Hubs: bus stops; Truck Terminals; Truck Storage; Wind Turbines	I
				Automobile/Vehicle Sales and Leasing (P); Automobile/Vehicle Service and Repair, Major (MU); Automobile/Vehicle Service and Repair, Minor (MU); Heavy Vehicle and Large Equipment Sales Rental, Service, and Repair (P); Towing Services (P); Vehicle Services (P); Wholesaling and Distribution (P)	Auto, Aircraft, Marine Repair Services; Gas Stations, Repair Garages; Warehouses, Distribution Facilities	I
				Day Care Facility (CU)	Children Schools, K – 12 Day Care Centers (>14 children)	I
				Hospital (CU); Clinic (CU); Skilled Nursing Facility (CU)	Hospitals, Health Care Centers, Mental Hospitals, Other Medical Facilities (except doctors offices)	I

**TABLE 4-8**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (DRAFT ZONING) – SAFETY ZONE 1**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
144 (cont.)	071-170-079	198,494	(IS) Service Industrial	Automobile Auction (P); Catering Service (P); Automobile Rentals (P)	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	I
				Adult Motion Picture Theater (CU)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls	I
				Adult Motion Picture or Video Arcade (CU); Adult Live Entertainment Theater (CU)	Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	I
				Automobile Wrecking/Junk Yard (CU); Construction and Material Yards (P)	Industrial Outdoor Storage, except hazardous uses: public works yards, auto wrecking yards	I
				Indoor Warehousing and Storage (P); Personal Storage (P); Outdoor Storage (P)	Low-Hazard Storage: mini-storage, greenhouses	I

**TABLE 4-8**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (DRAFT ZONING) – SAFETY ZONE 1**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
144 (cont.)	071-170-079	198,494	(IS) Service Industrial	Custom Manufacturing (P); Limited Industrial (P); Heavy Manufacturing (MU)	Manufacturing; Research & Development	I
				Veterinary Service (P) Light Fleet Based Services (P)	Misc. Service Uses: car washes, barbers, animal kennels, print shops	I
				Chemical, Mineral, and Explosives Storage (CU)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	I
				Animal Keeping (P); Caretaker Unit (MU)	Residential, 0, ≤4.0 d.u./acre	I
				Transportation Passenger Terminal (MU)	Transportation Terminals: rail, bus, marine	I

## NOTES:

- 1 I: Incompatible
- 2 (P): Zoning Permit or Exempt
- 3 (CU): Major Conditional Use Permit
- 4 (MU): Minor Conditional Use Permit

SOURCE: City of Goleta Draft Zoning Ordinance, January 2019; Santa Barbara County Draft ALUCP, 2019.

### 4.3.1.2 Safety Zone 2

Parts of six vacant parcels (Parcels 54, 103, 104, 132, 136, and 144) are found in Safety Zone 2. Parcel 54 is found in Safety Zone 2 off the Runway 7 end and parts of Parcels 104, 132, and 144 are located in Safety Zone 2 off the Runway 25 end. Parts of Parcels 103 and 136 are located in Safety Zone 2 off the Runway 33 R/L ends. The portion of Parcel 104 located in Safety Zone 2 (approximately 435 square feet) is too small for development. The remainder of the parcel is in Safety Zone 3 and the entire parcel is evaluated for compatibility with the criteria for that safety zone (see Section 4.3.1.3). Similarly, the portion of Parcel 132 located in Safety Zone 2 is too small for development. The rest of Parcel 132 is located in Safety Zones 3 and 6 and is further evaluated for compatibility with the criteria for those safety zones (see Sections 4.3.1.3 and 4.3.1.6). Finally, Parcel 136 is considered right of way, has no zoning, and is not further considered in this analysis. **Table 4-9** identifies the permissible uses under the current zoning ordinance that are considered incompatible or conditionally compatible in Safety Zone 2 under the Draft ALUCP. **Table 4-10** identifies the permissible uses under the draft zoning ordinance that are considered incompatible or conditionally compatible in Safety Zone 2 under the Draft ALUCP.

Parcel 54 is located off the Runway 7 end in the (C-2) Retail Commercial zoning district ([CC] Community Commercial zoning district under the draft zoning ordinance). As shown in Table 4-9, there are several uses permitted under current zoning ranging from “swap meets” to “spas or health clubs,” that are considered conditionally compatible in Safety Zone 2 under the policies in the Draft ALUCP. These uses would be considered compatible on the condition that maximum intensity (60 people per acre in Safety Zone 2) and lot coverage (50 percent in Safety Zone 2) limits are applied.

As shown in Table 4-9, there are nine uses in the (C-2) Retail Commercial zoning district, ranging from “amusement enterprises” to “non-residential childcare,” that are considered incompatible in Safety Zone 2. However, Parcel 54 is located in the existing (F) Airport Approach Overlay zone within a mile of the Runway 7 end. Under the current ALUP, non-residential development within a mile of the runway end that would result in large concentrations of people (25 or more persons per acre) is generally not permitted unless it is found consistent with the ALUP by the ALUC or the ALUC is overridden consistent with the requirements of state law. Excluding “onshore oil drilling and production facilities”, the nine land uses that are considered incompatible under the Draft ALUCP are all high intensity uses and it is unlikely they would be allowed in the (F) Airport Approach Overlay zone. Similarly, “onshore oil drilling and production facilities” are also unlikely to be allowed in Safety Zone 2 under the current ALUP. As it is unlikely these land uses would be developed on Parcel 54, there is no potential for displacement.

Under the draft zoning ordinance, Parcel 54 is located in the (CC) Community Commercial zoning district. As shown in Table 4-10, there are numerous uses, ranging from “multiple-unit development” to “Large Format Retail,” that would be considered conditionally compatible in Safety Zone 2. These uses would be considered compatible on the condition that maximum



intensity (60 people per acre in Safety Zone 2) and lot coverage (50 percent in Safety Zone 2) limits are applied.

As shown in Table 4-10, there are six uses in the (CC) Community Commercial zoning district, ranging from “residential care facilities” to “Public Safety Facilities,” that are considered incompatible in Safety Zone 2. Parcel 54 is also located in the (AE) Airport Environs Overlay zone which prohibits storage of hazardous chemicals and generally prohibits uses that result in concentrations of more than 25 people per acre. Accordingly, it is unlikely that these uses would be developed on Parcel 54 were the draft zoning ordinance in effect.

Parcel 103 is partially located in Safety Zone 2 off the Runways 15L end. The parcel is within the (M-1) Light Industrial zoning district. Part of the parcel in Safety Zone 2 is located within the (F) Airport Approach Overlay zone. As shown in Table 4-9, there are numerous permissible and conditionally permissible uses in this zoning district, ranging from “swap meets” to “fuel yards” that are considered conditionally compatible in Safety Zone 2 under the Draft ALUCP. In general, these uses would be considered compatible on the condition that maximum intensity (60 people per acre in Safety Zone 2) and lot coverage (50 percent in Safety Zone 2) limits are applied. Part of this parcel is located in the existing (F) Airport Approach Overlay zone. Per the City of Goleta’s zoning ordinance, non-residential land uses that attract large concentrations of people (25 people per acre is considered the threshold for intensity of use under the ALUP) are generally not permitted within one mile of the runway end. As the Draft ALUCP would allow for a greater intensity of use in Safety Zone 2, it is unlikely that any of these land uses would be considered potentially displaced.

As shown in Table 4-9, there are six uses in the (M-1) Light Industrial zoning district, ranging from “child care centers” to “bus terminals,” that are considered incompatible in Safety Zone 2. Part of Parcel 103 (approximately 62,291 square feet or 1.43 acres) is located in the existing (F) Airport Approach Overlay zone within a mile of the Runway 15L end. Under the current ALUP, nonresidential development within a mile of the runway end that would result in large concentrations of people (25 or more persons per acre) is generally not permitted unless it is found consistent with the ALUP by the ALUC or the ALUC is overridden consistent with the requirements of state law. The six land uses that are considered incompatible under the Draft ALUCP are all high intensity uses and it is unlikely they would be allowed in the (F) Airport Approach Overlay zone. However, approximately 67,518 square feet (1.55 acres) of Parcel 103 is located in Safety Zone 2 outside the (F) Airport Approach Overlay zone. Accordingly, these six uses would be potentially displaced from approximately 67,518 square feet (1.55 acres) of Parcel 103 in Safety Zone 2.

As shown in Table 4-10, Parcel 103 is located in the (PQ) Public/Quasi Public zoning district under the draft zoning ordinance. There are eight uses in the (PQ) Public/Quasi Public zoning district, ranging from “Day Care Facility” to “Transportation Passenger Terminal,” that are considered incompatible in Safety Zone 2. Parcel 103 is also located in the (AE) Airport Environs Overlay zone which prohibits storage of hazardous chemicals and generally prohibits uses that result in concentrations of more than 25 people per acre. Accordingly, it is unlikely that these uses would be developed on Parcel 103 were the draft zoning ordinance in effect.

Parcel 144 is partially located in Safety Zone 2 off the Runway 25 end. The parcel is within the (M-S-GOL) Service Industrial - Goleta zoning district ([IS] Service Industrial zoning district under the draft zoning ordinance) and is within the Coastal Zone. As shown in Table 4-9, there are several permissible uses ranging from “swap meets” to “wholesale nursery supply” that are considered conditionally compatible in Safety Zone 2 under the policies in the Draft ALUCP. These uses would be considered compatible on the condition that maximum intensity (60 people per acre in Safety Zone 2) and lot coverage (50 percent in Safety Zone 2) limits are applied. This parcel is located in the existing (F) Airport Approach Overlay zone. Per the City of Goleta’s zoning ordinance, non-residential land uses that attract large concentrations of people (25 people per acre is considered the threshold for intensity of use under the ALUP) are generally not permitted within one mile of the runway end. As the Draft ALUCP would allow for a greater intensity of use in Safety Zone 2, it is unlikely that any of these land uses would be considered potentially displaced.

As shown in Table 4-9, one use, “non-residential child care center” permitted in the (M-S-GOL) Service Industrial - Goleta zoning district is considered incompatible in Safety Zone 2. Again, Parcel 144 is mostly located in the existing (F) Airport Approach Overlay zone within a mile of the Runway 7 end. A small portion of the parcel (5,346 square feet or 0.12 acre) is located outside the (F) Airport Approach Overlay zone in Safety Zone 2. Accordingly, there is potential for displacement of this use from 5,346 square feet (0.12 acre) on Parcel 144.

Under the draft zoning ordinance, Parcel 144 is in the (IS) Service Industrial zoning district. As shown in Table 4-10, there are six uses in the (IS) Service Industrial zoning district that are considered incompatible in Safety Zone 2. These uses range from “hospital” to “transportation passenger terminal.” Parcel 144 is also located in the (AE) Airport Environs Overlay zone which prohibits storage of hazardous chemicals and generally prohibits uses that result in concentrations of more than 25 people per acre. Accordingly, it is unlikely that these uses would be developed on Parcel 144 were the draft zoning ordinance in effect.

**TABLE 4-9**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (CURRENT ZONING) – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
54	073-440-026	188,179	(C-2) Retail Commercial	Non-Residential Child Care Center, pursuant to Section 35-292a.3. (Added by Ord. 4379, 11/16/99) (P)	Children Schools, K – 12; Day Care Centers (>14 children)	I
				Business, professional, and trade schools. (P)	Colleges and Universities	I
				Swap meet. (MCUP); Boat sales yard and boat repair and services, but not including painting or junk yards for boats. (Amended by Ord. 3985, 2/21/92) (MiCUP); Certified Farmer's Market. (Added by Ord. 4087, 12/15/92) (MiCUP); Lumber and building materials sales yard. (MiCUP); Outdoor sale of pool supplies, patio furniture, and spas. (MiCUP); Pump sales and service. (MiCUP); Sale of fresh fruit, vegetables, and flowers from a motor vehicle or stand not affixed to the ground. (MiCUP); Trailer and truck rentals. (MiCUP); Any other light commercial use which the Planning Commission finds is of similar character to those enumerated in this section and is not more injurious to the health, safety, or welfare of the neighborhood because of noise, odor, dust, vibration, danger to life or property, or other similar causes. (P)	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC

**TABLE 4-9**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (CURRENT ZONING) – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
54 (cont.)	073-440-026	188,179	(C-2) Retail Commercial	Financial institutions such as banks and savings and loan offices, professional, administrative and general business offices. (P); Hotels and motels. (P); Music recording studio. (P); New and used automobile and machinery sales, leases, and rentals. (P); Nursery. (P); Outdoor restaurant, cafe, or tea room. (P); Restaurants, bars, cocktail lounges, and microbreweries that are secondary and accessory to a restaurant, bar or lounge. (Amended by Ord. 4299, 3/24/98) (P); Retail stores, shops, or establishments supplying commodities for residents of the community, provided such enterprises are conducted within a completely enclosed building, such as bakeries, ice cream shops, grocery, and liquor stores, furniture, hardware, and appliance stores, department stores, sporting goods stores, pet shops, florist shops, automobile accessory stores, and the like. (P); Single Room Occupancy Facility. (Added by Ord. 4128, 11/16/93) (P)	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC
				Amusement enterprises conducted partially or wholly outdoors. (MCUP);	Outdoor Large Assembly Facility (capacity 300 to 999 people)	I

**TABLE 4-9**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (CURRENT ZONING) – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
54 (cont.)	073-440-026	188,179	(C-2) Retail Commercial	Indoor theater. (P); Spas or health clubs. (Added by Ord.4299, 3/24/98) (P); Amusement enterprises if conducted wholly within a completely enclosed building, such as video arcades or pool halls. (Amended by Ord. 4299, 3/24/98). (P)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls	CC
				Handicraft-type industries subject to the provisions of Sec. 35-315. (Conditional Use Permits). (MiCUP)	Manufacturing; Research & Development	CC
				Cabinet shop. (MiCUP); Cleaning and dyeing establishment. (MiCUP); Commercial boarding of small animals. (Added by City Ord. 07-16, 11/5/07) (MiCUP); Electrical shop. (MiCUP); Furniture repair and upholstery. (MiCUP); Mechanical car wash. (MiCUP); Plumbing, heating, and ventilating shop. (MiCUP); Sign painting shop. (MiCUP); Small animal hospitals, provided all animals are kept within a completely enclosed building designed to reduce odor and the level of noise from such animals to the extent that adjacent properties will not be adversely affected by reason of such odor or noise. (MiCUP); Repair and service uses such as laundry and dry-cleaning establishments, barber shops, beauty parlors, shoe repair and tailor shops, photography studios, copy shops, radio and TV repair shops, etc. (Amended by Ord. 3985, 2121/92) (P)	Misc. Service Uses: car washes, barbers, animal kennels, print shops	CC

**TABLE 4-9**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (CURRENT ZONING) – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
54 (cont.)	073-440-026	188,179	(C-2) Retail Commercial	Outdoor theater. (MCUP)	Outdoor Major Assembly Facility (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	I
				Onshore oil drilling and production facilities, subject to the requirements set forth in DIVISION 8, ENERGY FACILITIES. (MCUP)	Processing and Above Ground Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >60,000 gallons): oil refineries, chemical plants	I
				Emergency Shelter. (Added by Ord. 4128, 11/16/93) (MiCUP)	Public Emergency Services Facilities: police stations (except jails), fire stations	I
				Live/work uses. (Added by City Ord. 12-12, 10/16/12) (MiCUP)	Residential, >20.0 d.u./acre	I
				Residences provided the residential use is secondary to a permitted or conditionally permitted (i.e., Conditional Use Permit) commercial use in the same lot, except in the MIX-GOL Mixed Use-Goleta Overlay where a secondary residence may be allowed as a permitted use and where a residence may be allowed as the primary use with a minor conditional use permit. (Amended by Ord. 3985, 2/21/92; Ord. 4299, 3/24/98, Ord 4379, 11/16/99) (MiCUP)	Residential, 0, ≤4.0 d.u./acre	CC
				Bus terminal. (MCUP)	Transportation Terminals: rail, bus, marine	I

**TABLE 4-9**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (CURRENT ZONING) – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
103	073-010-014	129,809	(M-1) Light Industrial	Non-Residential Child Care Center, pursuant to Section 35-292a.3. (Added by Ord. 4379, 11/16/99)(Accessory and incidental to existing industrial uses). (MCUP); Non-Residential Child Care Centers, that are accessory and subordinate to uses permitted by this Section 35-234.4., for use by on-site employees of the development, when sited and designed to ensure compatibility with other permitted uses on the project site and on adjacent parcels. (Added by Ord. 4063, 8/18/92) (P); Non-Residential Child Care Centers, that are ancillary to uses permitted by this Section 35-233.4. when sited and designed to ensure compatibility with other permitted uses on the project site and on adjacent parcels. (Added by Ord. 4063, 8/18/92; Amended by Ord. 4379, 11/16/99) (P)	Children Schools, K – 12; Day Care Centers (>14 children)	I
				Business, professional, and trade schools. (Accessory and incidental to existing industrial uses). (MCUP)	Colleges and Universities	I
				Any other light commercial use which the Planning Commission finds is of similar character to those enumerated in this section and is not more injurious to the health, safety, or welfare of the neighborhood because of noise, odor, dust, vibration, danger to life or property, or other similar causes. (Accessory and incidental to existing industrial uses). (MCUP)	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC



**TABLE 4-9**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (CURRENT ZONING) – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
103 (cont.)	073-010-014	129,809	(M-1) Light Industrial	<p>Financial institutions such as banks and savings and loan offices, professional, administrative and general business offices. (Accessory and incidental to existing industrial uses). (MCUP);</p> <p>Hotels and motels. (Accessory and incidental to existing industrial uses). (MCUP);</p> <p>Music recording studio. (Accessory and incidental to existing industrial uses). (MCUP);</p> <p>New and used automobile and machinery sales, leases, and rentals. (Accessory and incidental to existing industrial uses). (MCUP);</p> <p>Nursery. (Accessory and incidental to existing industrial uses). (MCUP);</p> <p>Outdoor restaurant, cafe, or tea room. (Accessory and incidental to existing industrial uses). (MCUP);</p> <p>Restaurants, bars, cocktail lounges, and microbreweries that are secondary and accessory to a restaurant, bar or lounge. (Amended by Ord. 4299, 3124/98) (Accessory and incidental to existing industrial uses). (MCUP);</p> <p>Retail stores, shops, or establishments supplying commodities for residents of the community, provided such enterprises are conducted within a completely enclosed building, such as bakeries, ice cream shops, grocery, and liquor stores, furniture, hardware, and appliance stores, department stores, sporting goods stores, pet shops, florist shops, automobile accessory stores, and the like. (Accessory and incidental to existing industrial uses). (MCUP)</p>	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC

**TABLE 4-9**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (CURRENT ZONING) – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
103 (cont.)	073-010-014	129,809	(M-1) Light Industrial	<p>Single Room Occupancy Facility. (Added by Ord. 4128, 11!16193)(Accessory and incidental to existing industrial uses). (MCUP);</p> <p>Certified Farmer's Market. (Added by Ord. 4087, 12115192) (MiCUP);</p> <p>Administrative offices required in conjunction with the uses permitted in this district and executive headquarters of businesses that are compatible with uses permitted in this district. (P);</p> <p>Agricultural supply store or distribution center for supplies such as feed, fertilizer, pesticides, and fuel. (Amended by Ord. 3986, 2121192) (when conducted within a completely enclosed building except for material storage which may be permitted within an area enclosed by a solid wall, fence, or hedge not less than six (6) feet in height). (P);</p> <p>Any other retail or wholesale store, shop, or establishment which the Planning Commission finds is of similar character to those enumerated in this section and is not more injurious to the health, safety, or welfare of the neighborhood because of noise, odor, dust, smoke, vibration; danger to life and property, or other similar causes. (P);</p> <p>Bakery. (P);</p> <p>Lumber and building materials sales yard (when conducted within a completely enclosed building except for material storage which may be permitted within an area enclosed by a solid wall, fence, or hedge not less than six (6) feet in height). (P)</p>	<p>Hotels, Motels (except conference/ assembly facilities);</p> <p>Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards;</p> <p>Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people);</p> <p>Office Buildings: professional services, doctors, financial, civic;</p> <p>Retail Stores (stand-alone buildings &lt;25,000 s.f.) no eating/drinking establishments</p>	CC

**TABLE 4-9**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (CURRENT ZONING) – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
103 (cont.)	073-010-014	129,809	(M-1) Light Industrial	Retail stores, shops, or establishments supplying commodities or services intended to meet the day today needs of industrial research park employees in the vicinity including but not limited to drug stores, convenience markets, barber shops, shoe repair, dry cleaners, banks, restaurants, and coffee shops. Cumulative development of these uses shall not exceed 20% of the total gross floor area on the lot. (Added by Ord. 4379, 11/16/99) (P); Unenclosed used automobile sales lot. (P)	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC
				Amusement enterprises if conducted wholly within a completely enclosed building, such as video arcades or pool halls. (Amended by Ord. 4299, 3124198). (Accessory and incidental to existing industrial uses). (MCUP)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls	I
				Indoor theater. (Accessory and incidental to existing industrial uses). (MCUP); Spas or health clubs. (Added by Ord.4299, 3124198)(Accessory and incidental to existing industrial uses). (MCUP); Light recreational uses and facilities such as tennis courts, gymnasium, racquetball courts which are operated only for the use of the employees in the industrial research park. (P)	Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC
				Any other light industrial use, building, or structure which the Planning Commission finds is of similar character to those enumerated in this district and is not obnoxious or offensive because of noise, odor, dust, smoke, vibration, danger to life or property, or similar causes. (P)	Manufacturing; Research & Development	CC

**TABLE 4-9**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (CURRENT ZONING) – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
103 (cont.)	073-010-014	129,809	(M-1) Light Industrial	Any other light industrial use, building, or structure which the Planning Commission finds is of similar character to those enumerated in this section and is not injurious to the health, safety, or welfare of the neighborhood because of noise, odor, dust, smoke, vibration, danger to life and property or other similar causes. (P); Assembly of electrical appliances, electronic instruments, and devices, and radio, phonograph, and television sets, including the manufacture of small parts only, such as coils, condensers, transformers, crystal holders, transistors, capacitors, resistors, etc. (P); Automobile assembling, painting, upholstering, rebuilding, reconditioning, body and fender works, truck repairing or overhauling, tire retreading or recapping, and battery manufacturing. (P); blacksmith shop, machine shop, and punch presses excluding drop hammers. (P); Blacksmith shop, welding shop, or machine shop) (when conducted within a completely enclosed building except for material storage which may be permitted within an area enclosed by a solid wall, fence, or hedge not less than six (6) feet in height). (P); Building material manufacturing plant, including concrete mixing plant. (P); Experimental photo or motion picture film, research, and testing laboratories. (P); Foundry casting of lightweight non-ferrous metal not causing noxious fumes or odors. (P)	Manufacturing; Research & Development	CC

**TABLE 4-9**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (CURRENT ZONING) – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
103 (cont.)	073-010-014	129,809	(M-1) Light Industrial	<p>Manufacture of ceramic products, such as pottery, figurines and small glazed tile, utilizing only previously pulverized clay, provided that kilns are fired only by electricity or gas. (P);</p> <p>Manufacture of optical goods. (P);</p> <p>Manufacture, design, and production of handicraft articles, musical instruments, toys, jewelry, and novelties. (P);</p> <p>Manufacturing and assembly of business machines including electronic data processing equipment, accounting machines, calculators, typewriter&amp;, and related equipment. (P);</p> <p>Manufacturing, assembling, compounding, packaging and processing of cosmetics, drugs, pharmaceuticals, perfumes, perfumed toilet soap (not including refining or rendering of fats or oils), and toiletries. (P);</p> <p>Research, development, and testing laboratories and facilities. (P);</p> <p>Scientific instrument and equipment manufacture or precision machine shops. (P);</p> <p>Small boat building, not including ship building. (P);</p> <p>The manufacture and maintenance of electrical and neon signs, commercial advertising structures, light sheet metal products, including heating and ventilating ducts and equipment, cornices, eaves, and the like. (P);</p> <p>The manufacture of furniture. (P)</p>	Manufacturing; Research & Development	CC

**TABLE 4-9**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (CURRENT ZONING) – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
103 (cont.)	073-010-014	129,809	(M-1) Light Industrial	The manufacture, compounding, assembling, or treatment of articles or merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper plastics, precious or semi-precious metals or stone, shell, textiles, tobacco, wood, yarns, and paint not employing a boiling process. (P); The manufacture, compounding, processing, packaging, or treatment of bakery goods, candy, dairy products, and other food products but excluding such products as fish, meat, sauerkraut, vinegar, yeast, and the rendering or refining of fats and oils. (P)	Manufacturing; Research & Development	CC
				Repair and service uses such as laundry and dry-cleaning establishments, barber shops, beauty parlors, shoe repair and tailor shops, photography studios, copy shops, radio and TV repair shops, etc. (Amended by Ord. 3985, 2121/92) (Accessory and incidental to existing industrial uses). (MCUP) Carpenter and cabinet shop) (when conducted within a completely enclosed building except for material storage which may be permitted within an area enclosed by a solid wall, fence, or hedge not less than six (6) feet in height). (P) Cleaning and dyeing establishment) (when conducted within a completely enclosed building except for material storage which may be permitted within an area enclosed by a solid wall, fence, or hedge not less than six (6) feet in height). (P)	Misc. Service Uses: car washes, barbers, animal kennels, print shops	CC

**TABLE 4-9**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (CURRENT ZONING) – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
103 (cont.)	073-010-014	129,809	(M-1) Light Industrial	<p>Furniture repair and upholstery) (when conducted within a completely enclosed building except for material storage which may be permitted within an area enclosed by a solid wall, fence, or hedge not less than six (6) feet in height). (P);</p> <p>Heating, plumbing, or ventilating supplies, sales and service) (when conducted within a completely enclosed building except for material storage which may be permitted within an area enclosed by a solid wall, fence, or hedge not less than six (6) feet in height). (P);</p> <p>Packaging business. (P);</p> <p>Printing plant. (P);</p> <p>Printing, embossing, engraving, etching, lithographic, and bookbinding plants. (P);</p> <p>Sign painting store) (when conducted within a completely enclosed building except for material storage which may be permitted within an area enclosed by a solid wall, fence, or hedge not less than six (6) feet in height). (P);</p> <p>Small animal hospitals, provided all animals are kept within a completely enclosed building designed to reduce odor and the level of noise from such animals to the extent that adjacent properties will not be adversely affected by reason of such odor or noise. (P)</p>	<p>Misc. Service Uses: car washes, barbers, animal kennels, print shops</p>	CC
				Onshore oil development including exploratory and production wells, separation facilities, and their accessory uses, subject to the requirements set forth in DIVISION 8, ENERGY FACILITIES. (MCUP)	Processing and Above Ground Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >60,000 gallons): oil refineries, chemical plants	I



**TABLE 4-9**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (CURRENT ZONING) – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
103 (cont.)	073-010-014	129,809	(M-1) Light Industrial	Emergency Shelter. (Added by Ord. 4128, 11/16/93) (P); Fuel yard. (P); Bus terminal. (P)	Public Emergency Services Facilities: police stations (except jails), fire stations	I
					Storage or Use of Hazardous (flammable, explosive, corrosive, or toxic) Materials	CC
					Transportation Terminals: rail, bus, marine	I
144	071-170-079	357,880	(M-S-GOL) Service Industrial – Goleta (Coastal Zone)	Non-Residential Child Care Centers, that are accessory and subordinate to uses permitted by this Section (35-84A.4), for use by on-site employees of the development, when sited and designed to ensure compatibility with other permitted uses on the project site and on adjacent parcels. (P)	Children Schools, K – 12; Day Care Centers (>14 children)	I
				Swap meet. (MCUP); Bakery and baked goods distribution outlet. (P); Boat sales yard or building yard (P); Lumber and building materials sales yard. (P); Trailer, automobile and truck rentals. (P)	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC

**TABLE 4-9**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (CURRENT ZONING) – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
144 (cont.)	071-170-079	357,880	(M-S-GOL) Service Industrial – Goleta (Coastal Zone)	Wholesale nursery supplies. (P);	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC
				Building material manufacturing plant, including concrete mixing plant. (P); Business machines (Research and development, manufacturing, assembling, processing, compounding, and testing of these products, when the decision maker finds the development is consistent with the purpose and intent of this district). (P);	Manufacturing; Research & Development	CC

**TABLE 4-9**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (CURRENT ZONING) – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
144 (cont.)	071-170-079	357,880	(M-S-GOL) Service Industrial – Goleta (Coastal Zone)	Drugs, pharmaceutical and chemicals (Research and development, manufacturing, assembling, processing, compounding, and testing of these products, when the decision maker finds the development is consistent with the purpose and intent of this district). (P); Electrical and electronic appliances and instruments and their components (Research and development, manufacturing, assembling, processing, compounding, and testing of these products, when the decision maker finds the development is consistent with the purpose and intent of this district). (P); Industrial cleaning and dyeing establishment (Research and development, manufacturing, assembling, processing, compounding, and testing of these products, when the decision maker finds the development is consistent with the purpose and intent of this district). (P); Optical goods (Research and development, manufacturing, assembling, processing, compounding, and testing of these products, when the decision maker finds the development is consistent with the purpose and intent of this district). (P) Printing, bookbinding, blue-printing and photocopying plant (Research and development, manufacturing, assembling, processing, compounding, and testing of these products, when the decision maker finds the development is consistent with the purpose and intent of this district). (P);	Manufacturing; Research & Development	CC

**TABLE 4-9**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (CURRENT ZONING) – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
144 (cont.)	071-170-079	357,880	(M-S-GOL) Service Industrial – Goleta (Coastal Zone)	Scientific instruments and equipment (Research and development, manufacturing, assembling, processing, compounding, and testing of products listed below, when the decision maker finds the development is consistent with the purpose and intent of this district). (P)	Manufacturing; Research & Development	CC
				Carpenter and cabinet shop. (P); Electrical repair shop. (P); Feed and fuel store. (P); Furniture repair and upholstering. (P)	Misc. Service Uses: car washes, barbers, animal kennels, print shops	CC
				Heating, plumbing, or ventilating supplies, wholesale sales and service. (P); Sign fabrication and painting shop. (P); Small animal hospitals, provided all animals are kept within a completely enclosed building designed to reduce odor and the level of noise from such animals to the extent that adjacent properties will not be adversely affected by reason of such odor or noise. (P)	Misc. Service Uses: car washes, barbers, animal kennels, print shops	CC
				A residence, provided the residential use serves as a watchman's quarters, and is secondary, as defined in DIVISION 2, DEFINITIONS, to a primary industrial or commercial use on the same lot. (MiCUP)	Residential, 0, ≤4.0 d.u./acre	CC

## NOTES:

- 1 CC: Conditionally Compatible
- 2 I: Incompatible
- 3 (P): Permitted
- 4 (CUP): Conditional Use Permit
- 5 (MiCUP): Minor Conditional Use Permit

SOURCE: City of Goleta Zoning Ordinance (Arts. II & III, Chapter 35, Goleta Municipal Code); Santa Barbara County Draft ALUCP, 2019.

**TABLE 4-10**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (DRAFT ZONING) – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
54	073-440-026	188,179	(CC) Community Commercial	Day Care Facility (MU); Schools, Private (CU)	Children Schools, K – 12; Day Care Centers (>14 children)	I
				Large Format Retail (P)	Community/Neighborhood Shopping Centers <300,000 s.f. with mixture of uses including eating/drinking establishments; Regional Shopping Centers ≥300,000 s.f. with mixture of uses including eating/drinking establishments	CC
				Residential Care Facilities, Small (P); Residential Care Facilities, Large (CU)	Congregate Care Facilities (>5 clients): nursing homes, assisted living facilities	I
				Colleges and Trade Schools (CU)	Colleges and Universities	I
				Clinic (MU); Skilled Nursing Facility (MU)	Hospitals, Health Care Centers, Mental Hospitals, Other Medical Facilities (except doctors offices)	I
				Government Buildings (P); Social Service Facilities (MU); Animal Sales and Grooming (P); Building Materials, Sales, and Service (P); Business Services (P); Catering Service (P); Bars/Night Clubs/Lounges (P); Restaurant (P)	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC

**TABLE 4-10**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (DRAFT ZONING) – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
54 (cont.)	073-440-026	188,179	(CC) Community Commercial	Community Assembly (MU); Cultural Institutions and Facilities (P)	Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC
				General Market (P); Liquor Store (P); Specialty Food Sales and Facilities (P); Hotels and Motels (P); Media-Production Facility (MU); Mobile Vendor (P); Nurseries and Garden Centers (P); General Retail (P); Professional Services (P); Medical and Dental Services (P); Finance, Insurance, and Retail Services (P)	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC
				Cinemas (P); Indoor Sports and Recreation (P);	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls	I
				Boarding, Kennel (MU); Veterinary Services (MU); Automobile/Vehicle Washing (P)	Misc. Service Uses: car washes, barbers, animal kennels, print shops	CC
				Maintenance and Repair Services (P); General Personal Services (P); Restricted Personal Services (MU)	Misc. Service Uses: car washes, barbers, animal kennels, print shops	CC
				Public Safety Facilities (P)	Public Emergency Services Facilities: police stations (except jails), fire stations	I

**TABLE 4-10**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (DRAFT ZONING) – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
54 (cont.)	073-440-026	188,179	(CC) Community Commercial	Multiple-Unit Development (CU <sup>a</sup> ); Live/Work Units (MU); Animal Keeping (P); Caretaker Unit (MU); Home Occupation (P)	Residential, 0, ≤4.0 d.u./acre	CC
				Large Format Retail	Community/Neighborhood Shopping Centers <300,000 s.f. with mixture of uses including eating/drinking establishments;  Regional Shopping Centers ≥300,000 s.f. with mixture of uses including eating/drinking establishments	CC
103	073-010-014	129,809	(PQ) Public/Quasi Public	Cemetery (CU)	Cemeteries; Marinas; Memorial Parks	CC
				Day Care Facility (P); Schools, Private (P)	Children Schools, K – 12; Day Care Centers (>14 children)	I
				Colleges and Trade Schools (P)	Colleges and Universities	I
				Hospital (CU); Clinic (CU)	Hospitals, Health Care Centers, Mental Hospitals, Other Medical Facilities (except doctors offices)	I

**TABLE 4-10**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (DRAFT ZONING) – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
103 (cont.)	073-010-014	129,809	(PQ) Public/Quasi Public	Government Buildings (P)	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC
				Community Assembly (MU); Cultural Institutions and Facilities (P)	Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC
				Public Safety Facility (P)	Public Emergency Services Facilities: police stations (except jails), fire stations	I
				Animal Keeping (P); Caretaker Unit (MU)	Residential, 0, ≤4.0 d.u./acre	CC
				Transportation Passenger Terminal (MU)	Transportation Terminals: rail, bus, marine	I



**TABLE 4-10**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (DRAFT ZONING) – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
144	071-170-079	357,880	(IS) Service Industrial	Hospital (CU) Clinic (CU); Skilled Nursing Facility (CU)	Hospitals, Health Care Centers, Mental Hospitals, Other Medical Facilities (except doctors offices)	I
				Catering Service (P); Automobile Rentals (P); Automobile Auction (P); Automobile/Vehicle Sales and Leasing (P)	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC
				Day Care Facility (CU)	Children Schools, K – 12 Day Care Centers (>14 children)	I
				Adult Live Entertainment Theater (CU)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls	I
				Adult Motion Picture or Video Arcade (CU); Adult Motion Picture Theater (CU)	Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC

**TABLE 4-10**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (DRAFT ZONING) – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
144 (cont.)	071-170-079	357,880	(IS) Service Industrial	Custom Manufacturing (P); Limited Industrial (P); Heavy Manufacturing (MU)	Manufacturing; Research & Development	CC
				Veterinary Services (P)	Misc. Service Uses: car washes, barbers, animal kennels, print shops	CC
				Chemical, Mineral, and Explosives Storage (CU)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	I
				Animal Keeping (P); Caretaker Unit (MU)	Residential, 0, ≤4.0 d.u./acre	CC
				Transportation Passenger Terminal (MU)	Transportation Terminals: rail, bus, marine	I

## NOTES:

- 1 CC: Conditionally Compatible
- 2 I: Incompatible
- 3 (P): Permitted
- 4 (CU): Major Conditional Use Permit
- 5 (MU): Minor Conditional Use Permit

SOURCE: City of Goleta Draft Zoning Ordinance, January 2019; Santa Barbara County Draft ALUCP, 2019.

### 4.3.1.3 Safety Zone 3

As shown on Figure 2-2, all or parts of 12 parcels (Parcels 63, 103, 104, 114, 115, 116, 117, 120, 126, 132, 136 and 144) are located in Safety Zone 3 off the Runways 25 and 15L ends. Parcels 144, 114, 115, 116, 117, 126, and 132 are located in the Coastal Zone.

**Table 4-11** identifies the land uses that are currently permitted or conditionally permitted in these zoning districts that would be considered incompatible or conditionally compatible in Safety Zone 3 under the Draft ALUCP. **Table 4-12** identifies the permissible uses under the draft zoning ordinance that are considered incompatible in Safety Zone 3 under the Draft ALUCP.

All of Parcel 63 is located in Safety Zone 3 north of the Runway 25 end. Parcel 63 is in the (C-V) Resort/Visitor Serving Commercial zoning district ([OT] Old Town Commercial zoning district and (OTH) Old Town Heritage Overlay zone under the draft zoning ordinance). As shown in Table 4-11, there are no incompatible land uses in this zoning district in Safety Zone 3 under the Draft ALUCP. However, there are three currently permissible uses that are considered conditionally compatible. These uses include “light commercial uses,” “non-residential child care,” and “lodging uses.” These uses would be considered compatible if maximum intensity (100 people per acre in Safety Zone 3) and lot coverage (60 percent in Safety Zone 3) limits are applied. “Non-residential child care” is considered compatible if no new site or land acquisition is required and the land use is limited to replacement or expansion of existing buildings if required by state law. The building replacement or expansion must accommodate no more than 50 students.

As shown in Table 4-12, Parcel 63 is located in the (OT) Old Town Commercial zoning district and (OTH) Old Town Heritage Overlay zone under the draft zoning ordinance. There are no incompatible uses in this zoning district in Safety Zone 3 under the Draft ALUCP. There are several uses, ranging from “residential care facilities, small” to “nurseries and garden centers,” that are considered conditionally compatible. Most of these uses would be considered compatible if maximum intensity (100 people per acre in Safety Zone 3) and lot coverage (60 percent in Safety Zone 3) limits are applied.

All or parts of Parcels 103, 104, 114, 115, 116, 117, and 144 are located in Safety Zone 3 north of the Runway 25 end. These parcels are in the (M-1) Light Industrial zoning district. Part of Parcel 144 is also located in the (M-S-GOL) Service Industrial - Goleta zoning district. Parcels 114, 115, 116, 117, and Parcel 144 are in the Coastal Zone. Currently, the City of Goleta has separate zoning for areas in the Coastal and Inland Zones. As shown in Table 4-11, there are several uses, ranging from “amusement enterprises” to “unenclosed used automobile sales lots,” that are considered conditionally compatible in Safety Zone 3 under the Draft ALUCP. These uses would be considered compatible if maximum intensity (100 people per acre in Safety Zone 3) and lot coverage (60 percent in Safety Zone 3) limits are applied. “Day care” is considered compatible if no new site or land acquisition is required and the land use is limited to replacement or expansion of existing buildings if required by state law. The building replacement or expansion must accommodate no more than 50 students.

As shown in Table 4-11, one use, “onshore oil development,” is considered incompatible in Safety Zone 3. All of Parcels 104, 114, 115, 116, 117, and part of 144 are located in the (F) Airport Approach Overlay zone where this use is unlikely to be developed. Accordingly, there is no potential for displacement of this use on Parcels 104, 114, 115, 116, 117, and the portion of Parcel 144 in the Airport Approach Overlay zone. However, parts of Parcels 103 and 144 are located in Safety Zone 3 outside the Airport Approach Overlay zone. Accordingly, this land use would be potentially displaced from approximately 278,350 square feet (6.39 acres) on Parcels 103 and 144.

As shown in Table 4-12, Parcels 104 and 144 are located in the (IG) General Industrial zoning district and Parcels 114, 115, 116, 117, are in the (IS) Service Industrial zoning district under the draft zoning ordinance. There are several uses in the (IG) General Industrial zoning district, ranging from “emergency shelters” to “custom manufacturing,” that are considered conditionally compatible in safety Zone 3 under the Draft ALUCP. Similarly, in the (IS) Service Industrial zoning district, there are several uses, ranging from “clinics” to “live entertainment,” that are considered conditionally compatible in safety Zone 3 under the Draft ALUCP. These uses would be considered compatible if maximum intensity (100 people per acre in Safety Zone 3) and lot coverage (60 percent in Safety Zone 3) limits are applied.

One use, “chemical, mineral, and explosives storage,” is incompatible in both zoning districts. Excluding a portion of Parcel 144, these parcels are in the (AE) Airport Environs Overlay zone under the draft zoning ordinance where this use would be unlikely to be developed. Accordingly, there is potential for displacement of this use from approximately 49,420 square feet (1.13 acres) on Parcel 144 were the draft zoning ordinance in effect.

Part of Parcel 144 is within the (M-S-GOL) Service Industrial - Goleta zoning district ([IS] Service Industrial zoning district under the draft zoning ordinance) and is within the Coastal Zone. The portion of the parcel in the (M-S-GOL) Service Industrial - Goleta zoning district is also in the (F) Airport Approach Overlay zone. As shown in Table 4-11, there are no incompatible uses in this zoning district in Safety Zone 3. There are several uses, ranging from “restaurants” to “retail shops,” that are considered conditionally compatible. Most of these uses would be considered compatible if maximum intensity (100 people per acre in Safety Zone 3) and lot coverage (60 percent in Safety Zone 3) limits are applied. “Non-residential day care” is considered compatible if no new site or land acquisition is required and the land use is limited to replacement or expansion of existing buildings if required by state law. The building replacement or expansion must accommodate no more than 50 students.

A portion of Parcel 120 is in Safety Zone 3 north of the Runway 25 end. Parcel 120 is in the (PI) Professional and Institutional zoning district ([PQ] Public/Quasi Public and [OTH] Old Town Heritage Overlay zone under the draft zoning district). As shown in table 4-11, there are no incompatible uses in this zoning district in Safety Zone 3 under the Draft ALUCP. There are several uses, ranging from “restaurants” to “retail shops,” that are considered conditionally compatible. Most of these uses would be considered compatible if maximum intensity (100 people per acre in Safety Zone 3) and lot coverage (60 percent in Safety Zone 3) limits are applied. “Non-residential day care” is considered compatible if no new site or land acquisition is

required and the land use is limited to replacement or expansion of existing buildings if required by state law. The building replacement or expansion must accommodate no more than 50 students.

As shown in Table 4-12, Parcels 103 and 120 are located in the (PQ) Public/Quasi Public zoning district under the draft zoning ordinance. There are several uses in the (PQ) Public/Quasi Public zoning district, ranging from “cemetery” to “clinic,” that are considered conditionally compatible in Safety Zone 3 under the Draft ALUCP. These uses would be considered compatible if maximum intensity (100 people per acre in Safety Zone 3) and lot coverage (60 percent in Safety Zone 3) limits are applied. There are no incompatible uses in Safety Zone 3 under the draft zoning ordinance.

A portion of Parcel 126 and all of Parcel 132 are located in Safety Zone 3 south of the Runway 25 end. Parcels 126 and 132 are in the (RES-40) Resource Management - Minimum Lot Size 40 Acres zoning district ([OSPR] Open Space/Passive Recreation zoning district under the draft zoning ordinance). As shown in Table 4-11, one use, “onshore oil development,” is considered incompatible in Safety Zone 3. Accordingly there is potential for displacement of approximately 279,220 square feet (6.41 acres) on these two parcels in Safety Zone 3. One additional use, “limited facilities or developments for educational purposes or scientific research,” is considered conditionally compatible in Safety Zone 3. This use would be considered compatible if maximum intensity (100 people per acre in Safety Zone 3) and lot coverage (60 percent in Safety Zone 3) limits are applied.

Parcels 126 and 136 are in the (OSPR) Open Space/Passive Recreation zoning district under the draft zoning ordinance. Under the draft zoning ordinance there are no incompatible or conditionally compatible uses in this zoning district in Safety Zone 3.

**TABLE 4-11**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (CURRENT ZONING) – SAFETY ZONE 3**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
63	071-130-072	50,530	(C-V) Resort/Visitor Serving Commercial	Light commercial uses (i.e., barber and beauty shops, gift shops, restaurants, etc.) normally associated with the needs of visitors, provided such commercial activities are so designed and limited as to be incidental and directly oriented to the needs of visitors and do not substantially change the character of the resort/visitor-serving facility. (P); Resort, guest ranch, hotel, motel, country club, convention and conference center. Such uses shall be of a self-contained, destination-point nature, rather than those that primarily provide short-term overnight accommodations for travelers. (P)	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC
				Non-Residential Child Care Centers, that are accessory and subordinate to uses permitted by this Section 35-230.5., for use by on-site employees of the development, when sited and designed to ensure compatibility with other permitted uses on the project site and on adjacent parcels. (Added by Ord. 4063, 1/18/92) (P)	Children Schools, K – 12; Day Care Centers (>14 children)	CC
114	071-154-002	8,276	(M-1) Light Industrial (Coastal Zone)	Amusement enterprises if conducted wholly within a completely enclosed building, such as video arcades or pool halls. (Amended by Ord. 4299, 3/24/98). (Accessory and incidental to existing industrial uses). (MCUP)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls	CC
115	071-154-003	3,920				
116	071-154-004	7,841				
117	071-154-005	8,276				
144	071-170-079	97,126				

**TABLE 4-11**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (CURRENT ZONING) – SAFETY ZONE 3**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
114	071-154-002	8,276	(M-1) Light Industrial (Coastal Zone)	Any other light commercial use which the Planning Commission finds is of similar character to those enumerated in this section and is not more injurious to the health, safety, or welfare of the neighborhood because of noise, odor, dust, vibration, danger to life or property, or other similar causes. (Accessory and incidental to existing industrial uses). (MCUP); Financial institutions such as banks and savings and loan offices, professional, administrative and general business offices. (Accessory and incidental to existing industrial uses). (MCUP); Hotels and motels. (Accessory and incidental to existing industrial uses). (MCUP); Music recording studio. (Accessory and incidental to existing industrial uses). (MCUP); New and used automobile and machinery sales, leases, and rentals. (Accessory and incidental to existing industrial uses). (MCUP); Nursery. (Accessory and incidental to existing industrial uses). (MCUP) Certified Farmer's Market. (Added by Ord. 4087, 12/15/92) (MiCUP); Administrative offices required in conjunction with the uses permitted in this district and executive headquarters of businesses that are compatible with uses permitted in this district. (P)	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC
115	071-154-003	3,920				
116	071-154-004	7,841				
117	071-154-005	8,276				
144 (cont.)	071-170-079	97,126				

**TABLE 4-11**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (CURRENT ZONING) – SAFETY ZONE 3**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
114	071-154-002	8,276	(M-1) Light Industrial (Coastal Zone)	Outdoor restaurant, cafe, or tea room. (Accessory and incidental to existing industrial uses). (MCUP);	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC
115	071-154-003	3,920		Agricultural supply store or distribution center for supplies such as feed, fertilizer, pesticides, and fuel. (Amended by Ord. 3986, 2/21/92)		
116	071-154-004	7,841		(when conducted within a completely enclosed building except for material storage which may be permitted within an area enclosed by a solid wall, fence, or hedge not less than six (6) feet in height). (P);		
117	071-154-005	8,276		Bakery. (P);		
144 (cont.)	071-170-079	97,126		Lumber and building materials sales yard (when conducted within a completely enclosed building except for material storage which may be permitted within an area enclosed by a solid wall, fence, or hedge not less than six (6) feet in height). (P);		
				Unenclosed used automobile sales lot. (P);		
				Retail stores, shops, or establishments supplying commodities or services intended to meet the day today needs of industrial research park employees in the vicinity including but not limited to drug stores, convenience markets, barber shops, shoe repair, dry cleaners, banks, restaurants, and coffee shops. Cumulative development of these uses shall not exceed 20% of the total gross floor area on the lot. (Added by Ord. 4379, 11/16/99) (P)		



**TABLE 4-11**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (CURRENT ZONING) – SAFETY ZONE 3**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
114	071-154-002	8,276	(M-1) Light Industrial (Coastal Zone)	Any other retail or wholesale store, shop, or establishment which the Planning Commission finds is of similar character to those enumerated in this section and is not more injurious to the health, safety, or welfare of the neighborhood because of noise, odor, dust, smoke, vibration; danger to life and property, or other similar causes. (P); Restaurants, bars, cocktail lounges, and microbreweries that are secondary and accessory to a restaurant, bar or lounge. (Amended by Ord. 4299, 3124/98) (Accessory and incidental to existing industrial uses). (MCUP); Retail stores, shops, or establishments supplying commodities for residents of the community, provided such enterprises are conducted within a completely enclosed building, such as bakeries, ice cream shops, grocery, and liquor stores, furniture, hardware, and appliance stores, department stores, sporting goods stores, pet shops, florist shops, automobile accessory stores, and the like. (Accessory and incidental to existing industrial uses). (MCUP); Single Room Occupancy Facility. (Added by Ord. 4128, 11/16/93)(Accessory and incidental to existing industrial uses). (MCUP)	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC
115	071-154-003	3,920				
116	071-154-004	7,841				
117	071-154-005	8,276				
144 (cont.)	071-170-079	97,126				
				Business, professional, and trade schools. (Accessory and incidental to existing industrial uses). (MCUP)	Colleges and Universities	CC

**TABLE 4-11**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (CURRENT ZONING) – SAFETY ZONE 3**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
114	071-154-002	8,276	(M-1) Light Industrial (Coastal Zone)	Emergency Shelter. (Added by Ord. 4128, 11/16/93) (P)	Public Emergency Services Facilities: police stations (except jails), fire stations	CC
115	071-154-003	3,920		Fuel yard. (P)	Storage or Use of Hazardous (flammable, explosive, corrosive, or toxic) Materials	CC
116	071-154-004	7,841		Non-Residential Child Care Center, pursuant to Section 35-292a.3. (Added by Ord. 4379, 11/16/99)(Accessory and incidental to existing industrial uses). (MCUP)	Children Schools, K – 12; Day Care Centers (>14 children)	CC
117	071-154-005	8,276		Indoor theater. (Accessory and incidental to existing industrial uses). (MCUP); Spas or health clubs. (Added by Ord. 4299, 3/12/198)(Accessory and incidental to existing industrial uses). (MCUP); Light recreational uses and facilities such as tennis courts, gymnasium, racquetball courts which are operated only for the use of the employees in the industrial research park. (P)	Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC
144 (cont.)	071-170-079	97,126		Onshore oil development including exploratory and production wells, separation facilities, and their accessory uses, subject to the requirements set forth in DIVISION 8, ENERGY FACILITIES. (MCUP)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	I
				Research, development, and testing laboratories and facilities. (P); Scientific instrument and equipment manufacture or precision machine shops. (P); Small boat building, not including ship building. (P)	Manufacturing; Research & Development	CC

**TABLE 4-11**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (CURRENT ZONING) – SAFETY ZONE 3**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
114	071-154-002	8,276	(M-1) Light Industrial (Coastal Zone)	Any other light industrial use, building, or structure which the Planning Commission finds is of similar character to those enumerated in this district and is not obnoxious or offensive because of noise, odor, dust, smoke, vibration, danger to life or property, or similar causes. (P);	Manufacturing; Research & Development	CC
115	071-154-003	3,920		Any other light industrial use, building, or structure which the Planning Commission finds is of similar character to those enumerated in this section and is not injurious to the health, safety, or welfare of the neighborhood because of noise, odor, dust, smoke, vibration, danger to life and property or other similar causes. (P);		
116	071-154-004	7,841		Assembly of electrical appliances, electronic instruments, and devices, and radio, phonograph, and television sets, including the manufacture of small parts only, such as coils, condensers, transformers, crystal holders, transistors, capacitors, resistors, etc. (P);		
117	071-154-005	8,276		The manufacture and maintenance of electrical and neon signs, commercial advertising structures, light sheet metal products, including heating and ventilating ducts and equipment, cornices, eaves, and the like. (P);		
144 (cont.)	071-170-079	97,126		The manufacture of furniture. (P); The manufacture, compounding, assembling, or treatment of articles or merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper plastics, precious or semi-precious metals or stone, shell, textiles, tobacco, wood, yarns, and paint not employing a boiling process. (P)		

114	071-154-002	8,276	(M-1) Light Industrial (Coastal Zone)	The manufacture, compounding, processing, packaging, or treatment of bakery goods, candy, dairy products, and other food products but excluding such products as fish, meat, sauerkraut, vinegar, yeast, and the rendering or refining of fats and oils. (P); Automobile assembling, painting, upholstering, rebuilding, reconditioning, body and fender works, truck repairing or overhauling, tire retreading or recapping, and battery manufacturing. (P); blacksmith shop, machine shop, and punch presses excluding drop hammers. (P); Blacksmith shop, welding shop, or machine shop) (when conducted within a completely enclosed building except for material storage which may be permitted within an area enclosed by a solid wall, fence, or hedge not less than six (6) feet in height). (P); Building material manufacturing plant, including concrete mixing plant. (P); Experimental photo or motion picture film, research, and testing laboratories. (P); Foundry casting of lightweight non-ferrous metal not causing noxious fumes or odors. (P); Manufacture of ceramic products, such as pottery, figurines and small glazed tile, utilizing only previously pulverized clay, provided that kilns are fired only by electricity or gas. (P); Manufacture of optical goods. (P); Manufacture, design, and production of handicraft articles, musical instruments, toys, jewelry, and novelties. (P)	Manufacturing; Research & Development	CC
115	071-154-003	3,920				
116	071-154-004	7,841				
117	071-154-005	8,276				
144 (cont.)	071-170-079	97,126				

**TABLE 4-11**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (CURRENT ZONING) – SAFETY ZONE 3**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
114	071-154-002	8,276	(M-1) Light Industrial (Coastal Zone)	Manufacturing and assembly of business machines including electronic data processing equipment, accounting machines, calculators, typewriter&, and related equipment. (P); Manufacturing, assembling, compounding, packaging and processing of cosmetics, drugs, pharmaceuticals, perfumes, perfumed toilet soap (not including refining or rendering of fats or oils), and toiletries. (P)	Manufacturing; Research & Development	CC
115	071-154-003	3,920				
116	071-154-004	7,841				
117	071-154-005	8,276				
144 (cont.)	071-170-079	97,126				
				Non-Residential Child Care Centers, that are accessory and subordinate to uses permitted by this Section 35-234.4., for use by on-site employees of the development, when sited and designed to ensure compatibility with other permitted uses on the project site and on adjacent parcels. (Added by Ord. 4063, 8/18192) (P); Non-Residential Child Care Centers, that are ancillary to uses permitted by this Section 35-233.4. when sited and designed to ensure compatibility with other permitted uses on the project site and on adjacent parcels. (Added by Ord. 4063, 8118192; Amended by Ord. 4379, 11116199) (P)	Children Schools, K – 12; Day Care Centers (>14 children)	CC
103	073-010-014	229,126	(M-1) Light Industrial	Amusement enterprises if conducted wholly within a completely enclosed building, such as video arcades or pool halls. (Amended by Ord. 4299, 3/24/98). (MCUP)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls	CC
104	071-170-011	12,632				
				Amusement enterprises conducted partially or wholly outdoors (MCUP); Outdoor theater (MCUP)	Outdoor Large Assembly Facility (capacity 300 to 999 people)	I

**TABLE 4-11**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (CURRENT ZONING) – SAFETY ZONE 3**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
103	073-010-014	229,126	(M-1) Light Industrial	Financial institutions such as banks and savings and loan offices, professional, administrative and general business offices. (MCUP);	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC
104 (cont.)	071-170-011	12,632		Hotels and motels. (MCUP); Music recording studio. (MCUP); New and used automobile and machinery sales, leases, and rentals. (MCUP); Nursery. (MCUP);  Administrative offices required in conjunction with the uses permitted in this district and executive headquarters of businesses that are compatible with uses permitted in this district. (P);  Restaurant or coffee shop for the use of the employees in the industrial research park. (P);  Swap Meet (MCUP);  Certified Farmer's Market.(MiCUP);  Single Room Occupancy Facility. (MiCUP)		

**TABLE 4-11**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (CURRENT ZONING) – SAFETY ZONE 3**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
103 104 (cont.)	073-010-014 071-170-011	229,126 12,632	(M-1) Light Industrial	Outdoor restaurant, cafe, or tea room. (MCUP); Agricultural supply store or distribution center for supplies such as feed, fertilizer, pesticides, and fuel. (P); Lumber and building materials sales yard. (P); Unenclosed used automobile sales lot. (P); Retail stores, shops, or establishments supplying commodities for residents of the community, provided such enterprises are conducted within a completely enclosed building, such as bakeries, ice cream shops, grocery, and liquor stores, furniture, hardware, and appliance stores, department stores, sporting goods stores, pet shops, florist shops, automobile accessory stores, and the like. (MCUP)	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC
103 104 (cont.)	073-010-014 071-170-011	229,126 12,632	(M-1) Light Industrial	Restaurants, bars, cocktail lounges, and microbreweries that are secondary and accessory to a restaurant, bar or lounge. (Amended by Ord. 4298, 3/24/98). (MCUP)	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC
				Business, professional, and trade schools. (MCUP)	Colleges and Universities	CC

**TABLE 4-11**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (CURRENT ZONING) – SAFETY ZONE 3**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
103	073-010-014	229,126	(M-1) Light Industrial	Emergency Shelter. (P)	Public Emergency Services Facilities: police stations (except jails), fire stations	CC
104 (cont.)	071-170-011	12,632		Fuel yard. (P)	Storage or Use of Hazardous (flammable, explosive, corrosive, or toxic) Materials	CC
				Non-Residential Child Care Centers, that are accessory and subordinate to uses permitted by this Section 35-85.4., for use by on-site employees of the development, when sited and designed to ensure compatibility with other permitted uses on the project site and on adjacent parcels.	Children Schools, K – 12; Day Care Centers (>14 children)	CC
				Indoor theater. (MCUP); Spas or health clubs. (Added by Ord.4299, 3/24/98) (MCUP); Light recreational uses and facilities such as tennis courts, gymnasium, racquetball courts which are operated only for the use of the employees in the industrial research park. (P)	Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC
				Onshore oil development including exploratory and production wells, separation facilities, and their accessory uses, subject to the requirements set forth in DIVISION 8, ENERGY FACILITIES. (MCUP)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	I
				Research, development, and testing laboratories and facilities. (P); Scientific instrument and equipment manufacture or precision machine shops. (P); Small boat building, not including ship building. (P)	Manufacturing; Research & Development	CC



**TABLE 4-11**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (CURRENT ZONING) – SAFETY ZONE 3**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
103	073-010-014	229,126	(M-1) Light Industrial	Any other light industrial use, building, or structure which the Planning Commission finds is of similar character to those enumerated in this section and is not injurious to the health, safety, or welfare of the neighborhood because of noise, odor, dust, smoke, vibration, danger to life and property or other similar causes. (P); Assembly of electrical appliances, electronic instruments, and devices, and radio, phonograph, and television sets, including the manufacture of small parts only, such as coils, condensers, transformers, crystal holders, transistors, capacitors, resistors, etc. (P); The manufacture and maintenance of electrical and neon signs, commercial advertising structures, light sheet metal products, including heating and ventilating ducts and equipment, cornices, eaves, and the like. (P); The manufacture of furniture. (P); The manufacture, compounding, assembling, or treatment of articles or merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper plastics, precious or semi-precious metals or stone, shell, textiles, tobacco, wood, yarns, and paint not employing a boiling process. (P)	Manufacturing; Research & Development	CC
104 (cont.)	071-170-011	12,632				

**TABLE 4-11**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (CURRENT ZONING) – SAFETY ZONE 3**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
103	073-010-014	229,126	(M-1) Light Industrial	<p>The manufacture, compounding, processing, packaging, or treatment of bakery goods, candy, dairy products, and other food products but excluding such products as fish, meat, sauerkraut, vinegar, yeast, and the rendering or refining of fats and oils. (P);</p> <p>Automobile assembling, painting, upholstering, rebuilding, reconditioning, body and fender works, truck repairing or overhauling, tire retreading or recapping, and battery manufacturing. (P);</p> <p>Blacksmith shop, machine shop, and punch presses excluding drop hammers. (P);</p> <p>Building material manufacturing plant, including concrete mixing plant. (P);</p> <p>Experimental photo or motion picture film, research, and testing laboratories. (P);</p> <p>Foundry casting of lightweight non-ferrous metal not causing noxious fumes or odors. (P);</p> <p>Manufacture of ceramic products, such as pottery, figurines and small glazed tile, utilizing only previously pulverized clay, provided that kilns are fired only by electricity or gas. (P);</p> <p>Manufacture of optical goods. (P);</p> <p>Manufacture, design, and production of handicraft articles, musical instruments, toys, jewelry, and novelties. (P);</p> <p>Printing plant.(P);</p> <p>Agricultural packing or processing plant.(P);</p> <p>Frozen food locker.(P);</p> <p>Handicraft-type industries subject to the provisions of Sec. 35-172.11. (MiCUP)</p>	Manufacturing; Research & Development	CC
104 (cont.)	071-170-011	12,632				

**TABLE 4-11**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (CURRENT ZONING) – SAFETY ZONE 3**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
103	073-010-014	229,126	(M-1) Light Industrial	Manufacturing and assembly of business machines including electronic data processing equipment, accounting machines, calculators, typewriter&, and related equipment. (P); Manufacturing, assembling, compounding, packaging and processing of cosmetics, drugs, pharmaceuticals, perfumes, perfumed toilet soap (not including refining or rendering of fats or oils), and toiletries. (P);  Printing, embossing, engraving, etching, lithographic, and bookbinding plants. (P)	Manufacturing; Research & Development	CC
104 (cont.)	071-170-011	12,632		Non-Residential Child Care Centers, that are accessory and subordinate to uses permitted by this Section 35-234.4., for use by on-site employees of the development, when sited and designed to ensure compatibility with other permitted uses on the project site and on adjacent parcels. (Added by Ord. 4063, 8/18/92) (P);	Children Schools, K – 12; Day Care Centers (>14 children)	CC

**TABLE 4-11**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (CURRENT ZONING) – SAFETY ZONE 3**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
144	071-170-079	357,880	(M-S-GOL) Service Industrial – Goleta (Coastal Zone)	Non-Residential Child Care Centers, that are accessory and subordinate to uses permitted by this Section (35-84A.4), for use by on-site employees of the development, when sited and designed to ensure compatibility with other permitted uses on the project site and on adjacent parcels. ( P)	Children Schools, K – 12; Day Care Centers (>14 children)	CC
				Swap meet. (MCUP); Bakery and baked goods distribution outlet. (P); Boat sales yard or building yard (P); Lumber and building materials sales yard. (P); Trailer, automobile and truck rentals. (P)	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC
				Wholesale nursery supplies. (P);	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC

**TABLE 4-11**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (CURRENT ZONING) – SAFETY ZONE 3**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
144 (cont.)	071-170-079	357,880	(M-S-GOL) Service Industrial – Goleta (Coastal Zone)	<p>Building material manufacturing plant, including concrete mixing plant. (P)</p> <p>Business machines (Research and development, manufacturing, assembling, processing, compounding, and testing of these products, when the decision maker finds the development is consistent with the purpose and intent of this district). (P);</p> <p>Drugs, pharmaceutical and chemicals (Research and development, manufacturing, assembling, processing, compounding, and testing of these products, when the decision maker finds the development is consistent with the purpose and intent of this district). (P);</p> <p>Electrical and electronic appliances and instruments and their components (Research and development, manufacturing, assembling, processing, compounding, and testing of these products, when the decision maker finds the development is consistent with the purpose and intent of this district). (P);</p> <p>Industrial cleaning and dyeing establishment (Research and development, manufacturing, assembling, processing, compounding, and testing of these products, when the decision maker finds the development is consistent with the purpose and intent of this district). (P);</p> <p>Optical goods (Research and development, manufacturing, assembling, processing, compounding, and testing of these products, when the decision maker finds the development is consistent with the purpose and intent of this district). (P)</p>	Manufacturing; Research & Development	CC

**TABLE 4-11**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (CURRENT ZONING) – SAFETY ZONE 3**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
144 (cont.)	071-170-079	357,880	(M-S-GOL) Service Industrial – Goleta (Coastal Zone)	Printing, bookbinding, blue-printing and photocopying plant (Research and development, manufacturing, assembling, processing, compounding, and testing of these products, when the decision maker finds the development is consistent with the purpose and intent of this district). (P); Scientific instruments and equipment (Research and development, manufacturing, assembling, processing, compounding, and testing of products listed below, when the decision maker finds the development is consistent with the purpose and intent of this district). (P)	Manufacturing; Research & Development	CC
				A residence, provided the residential use serves as a watchman's quarters, and is secondary, as defined in DIVISION 2, DEFINITIONS, to a primary industrial or commercial use on the same lot. (MiCUP)	Residential, 0, ≤4.0 d.u./acre	CC
120	071-130-009	89,298	(PI) Professional and Institutional	Certified Farmer's Market. (Added by Ord. 4087, 12115192) (MiCUP)	Cemeteries; Marinas; Memorial Parks	CC
				Any other professional or institutional use which the Planning Commission finds is similar in character to those enumerated in s section and is not more injurious to the health, safety, or welfare of the neighborhood because of noise, odor, smoke, vibration, danger to life or property, or other similar causes. (P)	Children Schools, K – 12; Day Care Centers (>14 children)	CC
				Banks and Savings and Loan offices. (P)	Hospitals, Health Care Centers, Mental Hospitals, Other Medical Facilities (except doctors offices)	CC

**TABLE 4-11**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (CURRENT ZONING) – SAFETY ZONE 3**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
120 (cont.)	071-130-009	89,298	(PI) Professional and Institutional	Restaurants located. in an office building, including bars or cocktail lounges accessory to a restaurant, but not including drive-through restaurants. (MCUP); Cemetery, crematory, or mausoleums. (P); Charitable and philanthropic institutions for human beings. (P); Churches, libraries, museums, and schools, including business schools, but not including dance halls or trade schools using heavy equipment. (P); Community, civic center, and governmental buildings and structures. (P); Hospitals, sanitariums, medical clinics, special care homes, and similar buildings, when used for the treatment of human ailments, subject to the approval as to need by the Santa Barbara Subarea Advisory Counsel of the Health Systems Agency, Ventura-Santa Barbara. (P); Retail stores, shops, or establishments supplying commodities or services intended to meet the day to day needs of employees in the vicinity including but not limited to drug stores, convenience markets, barber shops, shoe repair, dry cleaners, restaurants, and coffee shops. Cumulative development of these uses shall not exceed 20% of the total gross floor area on the lot. (Added by Ord. 4379, 11116/99) (P)	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC

**TABLE 4-11**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (CURRENT ZONING) – SAFETY ZONE 3**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
				Non-Residential Child Care Centers, that are ancillary to uses permitted by this Section 35-232.4 when sited and designed to ensure compatibility with other permitted uses on the project site and on adjacent parcels. (Added by Ord. 4063, B18192; Amended by Ord. 4379, 11/16/99) (P); Professional offices, studios, and office buildings. (P)	Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC
126	071-190-029	211,702	(RES-40)	Limited facilities or developments for educational purposes or scientific research, e.g., water quality monitoring stations, access roads, storage facilities, etc. (P)	Manufacturing; Research & Development	CC
132	071-190-037	67,518	Resource Management - Minimum Lot Size 40 Acres	Onshore oil development, including exploratory and production wells, pipelines, separation facilities, and their accessory uses, subject to the requirements set forth in DIVISION 8, ENERGY FACILITIES. (MCUP)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	I

## NOTES:

- 1 CC: Conditionally Compatible
- 2 I: Incompatible
- 3 (P): Permitted
- 4 (CUP): Conditional Use Permit
- 5 (MCUP): Minor Conditional Use Permit

SOURCE: City of Goleta Zoning Ordinance (Arts. II & III, Chapter 35, Goleta Municipal Code); Santa Barbara County Draft ALUCP, 2019.



**TABLE 4-12**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (DRAFT ZONING) – SAFETY ZONE 3**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
63	071-130-072	50,530	(OT) Old Town Commercial	Residential Care Facilities, Small (P); Residential Care Facilities, Large (CU);	Congregate Care Facilities (>5 clients): nursing homes, assisted living facilities	CC
				Colleges and Trade Schools (MU)	Colleges and Universities	CC
				Community Assembly (MU); Cultural Institutions and Facilities (P)	Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC
				Day Care Facility (MU); Schools, Private (MU)	Children Schools, K – 12; Day Care Centers (>14 children)	CC

**TABLE 4-12**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (DRAFT ZONING) – SAFETY ZONE 3**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
				Government Buildings (P); Social Service Facilities (MU); Building Materials, Sales, and Service (CU); Bars/Night Clubs/Lounges (P); Restaurant (P); Business Services (P); Catering Service (P); Check-Cashing Business (CU) General Market (P); Liquor Store (MU); Specialty Food Sales and Facilities (P); Instructional Service (P); Financial, Insurance, and Real Estate Services (P/CU <sup>3</sup> ); Professional Services (P/CU <sup>a</sup> ); General Retail (P); Medical and Dental Services (P/CU <sup>a</sup> ); Hotels and Motels (CU); Automobile Rentals (CU); Automobile/Vehicle Sales and Leasing (CU); Mobile Vendors (P); Nurseries and Garden Centers (CU)	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC
63 (cont.)	071-130-072	50,530	(OT) Old Town Commercial	Clinic (MU); Skilled Nursing Facility (MU)	Hospitals, Health Care Centers, Mental Hospitals, Other Medical Facilities (except doctors offices)	CC
				Public Safety Facilities (P)	Public Emergency Services Facilities: police stations (except jails), fire stations	CC
				Banquet and Conference Center (CU)	Large Eating/Drinking Establishments in free-standing building (capacity ≥300 people)	CC
				Indoor Sports and Recreation (MU)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls	CC

**TABLE 4-12**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (DRAFT ZONING) – SAFETY ZONE 3**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
104	071-170-011	12,632	(IG) General Industrial	Day Care Facility (CU)	Children Schools, K – 12; Day Care Centers (>14 children)	CC
144	071-170-079	97,126		Emergency Shelter (P)	Public Emergency Services Facilities: police stations (except jails), fire stations	CC
				Government Buildings (P); Building Materials, Sales, and Service (P); Catering Service (P); Nurseries and Garden Centers (CU); Automobile Rentals (P); Automobile/Vehicle Sales and Leasing (P)	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC

**TABLE 4-12**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (DRAFT ZONING) – SAFETY ZONE 3**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
104	071-170-011	12,632	(IG) General Industrial	Adult Live Entertainment Theater (CU)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls	CC
144	071-170-079	97,126		Adult Motion Picture or Video Arcade (CU); Adult Motion Picture Theater (CU)	Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC
(cont.)				Hospital (CU); Clinic (CU); Skilled Nursing Facility (CU)	Hospitals, Health Care Centers, Mental Hospitals, Other Medical Facilities (except doctors offices)	CC
				Custom Manufacturing (P); Heavy Manufacturing (P); Limited Industrial (P); R&D and Technology (P)	Manufacturing; Research & Development	CC
				Oil and Gas Facilities (CU); Chemical, Mineral, and Explosives Storage (CU)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	I

**TABLE 4-12**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (DRAFT ZONING) – SAFETY ZONE 3**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
114	071-154-002	8,276	(IS) Service Industrial	Catering Service (P); Automobile Rentals (P); Automobile/Vehicle Sales and Leasing (P); Automobile Auction (P)	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC
115	071-154-003	3,920				
116	071-154-004	7,841				
117	071-154-005	8,276				
144	071-170-079	97,126				
				Day Care Facility (CU)	Children Schools, K – 12; Day Care Centers (>14 children)	CC
				Adult Live Entertainment Theater (CU)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls	CC
				Adult Motion Picture or Video Arcade (CU); Adult Motion Picture Theater (CU)	Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC
				Hospital (CU); Clinic (CU); Skilled Nursing Facility (CU)	Hospitals, Health Care Centers, Mental Hospitals, Other Medical Facilities (except doctors offices)	CC
				Custom Manufacturing (P); Heavy Manufacturing (MU); Limited Industrial (P)	Manufacturing; Research & Development	CC
				Chemical, Mineral, and Explosives Storage (CU)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	I

**TABLE 4-12**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (DRAFT ZONING) – SAFETY ZONE 3**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
120	071-130-009	89,298	(PQ)	Cemetery (CU)	Cemeteries; Marinas; Memorial Parks	CC
103	073-010-014	229,126	Public/Quasi Public	Colleges and Trade Schools (P)	Colleges and Universities	CC
				Community Assembly (MU); Cultural Institutions and Facilities (P)	Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC
				Day Care Facility (P); Schools, Private (P)	Children Schools, K – 12; Day Care Centers (>14 children)	CC
120	071-130-009	89,298	(PQ)	Government Buildings (P);	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC
103 (cont.)	073-010-014	229,126	Public/Quasi Public	Hospital (CU); Clinic (CU)	Hospitals, Health Care Centers, Mental Hospitals, Other Medical Facilities (except doctors offices)	CC

## NOTES:

- 1 CC: Conditionally Compatible
- 2 I: Incompatible
- 3 (P): Permitted
- 4 (CU): Major Conditional Use Permit
- 5 (MU): Minor Conditional Use Permit
- 6 (P/CU)<sup>3</sup>: Permitted/Major Conditional Use Permit - .3. Office uses are permitted on the street facing ground floor. Office uses on the second floor of a structure or behind the portion of a building adjacent to the street are subject to approval of a Minor Conditional Use Permit.

SOURCE: City of Goleta Draft Zoning Ordinance, January 2019; Santa Barbara County Draft ALUCP, 2019.

#### 4.3.1.4 Safety Zone 4

Part of one parcel, Parcel 64, is located in Safety Zone 4 off the Runway 7 end. Parcel 64 is in the Coastal Zone. This parcel is also evaluated for potential residential displacement (see Section 3.1.1.2). Parcel 64 is located in the (DR-10) Design Residential - 10 Units per Acre zoning district ([RP] Planned Residential zoning district under the draft zoning ordinance). **Table 4-13** identifies the uses that are permitted or conditionally permitted on this parcel under the current zoning ordinance that are conditionally compatible under the safety policies in the Draft ALUCP. Similarly, **Table 4-14** identifies the uses permitted or conditionally permitted on this parcel under the draft zoning ordinance that are conditionally compatible under the safety policies in the Draft ALUCP.

As shown in Table 4-13, there are numerous uses in the current zoning ordinance that would be considered conditionally compatible in Safety Zone 4 under the Draft ALUCP. Several uses, ranging from “dining commons” to “special care homes,” would be considered compatible on this parcel on the condition that development complies with the maximum lot coverage percentage (70 percent) and maximum intensity limit (100 people per acre) for Safety Zone 4. One use, “residential child care center,” is considered compatible in existing residential areas which would include the area in which Parcel 65 is located. “Non-residential child care centers” are considered compatible so long as no new sites or land are acquired for the purpose. There are several other uses, ranging from “dormitories” to “accessory uses for various kinds of dwelling units,” that are also considered compatible on the condition that a 15 percent minimum open land limit is satisfied.

As shown in Table 4-14, Parcel 64 is located in the (RP) Planned Residential zoning district under the draft zoning ordinance. There are several uses in the draft zoning ordinance ranging from “small family day care” to “public safety facilities” that are considered conditionally compatible in Safety Zone 4 under the draft ALUCP. For the most part these uses are considered compatible on the condition that development complies with the maximum lot coverage percentage (70 percent in Safety Zone 4) and maximum intensity limits (100 people per acre) or they are set in an area of existing residential development.

As the conditions associated with the compatibility of the land uses identified in Table 4-13 and Table 4-14 are minimal and easily satisfied, there is no potential for displacement in Safety Zone 4.

#### 4.3.1.5 Safety Zone 5

Safety Zone 5 is limited to Airport property. Accordingly, areas within Safety Zone 5 are not considered further in the development displacement analysis.

**TABLE 4-13**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (CURRENT ZONING) – SAFETY ZONE 4**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
64	079-554-021	3,485	(DR-10) Design Residential - 10 Units per Acre	Dormitories, student housing facilities, residence halls, sororities, and fraternities located in an area where such facilities are to be used by students of a permitted educational institution. (MCUP); Home occupations, subject to the provisions of Sec. 35-121. (General Regulations). (P); Uses, buildings, and structures incidental, accessory, and subordinate to permitted uses and not involving the maintenance of a commercial enterprise on the premises. (Added by Ord. 4379, 11/16/99) (P); Single-family, duplex, triplex, and multi-family dwelling units, including developments commonly known as row houses, town houses, condominiums, cluster, and community apartment projects. (P)	Residential, >8.0, ≤13.0 d.u./acre	CC
				Dining commons, cafeterias, tobacco and magazine shops, book stores, bicycle rental and repair shops, and similar facilities accessory and incidental to developments permitted in paragraph 1. hereof, provided such uses are within the building and designed and used solely for the service and convenience of the residential development to which they are accessory and incidental. (MiCUP)	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC
				Residential Child Care Center. (Amended by Ord. 3518, 6/3/85; Ord. 4067, 8/18/92) (MiCUP)	Family Day Care Homes (≤14 children)	CC



**TABLE 4-13**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (CURRENT ZONING) – SAFETY ZONE 4**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
64 (cont.)	079-554-021	3,485	(DR-10) Design Residential - 10 Units per Acre	Non-Residential Child Care Centers, that are accessory and subordinate to uses permitted by this Section 35-74.4., for use by on-site residents and/or employees of the development, when sited and designed to ensure compatibility with other permitted uses on the project site and on adjacent parcels. (Added by Ord. 4063, 8/18/92) (P)	Children Schools, K – 12; Day Care Centers (>14 children)	CC

## NOTES:

- 1 CC: Conditionally Compatible
- 2 I: Incompatible
- 3 (P): Permitted
- 4 (CUP): Conditional Use Permit
- 5 (MiCUP): Minor Conditional Use Permit

SOURCE: City of Goleta Zoning Ordinance (Arts. II & III, Chapter 35, Goleta Municipal Code); Santa Barbara County Draft ALUCP, 2019.

**TABLE 4-14**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (DRAFT ZONING) – SAFETY ZONE 4**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
65	079-554-021	3,485	(RP) Planned Residential	Day Care Facility (MU)	Children Schools, K – 12; Day Care Centers (>14 children)	CC
				Family Day Care, Small (P); Family Day Care, Large (P)	Family Day Care Homes (≤14 children)	CC
				Residential Care Facilities, Small (P); Residential Care Facilities, Large (CU); Group Residential (CU)	Congregate Care Facilities (>5 clients): nursing homes, assisted living facilities	CC
				Single Room Occupancy Housing (CU)	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC
				Community Assembly (MU)	Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC
				Public Safety Facilities (P)	Public Emergency Services Facilities: police stations (except jails), fire stations	CC

## NOTES:

- 1 CC: Conditionally Compatible
- 2 I: Incompatible
- 3 (P): Permitted
- 4 (CU): Major Conditional Use Permit
- 5 (MU): Minor Conditional Use Permit

SOURCE: City of Goleta Draft Zoning Ordinance, January 2019; Santa Barbara County Draft ALUCP, 2019.

#### 4.3.1.6 Safety Zone 6

All or parts of 82 parcels are located in Safety Zone 6. Six of these parcels (Parcels 52, 55, 56, 108, 109, 112) are identified as being underutilized with infill potential. Thirty-five parcels are located in the Coastal Zone. There are no incompatible uses in Safety Zone 6. **Table 4-15** identifies the land uses that are permitted or conditionally permitted under the current zoning district that would be considered conditionally compatible in Safety Zone 6 under the Draft ALUCP. Similarly, **Table 4-16** identifies the permitted or conditionally permitted land uses under the draft zoning ordinance that would be considered conditionally compatible in Safety Zone 6 under the Draft ALUCP.

As shown in Table 4-15, there are three uses under the current zoning ordinance and identified among the parcels located in Safety Zone 6 that are considered conditionally compatible under the Draft ALUCP. These uses include “outdoor theaters,” “zoos,” and “onshore oil development.” “Outdoor theaters” and “zoos” are considered compatible on the condition that they include no fixed seating with a capacity greater than or equal to 1,000 seats unless an additional exit is provided. As pertains to “onshore oil development”, uses that require the storage or handling of explosive materials, the storage or handling of blasting agents, or the storage or handling of flammable liquids in aboveground tanks are compatible contingent on compliance with all federal, state, and local standards. Permitting agencies will evaluate the need for special measures to minimize hazards if a facility were struck by an aircraft. As these conditions are minimal and as regards those uses involving hazardous substances, required by law, there is no potential for displacement in Safety Zone 6 under the current zoning ordinance.

As shown in Table 4-16, there is one use under the draft zoning ordinance, “major utility,” that is considered conditionally compatible on Parcels 108 and 109 in Safety Zone 6. “Major utility” include the same conditions for compatibility applicable to oil development. As these conditions are minimal and, for uses involving hazardous substances required by law, there is no potential for displacement in Safety Zone 6 under the draft zoning ordinance.

**TABLE 4-15**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (CURRENT ZONING) – SAFETY ZONE 6**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
48	077-020-045	10,257,073	(AG-I-40) Agriculture I - Minimum Lot 40 Acres	Onshore oil development, including exploratory and production wells, separation facilities, pipelines, oil and gas treatment and processing facilities and their accessory uses, subject to the requirements set forth in DIVISION 8, ENERGY FACILITIES (MCUP)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
49	077-080-022	969,210				
51	073-070-034	25,265	(C-2) Retail Commercial	Onshore oil drilling and production facilities, subject to the requirements set forth in DIVISION 8, ENERGY FACILITIES (MCUP)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
52	073-070-035	236,966				
53	073-330-030	106,286				
55	071-090-089	41,818		Outdoor theater (MCUP)	Outdoor Major Assembly Facility (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	CC
56	071-090-090	173,369				
57	071-121-018	14,810				
58	073-080-081	34,848				
59	071-122-012	24,829	(C-3) General Commercial	Onshore oil drilling and production facilities, subject to the requirements set forth in DIVISION 8, ENERGY FACILITIES (MCUP)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
				Outdoor theater (MCUP)	Outdoor Major Assembly Facility (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	CC
105	073-030-005	159,430	(M-RP) Industrial Research Park	Onshore oil development, including exploratory and production wells, separation facilities, and their accessory uses, subject to the requirements set forth in DIVISION 8, ENERGY FACILITIES (MCUP)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
108	073-150-025	149,846				
109	073-020-018	117,612				
110	073-020-034	20,909				
111	073-020-035	99,752				
112	073-020-036	89,734				
113	079-210-066	88,427				

**TABLE 4-15**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (CURRENT ZONING) – SAFETY ZONE 6**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
122	077-361-011	41,382	(REC) Recreation	Onshore oil drilling and production operations as defined in and subject to the requirements of DIVISION 8, ENERGY FACILITIES (MCUP)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
123	073-184-032	19,166				
124	073-195-023	20,038				
125	079-210-019	45,302		Zoos (MCUP)	Outdoor Major Assembly Facility (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	CC
103	073-010-014	145,055	(M-1) Light Industrial	Onshore oil development including exploratory and production wells, separation facilities, and their accessory uses, subject to the requirements set forth in DIVISION 8, ENERGY FACILITIES (MCUP)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
126	071-190-029	149,846	(RES-40) Resource Management - Minimum Lot Size 40 Acres	Onshore oil development, including exploratory and production wells, pipelines, separation facilities, and their accessory uses, subject to the requirements set forth in DIVISION 8, ENERGY FACILITIES (MCUP)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
127	071-190-038	10,454				
128	073-070-043	55,757				
129	073-070-044	51,401				
130	073-070-045	50,530				
131	073-070-046	151,589				
132	071-190-037	18,731				

## NOTES:

- 1 CC: Conditionally Compatible
- 2 I: Incompatible
- 3 (P): Permitted
- 4 (CUP): Conditional Use Permit
- 5 (MiCUP): Minor Conditional Use Permit

SOURCE: City of Goleta Zoning Ordinance (Arts. II & III, Chapter 35, Goleta Municipal Code); Santa Barbara County Draft ALUCP, 2019.

**TABLE 4-16**  
**POTENTIAL DISPLACEMENT – CITY OF GOLETA (DRAFT ZONING) – SAFETY ZONE 6**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
108	073-150-025	149,846	(BP) Business Park	Major Utilities (CU)	Power Plants	CC
109	073-020-018	117,612				

## NOTES:

- 1 CC: Conditionally Compatible
- 2 I: Incompatible
- 3 (P): Permitted
- 4 (CU): Major Conditional Use Permit
- 5 (MU): Minor Conditional Use Permit

SOURCE: City of Goleta Draft Zoning Ordinance, January 2019; Santa Barbara County Draft ALUCP, 2019.

## 4.3.2 Santa Barbara County

The following sections discuss the potential for displacement due to the safety policies in the Draft ALUCP for those areas of unincorporated Santa Barbara County within the draft safety zones for SBA.

### 4.3.2.1 Safety Zone 1

Safety Zone 1 off the Runway 25 end is primarily limited to Airport property but extends into unincorporated Santa Barbara County. However, there are no vacant or underutilized parcels located in Safety Zone 1 off the Runway 25 end. Accordingly, areas of unincorporated Santa Barbara County in Safety Zone 1 are not considered further in the development displacement analysis.

### 4.3.2.2 Safety Zone 2

Portions of two parcels, Parcels 07 and 10, both zoned for (PU) Public Works Utilities and Private Services Facilities, are located in Safety Zone 2 beyond the Runway 33R/L ends. Both parcels are in the Coastal Zone. As shown in **Table 4-17**, there are several uses that would be considered compatible on the condition that maximum nonresidential intensity (60 people per acre in Safety Zone 2) and maximum lot coverage (50 percent in Safety Zone 2) conditions were satisfied.

There are several uses ranging from “cemeteries” to “oil and gas pipelines” currently permitted on Parcels 07 and 10 that are considered incompatible in Safety Zone 2 under the Draft ALUCP. Accordingly, these uses would be potentially displaced from approximately 135,472 square feet (3.11 acres) on these parcels.

Portions of Parcels 39, 41, and 42, all zoned for (AG-I-10) Agriculture II/Minimum Lot Size- 10 Acres gross, are located in Safety Zone 2 beyond the Runway 25 end. Again, there are several permissible and conditionally permissible uses in this zoning district that would be considered compatible under the Draft ALUCP on the condition that maximum nonresidential intensity (60 people per acre in Safety Zone 2) and maximum lot coverage (50 percent in Safety Zone 2) limits are satisfied.

There are several uses identified in this zoning district that would be considered incompatible under the Draft ALUCP. These range from “libraries and museums” to “oil or gas pipelines.” However, the portions of these parcels found in Safety Zone 2 are located within the existing Airport Approach Overlay zone which regulates land use in the airport approach and clear zones. Per the Santa Barbara County Land Use & Development Code, land uses that are likely to be prohibited in the Airport Approach Overlay zone include new residential development beyond a density of four dwelling units per acre and nonresidential development that would concentrate more than 25 persons per gross acre, including schools, office buildings, shopping centers, hospitals, and stadiums. Uses that would generate certain hazards such as smoke or electrical interference are also prohibited. As it is unlikely that any of the uses identified as incompatible would be permitted under current conditions, there is no potential for displacement.

**TABLE 4-17**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
07	071-200-012	47,916	(PU) Public Works Utilities and Private Services Facilities	Cemetery, mausoleum (CUP); Mortuary, accessory to cemetery (CUP)	Cemeteries; Marinas; Memorial Parks	CC
10	071-200-025	87,556		Library, museum (CUP); School (CUP); Day care center, Non-residential (MCUP)	Children Schools, K – 12; Day Care Centers (>14 children)	I
				School - Business, professional or trade (CUP)	Colleges and Universities	I
				Electrical substation - Minor (MCUP); Electrical substation - Major (P); Electrical transmission line (CUP)	Electrical Substations	I
				Telecommunications facility (S)	Emergency Communications Facilities	CC
				Medical services - Extended care (CUP); Medical services - Hospital (CUP)	Hospitals, Health Care Centers, Mental Hospitals, Other Medical Facilities (except doctors offices)	I
				Medical services - Clinic (CUP)	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC



**TABLE 4-17**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
07	071-200-012	47,916	(PU) Public Works Utilities and Private Services Facilities	Office - Accessory (P); Charitable or philanthropic organization (CUP); Music recording studio (CUP)	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC
10 (cont.)	071-200-025	87,556		Conference center (CUP)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls	I
				Meeting facility, public or private (CUP); Meeting facility, religious (CUP)	Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC
				Animal keeping (except equestrian facilities, see RECREATION) (S); Agricultural product sales, on-site production only (MCUP)	Misc. Service Uses: car washes, barbers, animal kennels, print shops	CC
				Fairgrounds (CUP)	Outdoor Major Assembly Facility (capacity >1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	I
				Sports and outdoor recreation facilities (CUP)	Outdoor Small Assembly Facility (capacity 50 to 299 people): community swimming pools, group camps	I
				Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	I

**TABLE 4-17**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
07	071-200-012	47,916	(PU) Public Works Utilities and Private Services Facilities	Drive-through facility, accessory (CUP)	Small Eating/Drinking Establishments in free-standing building (capacity <50 people)	CC
10 (cont.)	071-200-025	87,556		Drive-through facility (CUP)	Small Eating/Drinking Establishments in free-standing building (capacity <50 people)	CC
39	071-190-004	1,215,823	(AG-I-10) Agriculture II/Minimum Lot Size- 10 Acres gross	Cemetery (CUP); Mausoleum (CUP); Mortuary, accessory to cemetery (CUP)	Cemeteries; Marinas; Memorial Parks	CC
41	071-140-072	133,474				
42	071-140-064	1,063,287				
				Museum (CUP); School (CUP); Day care center, Non-residential (MCUP)	Children Schools, K – 12; Day Care Centers (>14 children)	I
				School - Business, professional or trade (CUP)	Colleges and Universities	I
				Special care home, 7 or more clients (MCUP)	Congregate Care Facilities (>5 clients); nursing homes, assisted living facilities	I
				Electrical substation - Minor (MCUP); Electrical transmission line (CUP)	Electrical Substations	I
				Telecommunications facility (S)	Emergency Communications Facilities	CC
				Large family day care home (P); Small family day care home (E); Day care center, Residential (MCUP)	Family Day Care Homes (≤14 children)	I

**TABLE 4-17**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
39	071-190-004	1,215,823	(AG-I-10)	Winery (S);	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC
41	071-140-072	133,474	Agriculture II/Minimum Lot	Agricultural employee housing, 4 or fewer employees (P);		
42 (cont.)	071-140-064	1,063,287	Size- 10 Acres gross	Agricultural employee housing, 5 or more employees (CUP);		
				Farmworker dwelling unit (P);		
				Farmworker housing complex (P);		
				Charitable or philanthropic organization (CUP)		
				Meeting facility, public or private (CUP); Meeting facility, religious (CUP)	Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC
				Animal keeping (except equestrian facilities, see RECREATION) (S); Artist studio (P); Agricultural product sales (P); Medical services - Animal hospital (MCUP)	Misc. Service Uses: car washes, barbers, animal kennels, print shops	CC
				Fairgrounds (CUP)	Outdoor Major Assembly Facility (capacity >1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	I
				Sports and outdoor recreation facilities (CUP)	Outdoor Small Assembly Facility (capacity 50 to 299 people): community swimming pools, group camps	I
				Oil and gas uses (S); Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	I
				Dwelling, one-family (P); Guesthouse (P); Home occupation (P)	Residential, 0, ≤4.0 d.u./acre	CC

**TABLE 4-17**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
39	071-190-004	1,215,823	(AG-I-10)	Monastery (CUP);	Residential, 0, ≤4.0 d.u./acre	CC
41	071-140-072	133,474	Agriculture II/Minimum Lot	Residential accessory uses and structures (P);		
42 (cont.)	071-140-064	1,063,287	Size- 10 Acres gross	Residential second unit - attached (P); Residential second unit - detached (P)		

## NOTES:

- 1 CC: Conditionally Compatible
- 2 I: Incompatible
- 3 (P): Permitted
- 4 (CUP): Conditional Use Permit
- 5 (MCUP): Minor Conditional Use Permit
- 6 (S) Permit determined by Specific Use Regulations
- 7 (E): Allowed use, no permit required (Exempt)

SOURCE: Santa Barbara County Land Use & Development Code, 2011 (updated May 2019); Santa Barbara County Draft ALUCP, 2019.

### 4.3.2.3 Safety Zone 3

Parts of five vacant parcels were identified in Safety Zone 3 in unincorporated Santa Barbara County. Parcels 07, 08, and 10 are found beyond the Runways 33R/L ends and Parcels 09 and 39 are found beyond the Runway 25 end. Parcels 07, 08, 09, and 10 are all within the (PU CZ) Public Works Utilities and Private Services Facilities - Coastal Zone zoning district. Parcel 39 is located beyond the Runway 25 end and is located in the (AG-I-10) Agriculture II/Minimum Lot Size- 10 Acres gross zoning district. This parcel is also located in the Coastal Zone. **Table 4-18** identifies the land uses that are currently permitted or conditionally permitted in these zoning districts that under the Draft ALUCP would be considered incompatible or conditionally compatible in Safety Zone 3.

As shown in Table 4-18, several permissible and conditionally permissible uses in the (PU CZ) Public Works Utilities and Private Services Facilities - Coastal Zone district are considered conditionally compatible in Safety Zone 3. These uses range from “cemeteries” to “sports and outdoor recreation facilities.” Excluding “libraries,” “museums,” “day care,” “schools,” and “medical services,” these uses would be considered compatible on the condition that maximum nonresidential intensity (120 people per acre in Safety Zone 3) and maximum lot coverage (60 percent in Safety Zone 3) limits were satisfied. In addition to the maximum lot coverage and intensity limits, “museums,” “day care,” “schools,” and “medical services” are considered compatible if no new site or land acquisition is required and the land use is limited to replacement or expansion of existing buildings if required by state law. The building replacement or expansion must accommodate no more than 50 students.

Two uses, “fairgrounds” and “pipelines,” are considered incompatible in Safety Zone 3. Accordingly, these uses would be potentially displaced from approximately 455,638 square feet (10.46 acres) on Parcels 07, 08, 09, and 10.

Parcel 39 is located in the (AG-I-10) Agriculture II/Minimum Lot Size- 10 Acres gross zoning district. As shown in Table 4-18, several permissible and conditionally permissible uses are considered conditionally compatible in this zoning district in Safety Zone 3. These uses range from “cemeteries” to “sports and outdoor recreation facilities.” Excluding “museums,” “schools,” and “day care centers,” these uses would be considered compatible if maximum nonresidential intensity and maximum lot coverage conditions were satisfied. “Museums,” “schools,” and “day care centers” are considered compatible on the condition that no new site or land acquisition is required and the land use is limited to replacement or expansion of existing buildings if required by state law. The building replacement or expansion must accommodate no more than 50 students.

Three uses, “fairgrounds,” “pipelines,” and “oil and gas uses” are considered incompatible Safety Zone 3. However, the portion of Parcel 39 located in Safety Zone 3 lies within the existing Airport Approach Overlay zone which regulates land use in the airport approach and clear zones. Per the Santa Barbara County Land Use & Development Code, land uses that are likely to be prohibited in the Airport Approach Overlay zone includes nonresidential development that would concentrate more than 25 persons per gross acre, including “schools,” “office buildings,”

“shopping centers,” “hospitals,” and “stadiums.” Uses that would generate certain hazards such as smoke or electrical interference are also prohibited. Accordingly, it is unlikely that “fairgrounds,” “pipelines,” or “oil and gas uses” would be permitted under current conditions and there is no potential for displacement.

**TABLE 4-18**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 3**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
07	071-200-012	96,703	(PU-CZ) Public Works Utilities and Private Services Facilities – Coastal Zone	Cemetery, mausoleum (CUP); Mortuary, accessory to cemetery (CUP)	Cemeteries; Marinas; Memorial Parks	CC
08	071-200-013	17,424				
09	071-200-023	290,981		Library, museum (CUP); School (CUP); Day care center, Non-residential (MCUP)	Children Schools, K – 12; Day Care Centers (>14 children)	CC
10	071-200-025	50,530				
07	071-200-012	96,703		School - Business, professional or trade (CUP)	Colleges and Universities	CC
				Telecommunications facility (S)	Emergency Communications Facilities	CC
				Medical services - Extended care (CUP); Medical services - Hospital (CUP)	Hospitals, Health Care Centers, Mental Hospitals, Other Medical Facilities (except doctors offices)	CC
				Medical services - Clinic (CUP); Office - Accessory (P); Charitable or philanthropic organization (CUP); Music recording studio (CUP)	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC
				Conference center (CUP)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls	CC
				Meeting facility, public or private (CUP); Meeting facility, religious (CUP)	Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC

**TABLE 4-18**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 3**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
07	071-200-012	96,703	(PU-CZ) Public Works Utilities and Private Services Facilities – Coastal Zone	Sports and outdoor recreation facilities (CUP)	Outdoor Small Assembly Facility (capacity 50 to 299 people): community swimming pools, group camps	CC
08	071-200-013	17,424		Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	I
09	071-200-023	290,981				
10	071-200-025	50,530				
07 (cont.)	071-200-012	96,703		Drive-through facility (CUP); Drive-through facility, accessory (CUP); Drive-through facility (CUP)	Small Eating/Drinking Establishments in free-standing building (capacity <50 people)	CC
				Fairgrounds (CUP)	Outdoor Major Assembly Facility (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	I
39	071-190-004	53,780	(AG-I-10) Agriculture II/Minimum Lot Size- 10 Acres gross	Cemetery (CUP); Mausoleum (CUP); Mortuary, accessory to cemetery (CUP)	Cemeteries; Marinas; Memorial Parks	CC
				Museum (CUP); School (CUP); Day care center, Non-residential (MCUP)	Children Schools, K – 12; Day Care Centers (>14 children)	CC
				School - Business, professional or trade (CUP)	Colleges and Universities	CC
				Special care home, 7 or more clients (MCUP)	Congregate Care Facilities (>5 clients): nursing homes, assisted living facilities	CC
				Telecommunications facility (S)	Emergency Communications Facilities	CC
				Large family day care home (P); Small family day care home (E); Day care center, Residential (MCUP)	Family Day Care Homes (≤14 children)	CC



**TABLE 4-18**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 3**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
39	071-190-004	53,780	(AG-I-10) Agriculture II/Minimum Lot Size- 10 Acres gross	Winery (S); Agricultural employee housing, 4 or fewer employees (P); Agricultural employee housing, 5 or more employees (CUP); Farmworker dwelling unit (P); Farmworker housing complex (P); Charitable or philanthropic organization (CUP)	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC
				Meeting facility, public or private (CUP); Meeting facility, religious (CUP)	Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC
				Fairgrounds (CUP)	Outdoor Major Assembly Facility (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	I
				Sports and outdoor recreation facilities (CUP)	Outdoor Small Assembly Facility (capacity 50 to 299 people): community swimming pools, group camps	CC
				Oil and gas uses (S); Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	I

## NOTES:

- 8 CC: Conditionally Compatible
- 9 I: Incompatible
- 10 (P): Permitted
- 11 (CUP): Conditional Use Permit
- 12 (MCUP): Minor Conditional Use Permit
- 13 (S) Permit determined by Specific Use Regulations
- 14 (E): Allowed use, no permit required (Exempt)

SOURCE: Santa Barbara County Land Use & Development Code, 2011 (updated May 2019); Santa Barbara County Draft ALUCP, 2019.

### 4.3.2.4 Safety Zone 4

All or portions of 10 parcels (Parcels 02, 03, 04, 05, 01, 37, 38, 39, 40, and 41) are located in Safety Zone 4 off the Runway 25 end. Parcels 01, 37, 38, 39, and 40 are located in the (AG-I-10) Agriculture II/Minimum Lot Size- 10 Acres gross zoning district, Parcels 03 and 04 are located in the (20-R-1) Single Family/Minimum Lot Size- 20,000 sq. feet net zoning district, Parcel 02 is located in the (DR-1) Design Residential 1 unit/acre gross zoning district, and Parcel 05 is located in the (AG-I-5) Agriculture I/Minimum Lot Size- 5 Acres gross zoning district. **Table 4-19** identifies the land uses that are currently permitted or conditionally permitted in these zoning districts that under the Draft ALUCP would be considered incompatible or conditionally compatible in Safety Zone 4.

As shown in Table 4-19, with the exception of “fairgrounds,” all permissible and conditionally permissible land uses in the (AG-I-10) Agriculture II/Minimum Lot Size- 10 Acres gross, (20-R-1) Single Family/Minimum Lot Size- 20,000 sq. feet net, (DR-1) Design Residential 1 unit/acre gross, and (AG-I-5) Agriculture I/Minimum Lot Size- 5 Acres gross zoning districts not already identified as compatible are conditionally compatible. Excluding certain residential uses, “schools,” “non-residential day care centers,” “medical services,” and “drive-through facilities,” these uses would be considered compatible on the condition that maximum intensity (100 people per acre) and lot coverage (70 percent) limits are applied. In addition to the intensity and lot coverage limits, “schools” are considered compatible if no new site or land acquisition is required and the land use is limited to replacement or expansion of existing buildings if required by state law. The building replacement or expansion must accommodate no more than 50 students. Similarly, “medical services” are allowed so long as no new sites or land acquisition is required. Residential uses are compatible on the condition that 15 percent of the parcel is set aside as open land (or the parcel is located within 0.25 mile of a 4-lane divided highway, golf course, or other public land qualifying as “open land” and utility lines are placed underground) and residential density does not exceed 25 dwelling units per acre. Finally, “drive through facilities” are limited to buildings of 3,000 square feet or less.

“Fairgrounds” are considered incompatible in Safety Zone 4. Seven of the 10 parcels located in Safety Zone 4 (Parcels 01, 02, 37, 38, 39, 40, and 41) are within the existing Airport Approach Overlay zone which regulates land use in the airport approach and clear zones. Per the Santa Barbara County Land Use & Development Code, land uses that are likely to be prohibited in the Airport Approach Overlay zone include new residential development beyond a density of four dwelling units per acre and nonresidential development that would concentrate more than 25 persons per gross acre, including schools, office buildings, shopping centers, hospitals, and stadiums. Uses that would generate certain hazards such as smoke or electrical interference are also prohibited. Accordingly, it is unlikely that “fairgrounds” would be permitted under current conditions and there is no potential for displacement on these parcels. However, Parcels 03, 04, and 05 are located outside the existing Airport Approach overlay zone. Accordingly, this use would be potentially displaced from approximately 264,409 square feet (6.07 acres) on these parcels.

#### 4.3.2.5 Safety Zone 5

A portion of Parcel 10 is located in Safety Zone 5. Parcel 10 is located in the (PU CZ) Public Works Utilities and Private Services Facilities - Coastal Zone.

**Table 4-20** identifies the land uses that are currently permitted or conditionally permitted in the (PU CZ) Public Works Utilities and Private Services Facilities - Coastal Zone that under the Draft ALUCP would be considered incompatible or conditionally compatible in Safety Zone 5.

As shown in Table 4-20, several permissible and conditionally permissible uses in the (PU CZ) Public Works Utilities and Private Services Facilities - Coastal Zone district are considered conditionally compatible in Safety Zone 5. These uses range from meeting facilities to music recording studios. These uses would be considered compatible if maximum nonresidential intensity (150 people per acre in Safety Zone 5) and maximum lot coverage (70 percent in Safety Zone 5) conditions were satisfied.

Several uses ranging from “conference centers” to “non-residential day care centers” are considered incompatible in Safety Zone 5. Accordingly, these uses would be potentially displaced from approximately 4,356 square feet (0.10 acre) on this parcel.

**TABLE 4-19**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 4**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
02	065-280-001	216,929	(DR-1) Design Residential 1 unit/acre gross	Library (CUP); Museum (CUP); School (CUP); Day care center, Non-residential (MCUP); Day care center, Non-residential, accessory (P)	Children Schools, K – 12; Day Care Centers (>14 children)	CC
				School - Business, professional or trade (CUP)	Colleges and Universities	CC
				Special care home, 7 or more clients (MCUP)	Congregate Care Facilities (>5 clients): nursing homes, assisted living facilities	CC
				Telecommunications facility (S)	Emergency Communications Facilities	CC
				Large family day care home (P); Small family day care home (E); Child care center, Residential (MCUP)	Family Day Care Homes (≤14 children)	CC
				Medical services - Extended care (CUP); Medical services - Hospital (CUP)	Hospitals, Health Care Centers, Mental Hospitals, Other Medical Facilities (except doctors offices)	CC
				Farmworker dwelling unit (P)	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC

**TABLE 4-19**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 4**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
02 (cont.)	065-280-001	216,929	(DR-1) Design Residential 1 unit/acre gross	Farmworker housing complex (P); Organizational house (sorority, monastery, etc.) (CUP); Charitable or philanthropic organization (CUP); Medical services - Clinic (CUP); Music recording studio (CUP)	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC
				Conference Center (CUP)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls	CC
				Community Center (P); Meeting facility, public or private (CUP); Meeting facility, religious (CUP); Residential project convenience facilities (P)	Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC
				Fairgrounds (CUP)	Outdoor Major Assembly Facility (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	I
				Private residential recreational facility (P); Sports and outdoor recreation facilities (CUP)	Outdoor Small Assembly Facility (capacity 50 to 299 people): community swimming pools, group camps	CC
				Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	I
				Drive-through facility, accessory to permitted use (CUP)	Small Eating/Drinking Establishments in free-standing building (capacity <50 people)	CC

**TABLE 4-19**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 4**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
03	065-280-017	174,240	(20-R-1) Single Family/Minimum Lot Size- 20,000 sq. feet net	Library (CUP); Museum (CUP); School (CUP); Day care center, Non-residential (MCUP)	Children Schools, K – 12; Day Care Centers (>14 children)	CC
04	065-290-003	16,988		School - Business, professional or trade (CUP)	Colleges and Universities	CC
				Special care home, 7 or more clients (MCUP)	Congregate Care Facilities (>5 clients): nursing homes, assisted living facilities	CC
				Telecommunications facility (S)	Emergency Communications Facilities	CC
				Large family day care home (P); Small family day care home (E); Child care center, Residential (MCUP)	Family Day Care Homes (≤14 children)	CC
				Medical services - Extended care (CUP); Medical services - Hospital (CUP)	Hospitals, Health Care Centers, Mental Hospitals, Other Medical Facilities (except doctors offices)	CC
				Farmworker dwelling unit (P); Farmworker housing complex (MCUP); Charitable or philanthropic organization (CUP); Medical services - Clinic (CUP); Music recording studio (CUP)	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC
				Conference Center (CUP)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls	CC

**TABLE 4-19**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 4**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
03	065-280-017	174,240	(20-R-1) Single Family/Minimum Lot Size- 20,000 sq. feet net	Community Center (P); Meeting facility, public or private (CUP); Meeting facility, religious (CUP)	Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC
04 (cont.)	065-290-003	16,988		Fairgrounds (CUP)	Outdoor Major Assembly Facility (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	I
				Sports and outdoor recreation facilities (CUP)	Outdoor Small Assembly Facility (capacity 50 to 299 people): community swimming pools, group camps	CC
				Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	I
				Mobile Home Park (CUP)	Residential, >4.0, ≤8.0 d.u./ acre	CC
				Drive-through facility, accessory to permitted use (CUP)	Small Eating/Drinking Establishments in free-standing building (capacity <50 people)	CC
05	065-290-009	73,181	(AG-I-5) Agriculture I/Minimum Lot Size- 5 Acres gross	Museum (CUP); School (CUP); Day care center, Non-residential (MCUP)	Children Schools, K – 12; Day Care Centers (>14 children)	CC
				School - Business, professional or trade (CUP)	Colleges and Universities	CC
				Special care home, 7 or more clients (MCUP)	Congregate Care Facilities (>5 clients): nursing homes, assisted living facilities	CC
				Telecommunications facility (S)	Emergency Communications Facilities	CC
				Large family day care home (P); Small family day care home (E); Day care center, Residential (MCUP)	Family Day Care Homes (≤14 children)	CC

**TABLE 4-19**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 4**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
05 (cont.)	065-290-009	73,181	(AG-I-5) Agriculture I/Minimum Lot Size- 5 Acres gross	Winery (S); Agricultural employee housing, 4 or fewer employees (P); Agricultural employee housing, 5 or more employees (CUP); Farmworker dwelling unit (P); Farmworker housing complex (P); Charitable or philanthropic organization (CUP)	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC
				Meeting facility, public or private (CUP); Meeting facility, religious (CUP); Sports and outdoor recreation facilities (CUP)	Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC
				Fairgrounds (CUP)	Outdoor Major Assembly Facility (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	I
				Oil and gas uses (S); Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	I
01	065-230-007	424,710	(AG-I-10) Agriculture I/Minimum Lot Size- 10 Acres gross	Museum (CUP); School (CUP); Day care center, Non-residential (MCUP)	Children Schools, K – 12; Day Care Centers (>14 children)	CC
37	071-190-008	9,908		School - Business, professional or trade (CUP)	Colleges and Universities	CC
38	071-190-009	9,908				
39	071-190-004	895,214		Special care home, 7 or more clients (MCUP)	Congregate Care Facilities (>5 clients): nursing homes, assisted living facilities	CC
40	071-140-071	290,259				
41	071-140-072	239,764		Telecommunications facility (S)	Emergency Communications Facilities	CC



**TABLE 4-19**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 4**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
01	065-230-007	424,710	(AG-I-10) Agriculture I/Minimum Lot Size- 10 Acres gross	Large family day care home (P); Small family day care home (E); Day care center, Residential (MCUP)	Family Day Care Homes (≤14 children)	CC
37	071-190-008	9,908				
38	071-190-009	9,908				
39	071-190-004	895,214		Winery (S); Agricultural employee housing, 4 or fewer employees (P); Agricultural employee housing, 5 or more employees (CUP); Farmworker dwelling unit (P); Farmworker housing complex (P); Charitable or philanthropic organization (CUP)	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC
40	071-140-071	290,259				
41 (cont.)	071-140-072	239,764				
				Meeting facility, public or private (CUP); Meeting facility, religious (CUP)	Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC
				Fairgrounds (CUP)	Outdoor Major Assembly Facility (capacity >1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	I
				Sports and outdoor recreation facilities (CUP)	Outdoor Small Assembly Facility (capacity 50 to 299 people): community swimming pools, group camps	CC
				Oil and gas uses (S); Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	I

**TABLE 4-19**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 4**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
NOTES:						
15	CC: Conditionally Compatible					
16	I: Incompatible					
17	(P): Permitted					
18	(CUP): Conditional Use Permit					
19	(MCUP): Minor Conditional Use Permit					
20	(S) Permit determined by Specific Use Regulations					
21	(E): Allowed use, no permit required (Exempt)					
SOURCE: Santa Barbara County Land Use & Development Code, 2011 (updated May 2019); Santa Barbara County Draft ALUCP, 2019.						

**TABLE 4-20**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 5**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
10	071-200-025	4,356	(PU CZ) Public Works Utilities and Private Services Facilities - Coastal Zone	Library, museum (CUP); School (CUP); Day care center, Non-residential (MCUP)	Children Schools, K – 12; Day Care Centers (>14 children)	I
				School - Business, professional or trade (CUP)	Colleges and Universities	I
				Electrical substation - Minor (MCUP); Electrical substation - Major (P); Electrical transmission line (CUP)	Electrical Substations	I
				Telecommunications facility (S)	Emergency Communications Facilities	CC
				Drive-through facility, accessory (CUP); Drive-through facility (CUP)	Small Eating/Drinking Establishments in free-standing building (capacity <50 people)	CC
				Medical services - Extended care (CUP); Medical services - Hospital (CUP)	Hospitals, Health Care Centers, Mental Hospitals, Other Medical Facilities (except doctors offices)	I
				Medical services - Clinic (CUP); Office - Accessory (P); Charitable or philanthropic organization (CUP); Music recording studio (CUP)	Hotels, Motels (except conference/assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC
				Conference center (CUP)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls	I

**TABLE 4-20**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 5**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
10 (cont.)	071-200-025	4,356	(PU CZ) Public Works Utilities and Private Services Facilities - Coastal Zone	Meeting facility, public or private (CUP); Meeting facility, religious (CUP)	Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC
				Fairgrounds (CUP)	Outdoor Major Assembly Facility (capacity >1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	I
				Sports and outdoor recreation facilities (CUP)	Outdoor Small Assembly Facility (capacity 50 to 299 people): community swimming pools, group camps	I
				Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	I
				Drive-through facility (CUP)	Small Eating/Drinking Establishments in free-standing building (capacity <50 people)	CC

## NOTES:

- 22 CC: Conditionally Compatible
- 23 I: Incompatible
- 24 (P): Permitted
- 25 (CUP): Conditional Use Permit
- 26 (MCUP): Minor Conditional Use Permit
- 27 (S) Permit determined by Specific Use Regulations
- 28 (E): Allowed use, no permit required (Exempt)

SOURCE: Santa Barbara County Land Use & Development Code, 2011 (updated May 2019); Santa Barbara County Draft ALUCP, 2019.

#### 4.3.2.6 Safety Zone 6

All or parts of 33 parcels are located in Safety Zone 6. Thirty-one of these parcels are in the Coastal Zone. **Table 4-21** identifies the land uses that are currently permitted or conditionally permitted in the zoning districts in Safety Zone 6 that are considered conditionally compatible under the Draft ALUCP. These land uses include “oil and gas uses,” “fairgrounds,” “zoos,” pipelines, and telecommunications facilities. There are no incompatible uses in Safety Zone 6.

Per the compatibility criteria in the Draft ALUCP, “fairgrounds” and “zoos” would be considered a compatible use if the facility includes fixed seating for no more than 1,000 people. “Oil and gas uses” and “pipelines” are considered compatible on the condition that the facility complies with all federal, state, and local standards. Finally, “telecommunication facilities” are considered compatible so long as new sites or land is acquired for development of the facility. As these conditions are minimal and would not prevent the development of these uses on the relevant parcels, there is no potential for displacement in Safety Zone 6.

**TABLE 4-21**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 6**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
23	075-084-010	6,098	(10-R-1) Single Family/Minimum Lot Size- 10,000 sq. feet net	Fairgrounds (CUP)	Outdoor Major Assembly Facility (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	CC
24	075-084-011	6,098		Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
				Telecommunications facility (S)	Emergency Communications Facilities	CC
40	071-140-071	118,293	(AG-I-10) Agriculture II/Minimum Lot Size- 10 Acres gross	Oil and gas uses (S)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
41	071-140-072	522,225		Fairgrounds (CUP)	Outdoor Major Assembly Facility (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	CC
				Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
				Telecommunications facility (S)	Emergency Communications Facilities	CC

**TABLE 4-21**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 6**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
34	075-122-011	8,712	(C-2) Retail Commercial	Oil and gas uses (S)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
				Fairgrounds (CUP)	Outdoor Major Assembly Facility (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	CC
				Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
				Telecommunications facility (S)	Emergency Communications Facilities	CC
				Oil and gas uses (S)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
11	073-090-072	255,697	(PRD-58) Planned Residential Development- 58 units	Fairgrounds (CUP)	Outdoor Major Assembly Facility (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	CC
				Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
				Telecommunications facility (S)	Emergency Communications Facilities	CC

**TABLE 4-21**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 6**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
07	071-200-012	3,049	(PU CZ) Public Works Utilities and Private Services Facilities - Coastal Zone	Fairgrounds (CUP)	Outdoor Major Assembly Facility (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	CC
08	071-200-013	69,696				
09	071-200-023	981,407				
10	071-200-025	343,688		Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
06	071-200-008	677,794				
				Telecommunications facility (S)	Emergency Communications Facilities	CC
12	075-010-003	35,719	(REC) Recreation	Oil and gas uses (S)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
13	075-010-014	38,333				
14	075-010-028	513,572				
15	075-010-033	8,712				
16	075-010-034	9,148		Fairgrounds (CUP);	Outdoor Major Assembly Facility (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	CC
17	075-010-037	939,589		Zoo (CUP)		
18	075-010-038	33,977				
25	075-091-020	18,295		Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
26	075-091-042	61,855				
28	075-092-030	37,897				
29	075-101-009	17,424				
33	075-121-008	7,841		Telecommunications facility (S)	Emergency Communications Facilities	CC



**TABLE 4-21**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 6**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
19	075-020-007	35,719	(SR-H-20) High Density Student Residential/Minimum Lot Size 7,000 sq. feet net/20 units per acre gross	Fairgrounds (CUP)	Outdoor Major Assembly Facility (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	CC
20	075-020-035	57,499				
21	075-034-014	34,412				
22	075-062-010	12,197		Telecommunications facility (S)	Emergency Communications Facilities	CC
30	075-112-006	4,792				
31	075-112-007	5,227				
32	075-113-017	6,534				
27	075-092-009	25,265	(SR-M-18) Medium Density Student Residential/Minimum Lot Size 7,000 sq. feet net/18 units per acre gross	Fairgrounds (CUP)	Outdoor Major Assembly Facility (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	CC
35	075-142-024	3,451				
36	075-222-016	5,227		Telecommunications facility (S)	Emergency Communications Facilities	CC

## NOTES:

- 29 CC: Conditionally Compatible
- 30 I: Incompatible
- 31 (P): Permitted
- 32 (CUP): Conditional Use Permit
- 33 (MCUP): Minor Conditional Use Permit
- 34 (S) Permit determined by Specific Use Regulations
- 35 (E): Allowed use, no permit required (Exempt)

SOURCE: Santa Barbara County Land Use & Development Code, 2011 (updated May 2019); Santa Barbara County Draft ALUCP, 2019.

### 4.3.3 City of Santa Barbara

The following sections discuss the potential for displacement due to the safety policies in the Draft ALUCP for those areas of the city of Santa Barbara within Review Area 1. Those areas in the city of Santa Barbara located in Review Area 1 are found exclusively in the Santa Barbara Municipal Airport Industrial/Commercial Specific Plan area.

#### 4.3.3.1 Safety Zone 1

One parcel, Parcel 147, is located in Safety Zone 1 off the Runway 15L end. This parcel is split between the (A-O-A) Airport Approach and Operations and (A-1-2) Airport Industrial 2 zoning districts. **Table 4-22** identifies the land uses that are currently permitted or conditionally permitted in these districts that under the Draft ALUCP are considered either incompatible or conditionally compatible in Safety Zone 1.

As shown in Table 4-22, all uses, ranging from “freight terminals” to “restaurants,” considered permissible in the (A-1-2) Airport Industrial 2 zoning district are considered incompatible in Safety Zone 1 under the Draft ALUCP. Accordingly, these uses would be potentially displaced from approximately 40,332 square feet (0.93 acre) on this parcel.

Part of Parcel 147 is also located in the (A-O-A) Airport Approach and Operations zoning district. All uses in this zoning district are considered conditionally compatible in Safety Zone 1 under the Draft ALUCP and there is no potential for displacement.

#### 4.3.3.2 Safety Zone 2

Parts of three vacant parcels (Parcels 147, 148, and 151) are found in Safety Zone 2 off the Runway 15L end. The portions of Parcels 147 and 151 in Safety Zone 2 are located in both the (A-1-2) Airport Industrial 2 and (A-O-A) Airport Approach and Operations zoning districts. All of Parcel 148 is located in the (A-1-2) Airport Industrial 2 zoning district. All uses allowed in the (A-O-A) Airport Approach and Operations zoning district are considered compatible in Safety Zone 2 under the Draft ALUCP. Accordingly, portions of Parcels 147 and 151 located in this zoning district are not considered any further in this analysis. **Table 4-23** identifies the land uses that are currently permitted or conditionally permitted in the (A-1-2) Airport Industrial 2 zoning district that are either incompatible or conditionally compatible in Safety Zone 2 under the Draft ALUCP.

As shown in Table 4-23, most permissible uses in the (A-1-2) Airport Industrial 2 zoning district are considered conditionally compatible in Safety Zone 2 under the Draft ALUCP. These uses would be considered compatible on the condition that maximum nonresidential intensity (60 people per acre in Safety Zone 2) and maximum lot coverage (50 percent in Safety Zone 2) limits were satisfied. One use, “public and quasi-public utility or maintenance facilities, including pump plant, transformer yard, switching station, service and equipment yard and similar uses,” is considered incompatible in Safety Zone 2. Accordingly, this use would be potentially displaced from approximately 361,131 square feet (8.29 acres) on these parcels.

**TABLE 4-22**  
**POTENTIAL DISPLACEMENT – CITY OF SANTA BARBARA – SAFETY ZONE 1**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
139	073-080-041	53,271	(A-1-2) Airport Industrial 2	Freight terminal (P); Storage and distribution warehouse (P); Auto diagnostic center (P)	Airport Terminals; Automobile Parking Structures; Cell Phone Towers; Small Transportation Hubs: bus stops; Truck Terminals; Truck Storage; Wind Turbines	I
				Automobile tire installation and repair performed entirely in an enclosed building (P); Motorcycle or bicycle and related accessories sales and repair (P)	Auto, Aircraft, Marine Repair Services; Gas Stations, Repair Garages; Warehouses, Distribution Facilities	I
				Public and quasi-public utility or maintenance facilities, including pump plant, transformer yard, switching station, service and equipment yard and similar uses (P)	Electrical Substations	I
				Office or retail sales incidental and accessory to any allowed use (P); Bookkeeping, accounting and/or tax service (P); Branch bank, branch savings and loan office, credit union or automatic teller machine, (P); Convenience store not exceeding 2,500 square feet in size (P); New car agency, including accessory repair conducted entirely within a building or enclosed area (P); Office supply sales (P); Photographic shop including photographic developing (P); Secretarial service (P); Temporary employment service (P); Used car sales (P)	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	I

**TABLE 4-22**  
**POTENTIAL DISPLACEMENT – CITY OF SANTA BARBARA – SAFETY ZONE 1**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
139 (cont.)	073-080-041	53,271	(A-I-2) Airport Industrial 2	Cabinet making or refinishing (P) Electronic products manufacturing and sales (P) Laboratory (P) Manufacture, assembly, processing and distribution of products (P) Research and development establishment and related administrative operations (P)	Manufacturing; Research & Development	I
				Appliance and equipment service and repair (P) Copying and duplicating service (P) Courier and small package delivery service (P) Dry cleaning establishment (P) Mailing service and supply (P) Printing, lithographing, photocopying or publishing establishment (P)	Misc. Service Uses: car washes, barbers, animal kennels, print shops	I
				Restaurant (P)	Small Eating/Drinking Establishments in free-standing building (capacity <50 people)	I
139	073-080-041	40,332	(A-A-O) Airport Approach and Operations	Runways and runway safety areas (P); Taxiways and taxiway safety areas (P)	Aircraft Storage; Automobile Parking Surface Lots; Street, Highway Rights-of-Way; Railroads; Public Transit Lines	CC
				Lights and other aircraft control and guidance systems, but not including hangars, tie-down areas, buildings or other actively used facilities (P)	Aircraft Storage; Automobile Parking Surface Lots; Street, Highway Rights-of-Way; Railroads; Public Transit Lines	CC
				Open space, including vegetation, is also allowed provided that it does not conflict with Federal Aviation Regulations Part 77 and Part 139 and with FAA Advisory Circulars in the 150 series, or their successors (P)	Lands with Low or No Vegetation: brush lands, deserts, beaches, flood hazard areas	CC

## NOTES:

- 1 CC: Conditionally Compatible
- 2 I: Incompatible
- 3 (P): Permitted

SOURCE: City of Santa Barbara Municipal Code, "The Airport Zoning Ordinance." (Ord. 5025, 1997; Ord. 4674, 1991; Ord. 4375, 1986; Ord. 3690, 1974); Santa Barbara County Draft ALUCP, 2019.

**TABLE 4-22**  
**POTENTIAL DISPLACEMENT – CITY OF SANTA BARBARA – SAFETY ZONE 1**

<b>Parcel ID #</b>	<b>APN</b>	<b>Parcel Area in Safety Zone (Square Feet)</b>	<b>Zoning District</b>	<b>Permissible Use</b>	<b>Land Use Category</b>	<b>Compatibility</b>
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**TABLE 4-23**  
**POTENTIAL DISPLACEMENT – CITY OF SANTA BARBARA – SAFETY ZONE 2**

<b>Parcel ID #</b>	<b>APN</b>	<b>Parcel Area in Safety Zone (Square Feet)</b>	<b>Zoning District</b>	<b>Permissible Use</b>	<b>Land Use Category</b>	<b>Compatibility</b>
139	073-080-041	167,741	(A-I-2) Airport	Public and quasi-public utility or maintenance facilities, including pump plant, transformer yard, switching station, service and equipment yard and similar uses (P)	Electrical Substations	I
140	073-080-044	104,193	Industrial-2 Zone			

**TABLE 4-22**  
**POTENTIAL DISPLACEMENT – CITY OF SANTA BARBARA – SAFETY ZONE 1**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
143	073-080-042	89,197		Office or retail sales incidental and accessory to any allowed use (P); Bookkeeping, accounting and/or tax service (P); Branch bank, branch savings and loan office, credit union or automatic teller machine, (P); Convenience store not exceeding 2,500 square feet in size (P); New car agency, including accessory repair conducted entirely within a building or enclosed area (P); Office supply sales (P); Photographic shop including photographic developing (P)	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC
139	073-080-041	167,741	(A-1-2) Airport Industrial-2 Zone	Secretarial service (P);	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-	CC
140	073-080-044	104,193		Temporary employment service (P);		
143 (cont.)	073-080-042	89,197		Used car sales (P)		

**TABLE 4-22**  
**POTENTIAL DISPLACEMENT – CITY OF SANTA BARBARA – SAFETY ZONE 1**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
					standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	
				Cabinet making or refinishing (P); Electronic products manufacturing and sales (P); Laboratory (P); Manufacture, assembly, processing and distribution of products (P); Research and development establishment and related administrative operations (P)	Manufacturing; Research & Development	CC
				Appliance and equipment service and repair (P); Copying and duplicating service (P); Courier and small package delivery service (P); Dry cleaning establishment (P); Mailing service and supply (P); Printing, lithographing, photocopying or publishing establishment (P)	Misc. Service Uses: car washes, barbers, animal kennels, print shops	CC
				Restaurant (P)	Small Eating/Drinking Establishments in free-standing building (capacity <50 people)	CC

## NOTES:

- 1 CC: Conditionally Compatible
- 2 I: Incompatible
- 3 (P): Permitted

SOURCE: City of Santa Barbara Municipal Code, "The Airport Zoning Ordinance." (Ord. 5025, 1997; Ord. 4674, 1991; Ord. 4375, 1986; Ord. 3690, 1974); Santa Barbara County Draft ALUCP, 2019.





# CHAPTER 5

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## Displacement Analysis Summary

### 5.1 Residential Displacement

The results of the analysis indicates that there would be no displacement of residential land uses in the cities of Goleta or Santa Barbara or in unincorporated Santa Barbara County under either the noise or safety policies and compatibility criteria in the Draft ALUCP.

### 5.2 Non-Residential Displacement

There is no potential for displacement in the cities of Goleta and Santa Barbara and unincorporated Santa Barbara County associated with the noise policies in the Draft ALUCP.

In the city of Goleta, there is potential for displacement of non-residential uses on four parcels (Parcels 103, 126, 132, and 144) in Safety Zones 1, 2, and 3. Displacement in Safety Zone 1 would affect all currently permissible land uses and there is potential for displacement of these uses from 198,494 square feet (4.56 acres). In Safety Zone 2, six uses ranging from “child care centers” to “bus terminals,” would be potentially displaced from Parcels 103 and 144. Accordingly, these uses would be potentially displaced from approximately 72,864 square feet (1.55 acres) in Safety Zone 2. In Safety Zone 3, one use, “onshore oil development,” is considered incompatible. Accordingly, this use would be potentially displaced from approximately 557,570 square feet (12.8 acres) on Parcels 103, 126, 132, and 144.

In the city of Santa Barbara, there is potential for displacement of non-residential uses on one parcel (Parcel 139) in both Safety Zones 1 and 2. In Safety Zone 1, all uses allowed in the (A-I-2) Airport Industrial 2 zoning district are considered incompatible. Accordingly, these uses would be potentially displaced from approximately 40,332 square feet (0.93 acre) on this parcel. In Safety Zone 2, “public and quasi-public utility or maintenance facilities, including pump plant, transformer yard, switching station, service and equipment yard and similar uses,” permissible in the (A-I-2) Airport Industrial 2 zoning district are considered incompatible. Accordingly, this use would be potentially displaced from approximately 361,131 square feet (8.29 acres) on this parcel.

In unincorporated Santa Barbara County, there is potential for displacement of non-residential land uses on two parcels (Parcels 07 and 10) in Safety Zone 2, four parcels (Parcels 07, 08, 09, and 10) in Safety Zone 3, three parcels (Parcels 03, 04, and 05) in Safety Zone 4, and one parcel (Parcel 10) in Safety Zone 5. There are several uses ranging from “cemeteries” to “oil and gas pipelines” currently permitted on Parcels 07 and 10, which are considered incompatible in Safety

Zone 2 under the Draft ALUCP. Accordingly, these uses would be potentially displaced from approximately 135,472 square feet (3.11 acres) on these parcels.

In Safety Zone 3, two uses, “fairgrounds” and “pipelines,” are considered incompatible under the Draft ALUCP. Accordingly, there is a potential for displacement of approximately 455,658 square feet (10.46 acres) on Parcels 07, 08, 09, and 10.

In Safety Zone 4, one use, “fairgrounds,” is considered incompatible. Accordingly, this use would be potentially displaced from approximately 264,409 square feet (6.07 acres) on Parcels 03, 04, and 05. Finally, several uses ranging from “conference centers” to “non-residential day care centers” are considered incompatible in Safety Zone 5. Accordingly, these uses would be potentially displaced from approximately 4,356 square feet (0.10 acres) on Parcel 10.

## **APPENDIX A**

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### Santa Barbara County Draft ALUCP Noise and Safety Compatibility Criteria Tables



Table III-2

## Rural Noise Compatibility Criteria

Land Use Category		Exterior Noise Exposure (dB CNEL)					
		50–55	55–60	60–65 <sup>1</sup>	65–70 <sup>1</sup>	70–75 <sup>1</sup>	75–80 <sup>1</sup>
<b>Agricultural, Recreational, and Animal-Related</b>							
outdoor amphitheaters	C	CC	I	I	I	I	I
zoos; animal shelters; children-oriented neighborhood parks; playgrounds; interactive nature exhibits	C	C	CC	I	I	I	I
regional parks; athletic fields; golf courses; outdoor spectator sports; water recreation facilities; horse stables	C	C	C	CC	I	I	I
nature preserves; wildlife preserves; livestock breeding or farming	C	CC	CC	CC	CC	CC	I
agriculture (except residences and livestock); fishing	C	C	C	C	C	C	CC
<b>Residential, Lodging, and Care</b>							
residential (including single-family, multi-family, and mobile homes)	C	C	I	I	I	I	I
residential hotels; retirement homes	C	C	CC 45	I	I	I	I
hospitals; nursing homes; intermediate care facilities	C	C	CC 45	CC 45	I	I	I
hotels; motels; other transient lodging	C	C	CC 45	CC 45	I	I	I
<b>Public</b>							
schools; libraries	C	C	CC 45	I	I	I	I
auditoriums; concert halls; indoor arenas places of worship; cemeteries	C	C	CC 45	CC 45	I	I	I
<b>Commercial and Industrial</b>							
office buildings; office areas of industrial facilities; medical clinics; clinical laboratories	C	C	C	CC 50	CC 50	I	I
commercial – retail; shopping centers restaurants; movie theaters	C	C	C	C	CC 50	I	I
commercial – wholesale; research & development	C	C	C	C	C	CC	CC
extractive industry; industrial; manufacturing; utilities; public rights-of-way	C	C	C	C	C	CC	CC
<b>Land Use</b>	<b>Acceptability</b>	<b>Interpretation/Comments</b>					
C	Compatible	<i>Indoor Uses:</i> Standard construction methods will sufficiently attenuate exterior noise to an acceptable indoor community noise equivalent level (CNEL) <i>Outdoor Uses:</i> Activities associated with the land use may be carried out with essentially no interference from aircraft noise					
CC 45	Conditionally Compatible	<i>Indoor Uses:</i> Building structure must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice <i>Outdoor Uses:</i> CNEL is acceptable for outdoor activities, although some noise interference may occur; caution should be exercised with regard to noise-sensitive uses					
I	Incompatible	<i>Indoor Uses:</i> Unacceptable noise interference if window are open; at exposures above 65 dB CNEL, extensive mitigation techniques required to make the indoor environment acceptable for performance of activities <i>Outdoor Uses:</i> Severe noise interference makes outdoor activities unacceptable					

Notes:

- 1 An aviation easement is required for properties within the 60 dB CNEL or greater noise contour (consistent with Section 2.11.3 (a)(3)).

Table III-5

## Rural Safety Compatibility Policies

Land Use Types / Typical Uses Note: Multiple categories may apply to a land use action	Safety Zone						Criteria for Conditionally Compatible (Yellow) Uses (in addition to Maximum Nonresidential Intensity and Lot Coverage limits)
	1	2	3	4	5	6	
<b>Maximum Nonresidential Intensity</b> (People/Acre)	10	60	120	150	150	no limit	
<b>Maximum Lot Coverage</b>	0%	50%	60%	70%	70%	100%	
<b>Residential Uses</b>							
Residential, ,0, ≤4.0 d.u./acre	I	CC	C	C	CC	C	2, 5: Portions of parcel including accessory bldgs can be in Zone 2 or 5, but dwelling must be outside these zones
Residential, >4.0, ≤8.0 d.u./ acre	I	I	CC	CC	I	C	3, 4: If project site size ≥10 acres, buildings to be clustered to provide maximum open land
Residential, >8.0, ≤20.0 d.u./acre; Residential, >20.0 d.u./acre	I	I	I	I	I	C	
<b>Assembly Facilities (≥50 people)</b>							
Indoor Major Assembly Room (capacity ≥1,000 people): major sports arenas, concert halls	I	I	I	CC	I	CC	4, 6: Allowed only if site outside zone would not serve intended function
Outdoor Major Assembly Place (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	I	I	I	I	I	CC	6: Allowed only if site outside zone would not serve intended function
Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls; Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	I	I	CC	CC	I	C	
Outdoor Large Assembly Space (capacity 300 to 999 people); Outdoor Small Assembly Space (capacity 50 to 299 people): community swimming pools, group camps	I	I	CC	CC	I	C	3, 4: Allowed only if site outside zone would not serve intended function
<b>Office, Commercial, Service, and Lodging Uses</b>							
Large Eating/Drinking Establishments in free-standing building (cap'y >300 people)	I	I	CC	CC	I	C	
Mid-Size Eating/Drinking Establishments in free-standing bldg (cap'y 50 to 299 people); Office Buildings: professional services, financial, civic )	I	CC	CC	CC	CC	C	
Small Eating/Drinking Establishments in free-standing building (capacity <50 people)	I	CC	C	C	C	C	2: Maximum bldg size ≤2,500 s.f.
Retail Shopping Centers with mixture of uses including restaurants	I	CC	CC	CC	CC	C	2: No rooms with capacity ≥50 people 3, 5: No rooms with cap'y ≥300 people
Hotels, Motels (except conference/ assembly facilities); Retail Stores, no Restaurants	I	CC	C	C	CC	C	
Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy eqpt, nurseries, lumber yards, boat yards; Misc. Service Uses: car washes, barbers, animal kennels, print shops	I	CC	C	C	C	C	

Table III-5 Continued

## Rural Safety Compatibility Policies

Land Use Types / Typical Uses Note: Multiple categories may apply to a land use action	Safety Zone						Criteria for Conditionally Compatible (Yellow) Uses (in addition to Maximum Nonresidential Intensity and Lot Coverage limits)
	1	2	3	4	5	6	
<b>Maximum Nonresidential Intensity</b> (People/Acre)	10	60	120	150	150	no limit	
<b>Maximum Lot Coverage</b>	0%	50%	60%	70%	70%	100%	
<b>Office, Commercial, Service, and Lodging Uses</b>							
Bed & Breakfast Establishments; Low-Hazard Storage: mini-storage, greenhouses	I	C	C	C	C	C	
<b>Industrial, Manufacturing, and Warehouse Uses</b>							
Processing and Above-Ground Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >60,000 gallons): oil refineries, chemical plants	I	I	I	I	I	CC	6: Allowed only if site outside zone would not serve intended function
Manufacturing, Research & Development	I	CC	CC	CC	CC	C	
Industrial Outdoor Storage, except hazardous uses: public works yards, auto wrecking yards	I	C	C	C	C	C	1: No structures; not in Object Free Area
Auto, Aircraft, Marine Repair Services; Distribution Facilities; Gas Stations and Repair Garages; Warehouses	I	C	C	C	C	C	
<b>Educational and Institutional Uses</b>							
Colleges and Universities	I	I	CC	CC	I	C	3, 4: Evaluate individual component uses
Children Schools, K – 12; Day Care Centers (>14 children)	I	I	CC	CC	I	C	3, 4: No new school sites or land acquisition; bldg replacement/expansion allowed for existing schools; no rooms with capacity ≥50 people
Family Day Care Homes (≤14 children)	I	I	CC	C	I	C	3: Allowed only in existing residential areas
Hospitals, Health Care Centers	I	I	CC	CC	I	C	3, 4: No new sites or land acquisition;
Congregate Care Facilities (>5 clients): nursing homes, assisted living facilities	I	I	CC	C	I	C	
Emergency Services Facilities: police stations (except jails), fire stations	I	I	CC	CC	CC	C	3 - 5: Allowed only if risks can be adequately mitigated
Inmate Facilities: prisons, reformatories, mental hospitals	I	I	CC	CC	I	C	3, 4: Allowed only if site outside zone would not serve intended function
<b>Transportation, Communication, and Utilities</b>							
Airport and Truck Terminals; Antenna Farms; Automobile Parking Structures; Small Transportation Hubs: bus stops; Wind Turbines	I	C	C	C	C	C	

### Table III-5 Continued

## Rural Safety Compatibility Policies

Land Use Types / Typical Uses	Safety Zone						Criteria for Conditionally Compatible
Note: Multiple categories may apply to a land use action	1	2	3	4	5	6	<b>(Yellow) Uses</b> (in addition to Maximum Nonresidential Intensity and Lot Coverage limits)
<b>Maximum Nonresidential Intensity</b> (People/Acre)	10	60	120	150	150	no limit	
<b>Maximum Lot Coverage</b>	0%	50%	60%	70%	70%	100%	
<b>Transportation, Communication, and Utilities</b>							
Electrical Substations; Transportation Terminals: rail, bus	I	CC	C	C	CC	C	2, 5: Allowed only if site outside zone would not serve intended function
Aircraft Storage; Automobile Parking Surface Lots; Public Transit Lines Railroads; Street, Highway Rights-of-Way;	I	C	C	C	C	C	1: Not allowed in Object Free Area
Power Plants	I	I	CC	CC	I	CC	3, 6: Allowed only if site outside zone would not serve intended function
<b>Agricultural Uses and Uses without Buildings</b>							
Agricultural Buildings: barns, feed lots, stockyards, riding stables, picnic areas; Cemeteries (no places of assembly) and Memorial Parks; Marinas (no group activities); Sanitary Landfills; Sewage Treatment and Disposal Facilities; Wooded Areas: forests, tree farms, orchards;	I	C	C	C	C	C	
Lands with Low or Vegetation: brush lands, deserts, beaches, flood hazard areas, pasture, rangelands, field crops, grain crops, dry farming, vineyards; Non-Group Recreation: golf courses, tennis courts, parks, camp grounds	I	C	C	C	C	C	1: Not allowed in Object Free Area
Water: rivers, creeks, canals, wetlands, bays, lakes, reservoirs	CC	C	C	C	C	C	1: Not allowed in Runway Safety Area
Large Group Recreation: team athletic fields	I	I	CC	C	I	C	3: Allowed only in existing residential areas
Shooting Ranges	I	I	C	C	I	C	
<b>Legend</b>							
<b>Land Use</b>	<b>Acceptability</b>	<b>Interpretation/Comments</b>					
I	Incompatible	Use should not be permitted under any circumstances					
CC	Conditionally Compatible	Use is acceptable if indicated conditions are met					
C	Compatible	Use is acceptable without safety-related conditions (noise, airspace protection, and/or overflight limitations may apply)					
** Runway Safety Area (RSA), Object Free Area (OFA): Dimensions are as established by FAA airport design standards for the runway.							



Table 3-1

## Urban Noise Compatibility Criteria

Land Use Category <sup>1</sup>	Exterior Noise Exposure (dB CNEL)				
	55–60	60–65	65–70 <sup>4</sup>	70–75 <sup>4</sup>	75–80 <sup>4</sup>
<b>Note:</b> Multiple categories may apply to a land use action					
<b>Agricultural and Animal-Related</b>					
nature preserves; wildlife preserves; horse stables; livestock breeding or farming	CC A	CC A	CC A	CC A	I
zoos; animal shelters/kennels; interactive nature exhibits	C	CC A	I	I	I
agriculture (except residences and livestock); greenhouses; fishing	C	C	C	C	CC A
<b>Recreational</b>					
children-oriented neighborhood parks; playgrounds	C	CC A	I	I	I
campgrounds; recreational vehicle/motor home parks	C	C	I	I	I
community parks; regional parks; golf courses; tennis courts; athletic fields; outdoor spectator sports; fairgrounds; water recreation facilities	C	C	CC A	I	I
recreation buildings; gymnasiums; club houses; athletic clubs; dance studios	C	C	CC 50	CC 50	I
<b>Public</b>					
outdoor amphitheaters	CC A	CC A	I	I	I
children's schools (K-12); day care centers (>14 children); libraries	C	CC 45	I	I	I
auditoriums; concert halls; indoor arenas; places of worship; adult schools; colleges; universities <sup>2</sup>	C	CC 45	CC 45	I	I
prisons; reformatories	C	C	CC 50	I	I
public safety facilities (e.g., police, fire stations)	C	C	CC 50	CC 50	I
cemeteries; cemetery chapels; mortuaries	C	C	CC 45 A	CC 45 A	I
<b>Residential, Lodging, and Care</b>					
residential (including single-family, multi-family, and mobile homes); family day care homes (≤14 children); extended-stay hotels; retirement homes; assisted living; hospitals; nursing homes; intermediate care facilities	C	CC 45	I	I	I
hotels; motels; other transient lodging <sup>3</sup>	C	CC 45	CC 45	I	I
<b>Commercial and Industrial</b>					
office buildings; office areas of industrial facilities; medical clinics; clinical laboratories; radio, television, recording studios	C	C	CC 50	CC 50	I
retail sales; eating/drinking establishments; movie theaters; personal services	C	C	CC 50	CC 50 B	I

**Table 3-1 Continued****Urban Noise Compatibility Criteria**

Land Use Category <sup>1</sup>	Exterior Noise Exposure (dB CNEL)				
	55–60	60–65	65–70 <sup>4</sup>	70–75 <sup>4</sup>	75–80 <sup>4</sup>
Note: Multiple categories may apply to a land use action					
wholesale sales; warehouses; mini/other indoor storage; industrial; manufacturing; research & development; auto, marine, other sales & repair services; car washes; gas stations; trucking, transportation terminals	C	C	C	CC 50 D	I
extractive industry; utilities; road, rail rights-of-way; outdoor storage; public works yards; automobile parking; automobile dismantling; solid waste facilities	C	C	C	C	CC 50 D

Land Use Acceptability		Interpretation/Comments
C	Compatible	<i>Indoor Uses:</i> Standard construction methods will sufficiently attenuate exterior noise to an acceptable indoor community noise equivalent level (CNEL) <i>Outdoor Uses:</i> Activities associated with the land use may be carried out with essentially no interference from aircraft noise
CC 45 50	Conditionally Compatible <sup>4</sup>	<i>Indoor Uses:</i> Building structure must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice <i>Outdoor Uses:</i> CNEL is acceptable for outdoor activities, although some noise interference may occur.
CC A B D	Conditionally Compatible <sup>4</sup>	<i>Indoor or Outdoor Uses:</i> A -- Caution should be exercised with regard to noise-sensitive outdoor uses; these uses are likely to be disrupted by aircraft noise events; acceptability is dependent upon characteristics of the specific use <sup>5</sup> B -- Outdoor dining or gathering places incompatible above 70 dB CNEL D-- Sound attenuation must be provided for associated office, retail, and other noise-sensitive indoor spaces sufficient to reduce exterior noise to an interior maximum of 50 dB CNEL
I	Incompatible	Use is not compatible under any circumstances.

## Notes:

- 1 Land uses not specifically listed shall be evaluated, as determined by the ALUC, using the criteria for similar uses.
- 2 Applies only to classrooms, offices, and related indoor uses. Laboratory facilities, gymnasiums, outdoor athletic facilities, and other uses to be evaluated as indicated for those land use categories.
- 3 Lodging intended for stays by an individual person of no more than 25 days consecutively and no more than 90 days total per year; facilities for longer stays are in the extended- stay hotel category.
- 4 An aviation easement is required for properties within the 65 dB CNEL or greater noise contour (consistent with Section 2.11.3 (a)(3)).
- 5 Noise-sensitive land uses are ones for which the associated primary activities, whether indoor or outdoor, are susceptible to disruption by loud noise events. The most common types of noise-sensitive land uses include, but are not limited to, the following: residential, hospitals, nursing facilities, intermediate care facilities, educational facilities, libraries, museums, places of worship, child-care facilities, and certain types of passive recreational parks and open space.

Table 3-4

## Urban Safety Compatibility Criteria

Land Use Types / Typical Uses	Safety Zone						Criteria for Conditionally Compatible (Yellow) Uses
	1	2	3	4	5	6	
• Multiple land use categories and compatibility criteria may apply to a land use action							
<b>Maximum Intensity (People/Acre – sitewide average)</b> Nonresidential Development	0	60	100	100	150	No limit	• Maximum Intensity and Lot Coverage limits apply to all conditionally compatible uses • Numbers below refer to zones in which additional specified conditions (i.e., those beyond the maximum intensity and lot coverage limits) are applicable
<b>Intensity with Risk Reduction (People/Acre – sitewide average)</b> Nonresidential Development <sup>2</sup>	n/a	75-90	150-200	150-200	225-300	No limit	
<b>Maximum Lot Coverage (Bldg footprint/site size)</b> Applicable to all Conditionally Compatible Development	0%	50%	60%	70%	70%	100%	
<b>Residential Uses</b>							
Residential, 0, ≤4.0 d.u./acre	I	CC	C	C	CC	C	2, 5: Portions of parcel including accessory buildings can be in Zone 2 or 5, but dwelling must be outside these zones
Residential, >4.0, ≤8.0 d.u./ acre	I	I	CC	CC	I	C	3, 4: 10% of site must meet "open land" criteria; maximum allowable density in any single acre limited to 20.0 d.u./ac. in Zone 3, 25.0 d.u./ac. in Zone 4
Residential, >8.0, ≤13.0 d.u./acre	I	I	CC	CC	I	C	3, 4: 15% of site must meet "open land" criteria; maximum allowable density in any single acre limited to 20.0 d.u./ac. in Zone 3, 25.0 d.u./ac. in Zone 4
Residential, >13.0, ≤16.0 d.u./acre	I	I	CC	CC	I	C	3, 4: 15% of site must meet "open land" criteria; this density permitted only on sites or parts of sites located within 0.25 mile of a 4-lane divided highway, golf course, or other public land qualifying as "open land;" utility lines on site and along perimeter must be underground or placed underground in conjunction with project; maximum allowable density in any single acre limited to 20.0 d.u./ac. in Zone 3, 25.0 d.u./ac. in Zone 4
Residential, >16.0 d.u./acre, ≤20.0 d.u./acre	I	I	I	CC	I	C	4: Same conditions as for >13.0, ≤16.0 d.u./acre residential land use category
Residential, >20.0 d.u./acre	I	I	I	I	I	C	
<b>Assembly Facilities (≥50 people)</b>							
Indoor Major Assembly Room (capacity ≥1,000 people): major sports arenas, concert halls	I	I	I	I	I	CC	6: Enhanced exiting capabilities required
Outdoor Major Assembly Facility (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	I	I	I	I	I	CC	6: No fixed seating with capacity ≥1,000 people; 1 additional exit/1,000 people in enclosed areas
Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls	I	I	CC	CC	I	C	
Outdoor Large Assembly Facility (capacity 300 to 999 people)	I	I	I	CC	I	C	4: No fixed seating with capacity ≥300 people; 1 additional exit required in enclosed areas

Table 3-4 Continued

## Urban Safety Compatibility Criteria

Land Use Types / Typical Uses	Safety Zone						Criteria for Conditionally Compatible (Yellow) Uses
	1	2	3	4	5	6	
<ul style="list-style-type: none"> <li>Multiple land use categories and compatibility criteria may apply to a land use action</li> </ul>							
<b>Maximum Intensity (People/Acre – sitewide average)</b> Nonresidential development	0	60	100	100	150	No limit	<ul style="list-style-type: none"> <li>Maximum Intensity and Lot Coverage limits apply to all conditionally compatible uses</li> <li>Numbers below refer to zones in which additional specified conditions (i.e., those beyond the maximum intensity and lot coverage limits) are applicable</li> </ul>
<b>Intensity with Risk Reduction (People/Acre – sitewide average)</b> Nonresidential development <sup>2</sup>	n/a	75-90	150-200	150-200	225-300	No limit	
<b>Maximum Lot Coverage (Bldg footprint/site size)</b> Applicable to all conditional development	0%	50%	60%	70%	70%	100%	
Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	I	CC	CC	CC	CC	C	
Outdoor Small Assembly Facility (capacity 50 to 299 people): community swimming pools, group camps	I	I	CC	CC	I	C	3: No fixed seating with capacity ≥240 people
<b>Office, Commercial, Service, and Lodging Uses</b>							
Large Eating/Drinking Establishments in free-standing building (capacity ≥300 people)	I	I	CC	CC	I	C	
Small Eating/Drinking Establishments in free-standing building (capacity <50 people)	I	CC	CC	CC	CC	C	2: Building size limited to 3,000 s.f.
Community/Neighborhood Shopping Centers <300,000 s.f. with mixture of uses including eating/drinking establishments; Regional Shopping Centers ≥300,000 s.f. with mixture of uses including eating/drinking establishments	I	CC	CC	CC	CC	C	2: Max. 3,000 s.f. devoted to eating/drinking uses 2, 5: No space with capacity ≥300 people; auto parking preferred
Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments;	I	CC	CC	CC	CC	C	
Low-Hazard Storage: mini-storage, greenhouses	I	C	C	C	C	C	
Misc. Service Uses: car washes, barbers, animal kennels, print shops	I	CC	C	C	C	C	
Bed & Breakfast Establishments	I	CC	CC	CC	CC	C	2: Maximum 5 rooms
<b>Industrial, Manufacturing, and Warehouse Uses</b>							
Processing and Above Ground Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >60,000 gallons): oil refineries, chemical plants	I	I	I	I	I	CC	6: Must comply with all federal, State, and local standards; permitting agencies shall evaluate need for special measures to minimize hazards if facility struck by aircraft
Storage or Use of Hazardous (flammable, explosive, corrosive, or toxic) Materials	I	CC	CC	CC	CC	C	

Table 3-4 Continued

## Urban Safety Compatibility Criteria

Land Use Types / Typical Uses	Safety Zone						Criteria for Conditionally Compatible (Yellow) Uses
	1	2	3	4	5	6	
<ul style="list-style-type: none"> <li>Multiple land use categories and compatibility criteria may apply to a land use action</li> </ul>							
<b>Maximum Intensity (People/Acre – sitewide average)</b> Nonresidential development	0	60	100	100	150	No limit	<ul style="list-style-type: none"> <li>Maximum Intensity and Lot Coverage limits apply to all conditionally compatible uses</li> <li>Numbers below refer to zones in which additional specified conditions (i.e., those beyond the maximum intensity and lot coverage limits) are applicable</li> </ul>
<b>Intensity with Risk Reduction (People/Acre – sitewide average)</b> Nonresidential development <sup>2</sup>	n/a	75-90	150-200	150-200	225-300	No limit	
<b>Maximum Lot Coverage (Bldg footprint/site size)</b> Applicable to all conditional development	0%	50%	60%	70%	70%	100%	
Auto, Aircraft, Marine Repair Services; Gas Stations, Repair Garages; Warehouses, Distribution Facilities	I	C	C	C	C	C	
Manufacturing; Research & Development	I	CC	CC	CC	CC	C	
Industrial Outdoor Storage, except hazardous uses; public works yards, auto wrecking yards	I	C	C	C	C	C	1: No habitable structures (e.g., offices); no development in Object Free Area **
<b>Educational and Institutional Uses</b>							
Colleges and Universities	I	I	CC	CC	I	C	3, 4: Evaluate individual component uses
Children Schools, K – 12 Day Care Centers (>14 children)	I	I	CC	CC	I	C	3, 4: No new school sites or land acquisition; bldg replacement/expansion allowed for existing schools if required by State law; expansion limited to ≤50 students
Family Day Care Homes (≤14 children)	I	I	CC	CC	I	C	3, 4: Allowed only in existing residential areas
Hospitals, Health Care Centers, Mental Hospitals, Other Medical Facilities (except doctors offices)	I	I	CC	CC	I	C	3, 4: No new sites or land acquisition
Congregate Care Facilities (>5 clients): nursing homes, assisted living facilities	I	I	CC	CC	I	C	
Public Emergency Services Facilities: police stations (except jails), fire stations	I	I	CC	CC	C	C	3 - 4: Allowed only if site outside zone would not serve intended public function consistent with statutory requirements
Public Inmate Facilities: prisons, reformatories	I	I	CC	CC	I	C	3, 4: No new sites or land acquisition; building replacement/expansion allowed for existing facilities if required by State law
<b>Transportation, Communication, and Utilities</b>							
Airport Terminals; Automobile Parking Structures; Cell Phone Towers; Small Transportation Hubs: bus stops; Truck Terminals; Truck Storage; Wind Turbines	I	C	C	C	C	C	

Table 3-4 Continued

## Urban Safety Compatibility Criteria

Land Use Types / Typical Uses	Safety Zone						
	1	2	3	4	5	6	
<ul style="list-style-type: none"> <li>Multiple land use categories and compatibility criteria may apply to a land use action</li> </ul>							<b>Criteria for Conditionally Compatible (Yellow) Uses</b> <ul style="list-style-type: none"> <li>Maximum Intensity and Lot Coverage limits apply to all conditionally compatible uses</li> <li>Numbers below refer to zones in which additional specified conditions (i.e., those beyond the maximum intensity and lot coverage limits) are applicable</li> </ul>
<b>Maximum Intensity (People/Acre – sitewide average)</b> Nonresidential development	0	60	100	100	150	No limit	
<b>Intensity with Risk Reduction (People/Acre – sitewide average)</b> Nonresidential development <sup>2</sup>	n/a	75-90	150-200	150-200	225-300	No limit	
<b>Maximum Lot Coverage (Bldg footprint/site size)</b> Applicable to all conditional development	0%	50%	60%	70%	70%	100%	
Transportation Terminals: rail, bus, marine	I	I	C	C	CC	C	5: Allowed only if associated with airport access
Aircraft Storage; Automobile Parking Surface Lots; Street, Highway Rights-of-Way; Railroads; Public Transit Lines	I	C	C	C	C	C	1: Not allowed in Object Free Area **
Power Plants	I	I	CC	CC	I	CC	3, 4, 6: No new sites or land acquisition; modification, replacement, expansion of facilities on existing sites allowed 6: Peaker plants allowed
Electrical Substations	I	I	C	C	I	C	
Emergency Communications Facilities	I	CC	CC	CC	CC	CC	2 - 6: No new sites or land acquisition; modification, replacement, expansion of facilities on existing sites allowed
<b>Agricultural and Other Uses</b>							
Agricultural Lands: pasture, rangelands, field crops, grain crops, dry farming, vineyards; Non-Group Recreation: golf courses, tennis courts, parks, camp grounds, picnic areas	I	C	C	C	C	C	1: Not allowed in Object Free Area **
Agricultural Buildings: barns, feed lots, stockyards, riding stables; Sanitary Landfills; Wastewater Treatment and Disposal Facilities; Wooded Areas: forests, tree farms, orchards;	I	C	C	C	C	C	
Lands with Low or No Vegetation: brush lands, deserts, beaches, flood hazard areas	CC	C	C	C	C	C	1: Subject to FAA standards (in accordance with FAA AC 150/5300-13)
Water: rivers, creeks, canals, wetlands, bays, lakes, reservoirs	CC	C	C	C	C	C	1: Not allowed in Runway Safety Area **
Cemeteries; Marinas; Memorial Parks	I	CC	CC	C	C	C	2, 3: No group activities exceeding usage intensity limits
Large Group Recreation: team athletic fields	I	I	CC	C	I	C	3: Allowed only in existing residential areas
Shooting Ranges	I	I	C	C	I	C	

Table 3-4 Continued

## Urban Safety Compatibility Criteria

Land Use	Acceptability	Interpretation/Comments
<b>C</b>	<i>Compatible</i>	Use is compatible if the basic criteria are met; no additional safety criteria apply (noise, airspace protection, and/or overflight limitations may apply).
<b>CC</b>	<i>Conditionally Compatible</i>	Use is compatible if additional conditionals are met; additionally, the following condition applies to the indicated land uses and safety zones:  A -- This land use is compatible in Safety Zone 2 only if risk reduction features are incorporated into the design of the structure in accordance with Note 2, Risk Reduction Design Features, below. To the maximum extent that the site permits, buildings associated with this use should be situated outside of Safety Zone 2 and the Safety Zone 2 portion devoted primarily to automobile parking, circulation, landscaping, or other low-intensity functions.
<b>I</b>	<i>Incompatible</i>	Use is not compatible under any circumstances.

## Notes:

d.u. = dwelling units

s.f. = square feet

\*\* **Runway Safety Area (RSA), Object Free Area (OFA):** Dimensions are as established by FAA airport design standards for the runway.

2 **Risk Reduction Design Features:** Increased intensities are permitted for nonresidential developments that incorporate specified risk reduction design features and enhance safety for building occupants.

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## **APPENDIX B**

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### Vacant and Underutilized Parcels around Santa Barbara Municipal Airport

**Table B-1** identifies the vacant and underutilized parcels in Review Area 1 of the AIA for Santa Barbara Municipal Airport evaluated for purposes of this displacement analysis.



**Table B-1**  
**Vacant or Underutilized Parcels in the Vicinity of Santa Barbara Municipal Airport**

Parcel ID #	APN	Jurisdiction	Zoning District	Overlay Zone	Specific Plan Area	Parcel Size (Acres)
1	065-230-007	Santa Barbara County	(AG-I-10) Agriculture I/Minimum Lot Size- 10 Acres gross	(F) Airport Approach/(FA) Flood Hazard/(ESHA) Environmentally Sensitive Habitat Area		9.75
2	065-280-001	Santa Barbara County	(DR-1) Design Residential 1 unit/acre gross	(F) Airport Approach/(ESHA) Environmentally Sensitive Habitat Area		5.37
3	065-280-017	Santa Barbara County	(20-R-1) Single Family/Minimum Lot Size- 20,000 sq. feet net	(ESHA) Environmentally Sensitive Habitat Area		4.00
4	065-290-003	Santa Barbara County	(20-R-1) Single Family/Minimum Lot Size- 20,000 sq. feet net	(ESHA) Environmentally Sensitive Habitat Area		0.39
5	065-290-009	Santa Barbara County	(AG-I-5) Agriculture I/Minimum Lot Size- 5 Acres gross			4.75
6	071-200-008	Santa Barbara County	(PU) Public Works Utilities and Private Services Facilities	(FA) Flood Hazard/(ESHA) Environmentally Sensitive Habitat Area		15.56
7	071-200-012	Santa Barbara County	(PU) Public Works Utilities and Private Services Facilities			3.39
8	071-200-013	Santa Barbara County	(PU) Public Works Utilities and Private Services Facilities			2.00
9	071-200-023	Santa Barbara County	(PU) Public Works Utilities and Private Services Facilities			29.34

**Table B-1**  
**Vacant or Underutilized Parcels in the Vicinity of Santa Barbara Municipal Airport**

Parcel ID #	APN	Jurisdiction	Zoning District	Overlay Zone	Specific Plan Area	Parcel Size (Acres)
10	071-200-025	Santa Barbara County	(PU) Public Works Utilities and Private Services Facilities			11.17
11	073-090-072	Santa Barbara County	(PRD-58) Planned Residential Development- 58 units	(FA) Flood Hazard		5.87
12	075-010-003	Santa Barbara County	(REC) Recreation	(D) Design Control		0.82
13	075-010-014	Santa Barbara County	(REC) Recreation	(D) Design Control		0.88
14	075-010-028	Santa Barbara County	(REC) Recreation	(ESHA) Environmentally Sensitive Habitat Area		11.79
15	075-010-033	Santa Barbara County	(REC) Recreation			0.20
16	075-010-034	Santa Barbara County	(REC) Recreation			0.21
17	075-010-037	Santa Barbara County	(REC) Recreation	(ESHA) Environmentally Sensitive Habitat Area		21.57
18	075-010-038	Santa Barbara County	(REC) Recreation			0.78
19	075-020-007	Santa Barbara County	(SR-H-20) High Density Student Residential/Minimum Lot Size 7,000 sq. feet net/20 units per acre gross	(D) Design Control		0.82
20	075-020-035	Santa Barbara County	(SR-H-20) High Density Student Residential/Minimum Lot Size 7,000 sq. feet net/20 units per acre gross	(D) Design Control		1.32
21	075-034-014	Santa Barbara County	(SR-H-20) High Density Student Residential/Minimum Lot Size 7,000 sq. feet net/20 units per acre gross			0.79
22	075-062-010	Santa Barbara County	(SR-H-20) High Density Student Residential/Minimum Lot Size 7,000 sq. feet net/20 units per acre gross	(D) Design Control		0.28

**Table B-1**  
**Vacant or Underutilized Parcels in the Vicinity of Santa Barbara Municipal Airport**

Parcel ID #	APN	Jurisdiction	Zoning District	Overlay Zone	Specific Plan Area	Parcel Size (Acres)
23	075-084-010	Santa Barbara County	(10-R-1) Single Family/Minimum Lot Size-10,000 sq. feet net			0.14
24	075-084-011	Santa Barbara County	(10-R-1) Single Family/Minimum Lot Size-10,000 sq. feet net			0.14
25	075-091-020	Santa Barbara County	(REC) Recreation	(D) Design Control		0.42
26	075-091-042	Santa Barbara County	(REC) Recreation	(D) Design Control		1.42
27	075-092-009	Santa Barbara County	(SR-M-18) Medium Density Student Residential/Minimum Lot Size 7,000 sq. feet net/18 units per acre gross	(D) Design Control		0.58
28	075-092-030	Santa Barbara County	(REC) Recreation	(D) Design Control		0.87
29	075-101-009	Santa Barbara County	(REC) Recreation			0.40
30	075-112-006	Santa Barbara County	(SR-H-20) High Density Student Residential/Minimum Lot Size 7,000 sq. feet net/20 units per acre gross	(D) Design Control		0.11
31	075-112-007	Santa Barbara County	(SR-H-20) High Density Student Residential/Minimum Lot Size 7,000 sq. feet net/20 units per acre gross	(D) Design Control		0.12
32	075-113-017	Santa Barbara County	(SR-H-20) High Density Student Residential/Minimum Lot Size 7,000 sq. feet net/20 units per acre gross			0.15
33	075-121-008	Santa Barbara County	(REC) Recreation	(D) Design Control		0.18
34	075-122-011	Santa Barbara County	(C-2) Retail Commercial	(D) Design Control		0.20
35	075-142-024	Santa Barbara County	(SR-M-18) Medium Density Student Residential/Minimum Lot Size 7,000 sq. feet net/18 units per acre gross			0.11

**Table B-1**  
**Vacant or Underutilized Parcels in the Vicinity of Santa Barbara Municipal Airport**

Parcel ID #	APN	Jurisdiction	Zoning District	Overlay Zone	Specific Plan Area	Parcel Size (Acres)
36	075-222-016	Santa Barbara County	(SR-M-18) Medium Density Student Residential/Minimum Lot Size 7,000 sq. feet net/18 units per acre gross	(D) Design Control		0.12
37	071-190-008	Santa Barbara County	(AG-I-10) Agriculture II/Minimum Lot Size- 10 Acres gross			0.23
38	071-190-009	Santa Barbara County	(AG-I-10) Agriculture II/Minimum Lot Size- 10 Acres gross			0.23
39	071-190-004	Santa Barbara County	(AG-I-10) Agriculture II/Minimum Lot Size- 10 Acres gross			49.70
40	071-140-071	Santa Barbara County	(AG-I-10) Agriculture II/Minimum Lot Size- 10 Acres gross			9.38
41	071-140-072	Santa Barbara County	(AG-I-10) Agriculture II/Minimum Lot Size- 10 Acres gross			20.56
42	071-140-064	Santa Barbara County	(AG-I-10) Agriculture II/Minimum Lot Size- 10 Acres gross			64.29
43	077-130-021	City of Goleta	(7-R-1) Single Family Residential - Minimum Lot 7,000 Sq. Ft.			0.24
44	077-130-022	City of Goleta	(7-R-1) Single Family Residential - Minimum Lot 7,000 Sq. Ft.			0.23
45	077-141-053	City of Goleta	(7-R-1) Single Family Residential - Minimum Lot 7,000 Sq. Ft.			0.23
46	077-141-069	City of Goleta	(7-R-1) Single Family Residential - Minimum Lot 7,000 Sq. Ft.			0.24
47	077-141-075	City of Goleta	(7-R-1) Single Family Residential - Minimum Lot 7,000 Sq. Ft.			0.26
48	077-020-045	City of Goleta	(AG-I-40) Agriculture I - Mimium Lot 40 Acres			235.74
49	077-080-022	City of Goleta	(AG-I-40) Agriculture I - Mimium Lot 40 Acres			22.25
50	077-130-006	City of Goleta	(C-1) Limited Commercial			9.68
51	073-070-034	City of Goleta	(C-2) Retail Commercial			0.58
52	073-070-035	City of Goleta	(C-2) Retail Commercial			5.44
53	073-330-030	City of Goleta	(C-2) Retail Commercial			2.44

**Table B-1**  
**Vacant or Underutilized Parcels in the Vicinity of Santa Barbara Municipal Airport**

Parcel ID #	APN	Jurisdiction	Zoning District	Overlay Zone	Specific Plan Area	Parcel Size (Acres)
54	073-440-026	City of Goleta	(C-2) Retail Commercial	(F) Airport Approach	Camino Real Specific Plan	4.32
55	071-090-089	City of Goleta	(C-2) Retail Commercial	Old Town Redevelopment Area		0.96
56	071-090-090	City of Goleta	(C-2) Retail Commercial	Old Town Redevelopment Area		3.98
57	071-121-018	City of Goleta	(C-2) Retail Commercial	Old Town Redevelopment Area		0.34
58	073-080-081	City of Goleta	(C-2) Retail Commercial	Old Town Redevelopment Area		0.80
59	071-122-012	City of Goleta	(C-3) General Commercial			0.57
60	077-155-004	City of Goleta	(CN) Neighborhood Commercial			1.29
61	079-554-042	City of Goleta	(CN) Neighborhood Commercial	(F) Airport Approach		0.16
62	079-554-043	City of Goleta	(CN) Neighborhood Commercial	(F) Airport Approach		0.27
63	071-130-072	City of Goleta	(C-V) Resort/Visitor Serving Commercial	Old Town Redevelopment Area		1.16
64	079-554-021	City of Goleta	(DR-10) Design Residential - 10 Units per Acre	(F) Airport Approach		0.24
65	079-554-022	City of Goleta	(DR-10) Design Residential - 10 Units per Acre			0.23
66	071-090-036	City of Goleta	(DR-10) Design Residential - 10 Units per Acre	Old Town Redevelopment Area		4.40
67	071-090-037	City of Goleta	(DR-10) Design Residential - 10 Units per Acre	Old Town Redevelopment Area		0.07

**Table B-1**  
**Vacant or Underutilized Parcels in the Vicinity of Santa Barbara Municipal Airport**

Parcel ID #	APN	Jurisdiction	Zoning District	Overlay Zone	Specific Plan Area	Parcel Size (Acres)
68	073-120-020	City of Goleta	(DR-12.3) Design Residential - 12.3 Units per Acre			1.87
69	077-490-046	City of Goleta	(DR-12.3) Design Residential - 12.3 Units per Acre			0.95
70	073-010-006	City of Goleta	(DR-12.3) Design Residential - 12.3 Units per Acre	(F) Airport Approach		7.53
71	079-553-022	City of Goleta	(DR-12.3) Design Residential - 12.3 Units per Acre	(F) Airport Approach		0.23
72	079-553-023	City of Goleta	(DR-12.3) Design Residential - 12.3 Units per Acre	(F) Airport Approach		0.25
73	079-553-024	City of Goleta	(DR-12.3) Design Residential - 12.3 Units per Acre	(F) Airport Approach		0.25
74	079-553-025	City of Goleta	(DR-12.3) Design Residential - 12.3 Units per Acre	(F) Airport Approach		0.25
75	073-030-033	City of Goleta	(DR-20) Design Residential - 20 Units per Acre			0.42
76	065-090-028	City of Goleta	(DR-20) Design Residential - 20 Units per Acre	Old Town Redevelopment Area		9.91
77	079-551-014	City of Goleta	(DR-30) Design Residential - 30 Units per Acre	(F) Airport Approach		0.27
78	079-551-024	City of Goleta	(DR-30) Design Residential - 30 Units per Acre	(F) Airport Approach		0.25
79	073-120-018	City of Goleta	(DR-4.6) Design Residential - 4.6 Units per Acre			2.24
80	073-120-019	City of Goleta	(DR-4.6) Design Residential - 4.6 Units per Acre			2.73
81	073-120-028	City of Goleta	(DR-4.6) Design Residential - 4.6 Units per Acre			1.54
82	077-080-037	City of Goleta	(DR-4.6) Design Residential - 4.6 Units per Acre			65.27
83	077-170-044	City of Goleta	(DR-4.6) Design Residential - 4.6 Units per Acre			3.30
84	079-553-010	City of Goleta	(DR-4.6) Design Residential - 4.6 Units per Acre	(F) Airport Approach		0.33
85	079-553-011	City of Goleta	(DR-4.6) Design Residential - 4.6 Units per Acre	(F) Airport Approach		0.31



**Table B-1**  
**Vacant or Underutilized Parcels in the Vicinity of Santa Barbara Municipal Airport**

Parcel ID #	APN	Jurisdiction	Zoning District	Overlay Zone	Specific Plan Area	Parcel Size (Acres)
86	079-553-012	City of Goleta	(DR-4.6) Design Residential - 4.6 Units per Acre	(F) Airport Approach		0.24
87	079-553-013	City of Goleta	(DR-4.6) Design Residential - 4.6 Units per Acre	(F) Airport Approach		0.25
88	079-553-014	City of Goleta	(DR-4.6) Design Residential - 4.6 Units per Acre	(F) Airport Approach		0.25
89	079-553-015	City of Goleta	(DR-4.6) Design Residential - 4.6 Units per Acre	(F) Airport Approach		0.25
90	079-553-016	City of Goleta	(DR-4.6) Design Residential - 4.6 Units per Acre	(F) Airport Approach		0.25
91	079-554-023	City of Goleta	(DR-4.6) Design Residential - 4.6 Units per Acre	(F) Airport Approach		1.01
92	079-554-024	City of Goleta	(DR-4.6) Design Residential - 4.6 Units per Acre	(F) Airport Approach		0.26
93	079-554-025	City of Goleta	(DR-4.6) Design Residential - 4.6 Units per Acre	(F) Airport Approach		0.23
94	079-554-026	City of Goleta	(DR-4.6) Design Residential - 4.6 Units per Acre	(F) Airport Approach		0.25
95	079-554-027	City of Goleta	(DR-4.6) Design Residential - 4.6 Units per Acre	(F) Airport Approach		0.24
96	079-554-028	City of Goleta	(DR-4.6) Design Residential - 4.6 Units per Acre	(F) Airport Approach		0.25
97	079-554-029	City of Goleta	(DR-4.6) Design Residential - 4.6 Units per Acre	(F) Airport Approach		0.24
98	079-554-030	City of Goleta	(DR-4.6) Design Residential - 4.6 Units per Acre	(F) Airport Approach		0.26
99	079-554-031	City of Goleta	(DR-4.6) Design Residential - 4.6 Units per Acre	(F) Airport Approach		0.26
100	079-554-032	City of Goleta	(DR-4.6) Design Residential - 4.6 Units per Acre	(F) Airport Approach		0.24

**Table B-1**  
**Vacant or Underutilized Parcels in the Vicinity of Santa Barbara Municipal Airport**

Parcel ID #	APN	Jurisdiction	Zoning District	Overlay Zone	Specific Plan Area	Parcel Size (Acres)
101	079-554-039	City of Goleta	(DR-4.6) Design Residential - 4.6 Units per Acre	(F) Airport Approach		0.30
102	073-090-026	City of Goleta	(DR-6) Design Residential - 6 Units per Acre	(F) Airport Approach		9.31
103	073-010-014	City of Goleta	(M-1) Light Industrial			11.58
104	071-170-011	City of Goleta	(M-1) Light Industrial	(F) Airport Approach, (H) Hospital, Old Town Redevelopment Area		0.29
105	073-030-005	City of Goleta	(MHS/M-RP) Mobile Home Subdivision/Industrial Research Park	(F) Airport Approach		3.66
106	073-030-006	City of Goleta	(MHS/M-RP) Mobile Home Subdivision/Industrial Research Park	(F) Airport Approach		3.84
107	073-030-009	City of Goleta	(MHS/M-RP) Mobile Home Subdivision/Industrial Research Park	(F) Airport Approach		3.07
108	073-150-025	City of Goleta	(M-RP) Industrial Research Park			3.44
109	073-020-018	City of Goleta	(M-RP) Industrial Research Park	(F) Airport Approach		2.70
110	073-020-034	City of Goleta	(M-RP) Industrial Research Park	(F) Airport Approach		0.48
111	073-020-035	City of Goleta	(M-RP) Industrial Research Park	(F) Airport Approach		2.29
112	073-020-036	City of Goleta	(M-RP) Industrial Research Park	(F) Airport Approach		2.06
113	079-210-066	City of Goleta	(M-RP/PU) Industrial Research Park/Public Works, Utilities, and Private Service Facilities	(F) Airport Approach		4.95
114	071-154-002	City of Goleta	(M-1) Light Industrial	(F) Airport Approach, (H) Hospital, Old Town		0.19

**Table B-1**  
**Vacant or Underutilized Parcels in the Vicinity of Santa Barbara Municipal Airport**

Parcel ID #	APN	Jurisdiction	Zoning District	Overlay Zone	Specific Plan Area	Parcel Size (Acres)
				Redevelopment Area		
115	071-154-003	City of Goleta	(M-1) Light Industrial	(F) Airport Approach, (H) Hospital, Old Town Redevelopment Area		0.09
116	071-154-004	City of Goleta	(M-1) Light Industrial	(F) Airport Approach, (H) Hospital, Old Town Redevelopment Area		0.18
117	071-154-005	City of Goleta	(M-1) Light Industrial	(F) Airport Approach, (H) Hospital, Old Town Redevelopment Area		0.19
118	077-170-040	City of Goleta	(PI) Professional and Institutional			1.05
119	071-140-075	City of Goleta	(PI) Professional and Institutional	(F) Airport Approach, (H) Hospital, Old Town Redevelopment Area		7.76
120	071-130-009	City of Goleta	(PI) Professional and Institutional	Old Town Redevelopment Area		9.89
121	073-060-050	City of Goleta	(PRD) Planned Residential Development			2.37
122	077-361-011	City of Goleta	(REC) Recreation			2.61
123	073-184-032	City of Goleta	(REC) Recreation	(F) Airport Approach		0.44

**Table B-1**  
**Vacant or Underutilized Parcels in the Vicinity of Santa Barbara Municipal Airport**

Parcel ID #	APN	Jurisdiction	Zoning District	Overlay Zone	Specific Plan Area	Parcel Size (Acres)
124	073-195-023	City of Goleta	(REC) Recreation	(F) Airport Approach		0.46
125	079-210-019	City of Goleta	(REC) Recreation	(F) Airport Approach		1.04
126	071-190-029	City of Goleta	(RES-40) Resource Management - Minimum Lot Size 40 Acres			8.26
127	071-190-038	City of Goleta	(RES-40) Resource Management - Minimum Lot Size 40 Acres			0.24
128	073-070-043	City of Goleta	(RES-40) Resource Management - Minimum Lot Size 40 Acres			1.28
129	073-070-044	City of Goleta	(RES-40) Resource Management - Minimum Lot Size 40 Acres			1.18
130	073-070-045	City of Goleta	(RES-40) Resource Management - Minimum Lot Size 40 Acres			1.16
131	073-070-046	City of Goleta	(RES-40) Resource Management - Minimum Lot Size 40 Acres			3.48
132	071-190-037	City of Goleta	(RES-40) Resource Management - Minimum Lot Size 40 Acres	(F) Airport Approach, (H) Hospital, Old Town Redevelopment Area		2.08
133	073-030-026	City of Goleta	(SC) Shopping Center			0.49
134	073-030-027	City of Goleta	(SC) Shopping Center			0.31
135	073-030-028	City of Goleta	(SC) Shopping Center			0.62
136	073-010-005	City of Goleta				1.28
137	079-010-008	City of Goleta				5.66
138	073-080-071	City of Santa Barbara	(CR) Commercial Recreation		Airport Specific Plan	7.49
139	073-080-041	City of Santa Barbara	(A-1-2) Airport Industrial-2 Zone		Airport Specific Plan	3.61
140	073-080-044	City of Santa Barbara	(A-1-2) Airport Industrial-2 Zone		Airport Specific Plan	0.80
141	073-080-070	City of Santa Barbara	(CR) Commercial Recreation		Airport Specific Plan	2.02

**Table B-1**  
**Vacant or Underutilized Parcels in the Vicinity of Santa Barbara Municipal Airport**

Parcel ID #	APN	Jurisdiction	Zoning District	Overlay Zone	Specific Plan Area	Parcel Size (Acres)
142	073-080-069	City of Santa Barbara	(CR) Commercial Recreation		Airport Specific Plan	1.13
143	073-080-042	City of Santa Barbara	(A-A-O) Airport Approach and Operations		Airport Specific Plan	1.60
144	071-170-079	City of Goleta	(M-S-GOL) Service Industry Goleta	(F) Airport Approach		15.07

SOURCE: Santa Barbara County Tax Assessor, 2017; Google Earth, 2018; ESA, 2018.



## APPENDIX C

### Housing Opportunity Sites around Santa Barbara Municipal Airport

**Table C-1** lists the housing opportunity sites in Review Area 1 of the AIA for Santa Barbara Municipal Airport identified by the City of Goleta and Santa Barbara County in the Housing Elements to their respective general/comprehensive plans.

**TABLE C-1**  
**HOUSING OPPORTUNITY SITES IN THE VICINITY OF SANTA BARBARA MUNICIPAL AIRPORT**

Jurisdiction	ID #	APN	Existing Land Use	Area (Acres)	Maximum Dwelling Units	Realistic/ Forecast Dwelling Units
City of Goleta	3 Kenwood Village	077-130-006 077-130-019 077-141-049		6.76	28	22
City of Goleta	4 Robinson Subdivision	077-130-021 077-130-022 077-141-053 077-141-069 077-141-075		1.21	5	5
City of Goleta	10 Heritage Ridge	073-060-031 to		14.46	361	229
City of Goleta	12 Cortona	073-140-016		8.82	220	158
City of Goleta	14 Westen	073-030-006		4.12	50	30
City of Goleta	13 Westen	073-030-009		2.94	36	21
City of Goleta	20 Mathilda Drive	079-554-021		0.24	2	1
City of Goleta	20 Mathilda Drive	079-554-022		0.23	2	2
City of Goleta	19 Mathilda Drive	079-553-022		0.23	2	2
City of Goleta	19 Mathilda Drive	079-553-023		0.25	3	3
City of Goleta	19 Mathilda Drive	079-553-024		0.25	3	3
City of Goleta	19 Mathilda Drive	079-553-025		0.25	3	3

**TABLE C-1**  
**HOUSING OPPORTUNITY SITES IN THE VICINITY OF SANTA BARBARA MUNICIPAL AIRPORT**

<b>Jurisdiction</b>	<b>ID #</b>	<b>APN</b>	<b>Existing Land Use</b>	<b>Area (Acres)</b>	<b>Maximum Dwelling Units</b>	<b>Realistic/ Forecast Dwelling Units</b>
City of Goleta	15 U. Village	073-182-009		0.16	1	1
City of Goleta	16 School District Site	073-090-026		9.28	55	49
City of Goleta	17 Ellwood Beach Drive	079-551-014		0.27	8	8
City of Goleta	18 Ellwood Beach Drive	079-551-024		0.25	7	7
City of Goleta	8 Hospital	065-090-028		1.99	39	35
City of Goleta	9 Orange Avenue	071-021-034		0.13	3	3
Santa Barbara County	IV-1	075-122-011	General Commercial	0.2	7	7
Santa Barbara County	IV-2	075-114-011	General Commercial	0.21	10	12
Santa Barbara County		075-114-012		0.1		
Santa Barbara County	IV-3	075-020-035	Multi Family Residential	1.2	33	33
Santa Barbara County	IV-4	075-121-004	General Commercial	0.23	9	9
Santa Barbara County	IV-5	075-113-019	General Commercial	0.43	17	17
Santa Barbara County	IV-6	075-171-009	General Commercial	0.19	7	7
Santa Barbara County	IV-7	075-171-011	General Commercial	0.43	17	17
Santa Barbara County	IV-8	075-161-013	General Commercial	0.32	23	23
Santa Barbara County		075-161-014		0.23		
Santa Barbara County	IV-9	075-161-003	General Commercial	0.44	18	18
Santa Barbara County	IV-10	075-112-014	General Commercial	0.12	8	8



**TABLE C-1**  
**HOUSING OPPORTUNITY SITES IN THE VICINITY OF SANTA BARBARA MUNICIPAL AIRPORT**

<b>Jurisdiction</b>	<b>ID #</b>	<b>APN</b>	<b>Existing Land Use</b>	<b>Area (Acres)</b>	<b>Maximum Dwelling Units</b>	<b>Realistic/ Forecast Dwelling Units</b>
Santa Barbara County		075-112-015		0.124		
Santa Barbara County	IV-11	075-172-002	General Commercial	0.2	7	7
Santa Barbara County	IV-12	075-122-014	General Commercial	0.17	7	7
Santa Barbara County	IV-13	075-122-010	General Commercial	0.21	8	8
Santa Barbara County	IV-14	075-020-007	Multi Family Residential	0.82	22	22
Santa Barbara County	IV-15	075-064-004	Multi Family Residential	0.49	12	14
Santa Barbara County	IV-16	075-033-003	Multi Family Residential	1.28	36	36
Santa Barbara County	IV-17	075-092-008	Multi Family Residential	0.44	4	7
Santa Barbara County		075-092-009		0.58		
Santa Barbara County	IV-18	075-041-012	Multi Family Residential	1.2	33	33
Santa Barbara County	IV-19	075-036-001	Multi Family Residential	1.1	31	31
Santa Barbara County	IV-20	075-072-003	Multi Family Residential	1.2	33	33
Santa Barbara County	IV-21	075-034-014	Multi Family Residential	0.88	24	24
Santa Barbara County	IV-22	075-032-008	Multi Family Residential	0.33	9	9

Notes:

APN = Assessor Parcel Number

SOURCE: City of Goleta General Plan, Housing Element; Santa Barbara County Comprehensive Plan, 2015-2023 Housing Element, Adopted February 2015.

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## **Appendix C**

### **Development Displacement Analysis - Santa Maria Airport**

Draft

# SANTA BARBARA COUNTY AIRPORT LAND USE COMPATIBILITY PLAN UPDATE

Development Displacement Analysis

Santa Maria Public Airport

Prepared for  
Santa Barbara County  
Association of Governments

June 2019





Draft

# SANTA BARBARA COUNTY AIRPORT LAND USE COMPATIBILITY PLAN UPDATE

Development Displacement Analysis

Santa Maria Public Airport

Prepared for  
Santa Barbara County  
Association of Governments

June 2019

2600 Capitol Ave Suite 200  
Sacramento, CA 95816

Bend	Oakland	San Francisco
Camarillo	Orlando	Santa Monica
Delray Beach	Pasadena	Sarasota
Destin	Petaluma	Seattle
Irvine	Portland	Sunrise
Los Angeles	Sacramento	Tampa
Miami	San Diego	



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# CHAPTER 1

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## Introduction

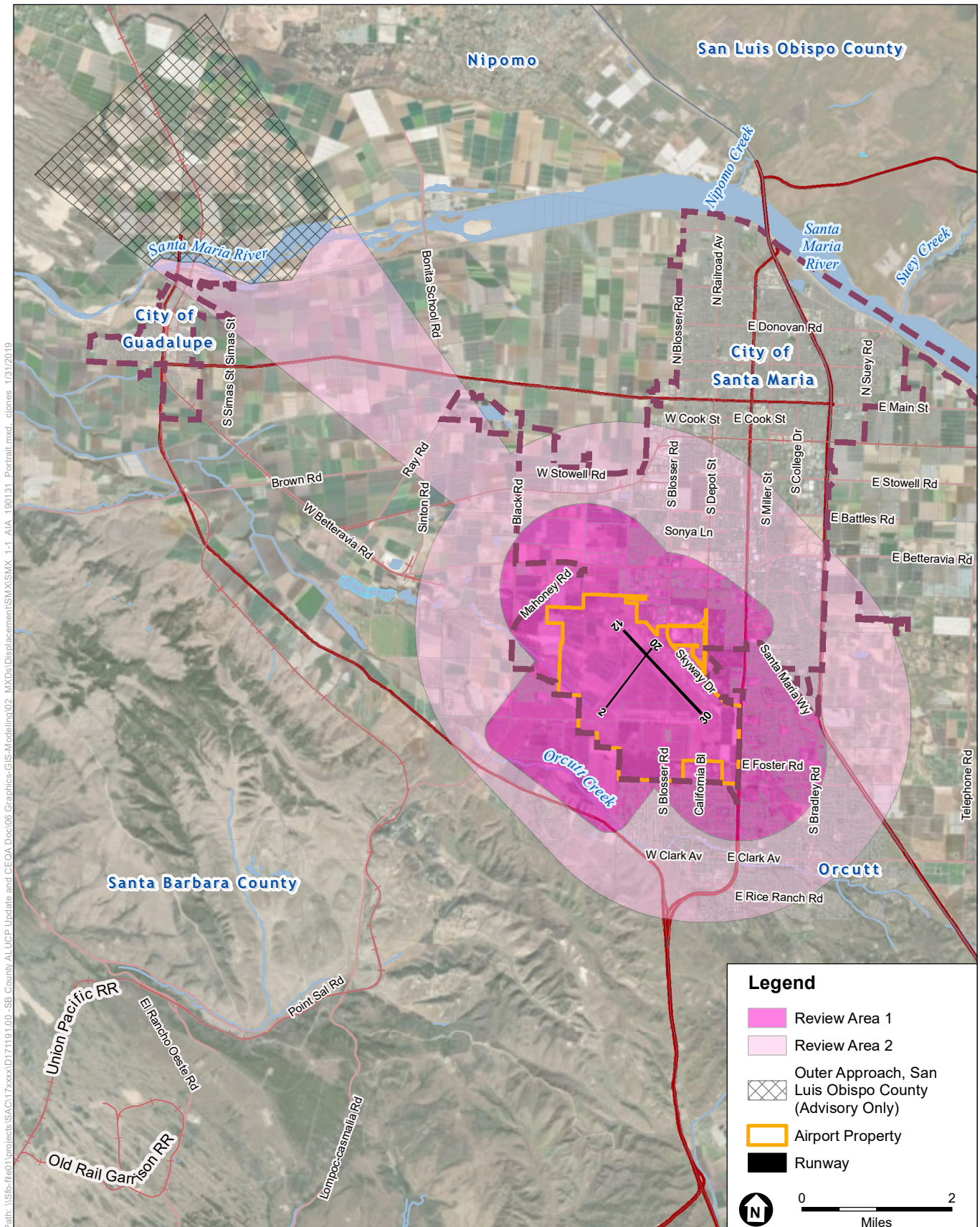
### 1.1 Introduction

Under State law, when an Airport Land Use Commission (ALUC) adopts an Airport Land Use Compatibility Plan (ALUCP), local agencies are required to make their land use documents consistent with the ALUCP or to take steps to override all or part of the ALUCP (Govt. Code §§ 65302(a)-(c)). Because the policies in an updated ALUCP may differ from those in existing land use documents, adoption of an ALUCP may have the effect of “displacing” future development by rendering a previously compatible land use incompatible. Therefore, it is necessary to determine if adoption of an ALUCP would displace future land uses within an Airport Influence Area (AIA). By displacing land use(s) in parts of an AIA, there is the potential for increased growth pressure in other areas. Consequently, displaced development may lead to potential environmental impacts such as localized increases in traffic volumes, noise, and air pollution. The AIA for Santa Maria Public Airport (SMX or Airport) is shown on **Figure 1-1**.

The Draft ALUCP for Santa Barbara County addresses land use in the environs of six airports: Lompoc Airport, New Cuyama Airport, Santa Barbara Municipal Airport, Santa Maria Public Airport, Santa Ynez Airport, and Vandenberg Air Force Base. Separate reports have been prepared for areas around each Airport included in the ALUCP. This report provides the results of the development displacement analysis prepared for Santa Maria Public Airport.

It is important to note that the policies and compatibility criteria in the ALUCP do not apply to land uses that already exist at the time the ALUCP is adopted. Therefore, there is no potential for displacement of already existing development. This also applies to future land use development that although not started or completed has already been “entitled” or approved for development by the responsible local agency. Policies 2.10.1, *Nonconforming Uses*, and 2.10.2, *Development by Right*, in the Draft ALUCP address the applicability of the ALUCP policies to existing land uses.

The Draft ALUCP includes policies focused on noise, safety, airspace protection, and overflight notification. These four “compatibility factors” guide the policy framework of the Draft ALUCP. Compatibility criteria that identify specific land uses as “compatible,” “conditionally compatible,” or “incompatible” are associated with the noise and safety policies. Therefore, this analysis is focused on areas located within the noise contours and safety zones (Review Area 1) included in the Draft ALUCP. The Community Noise Equivalent Level (CNEL) contours for Santa Maria Public Airport are shown on **Figure 1-2** and the safety zones are shown on **Figure 1-3**.



SOURCE: ESA, 2019.

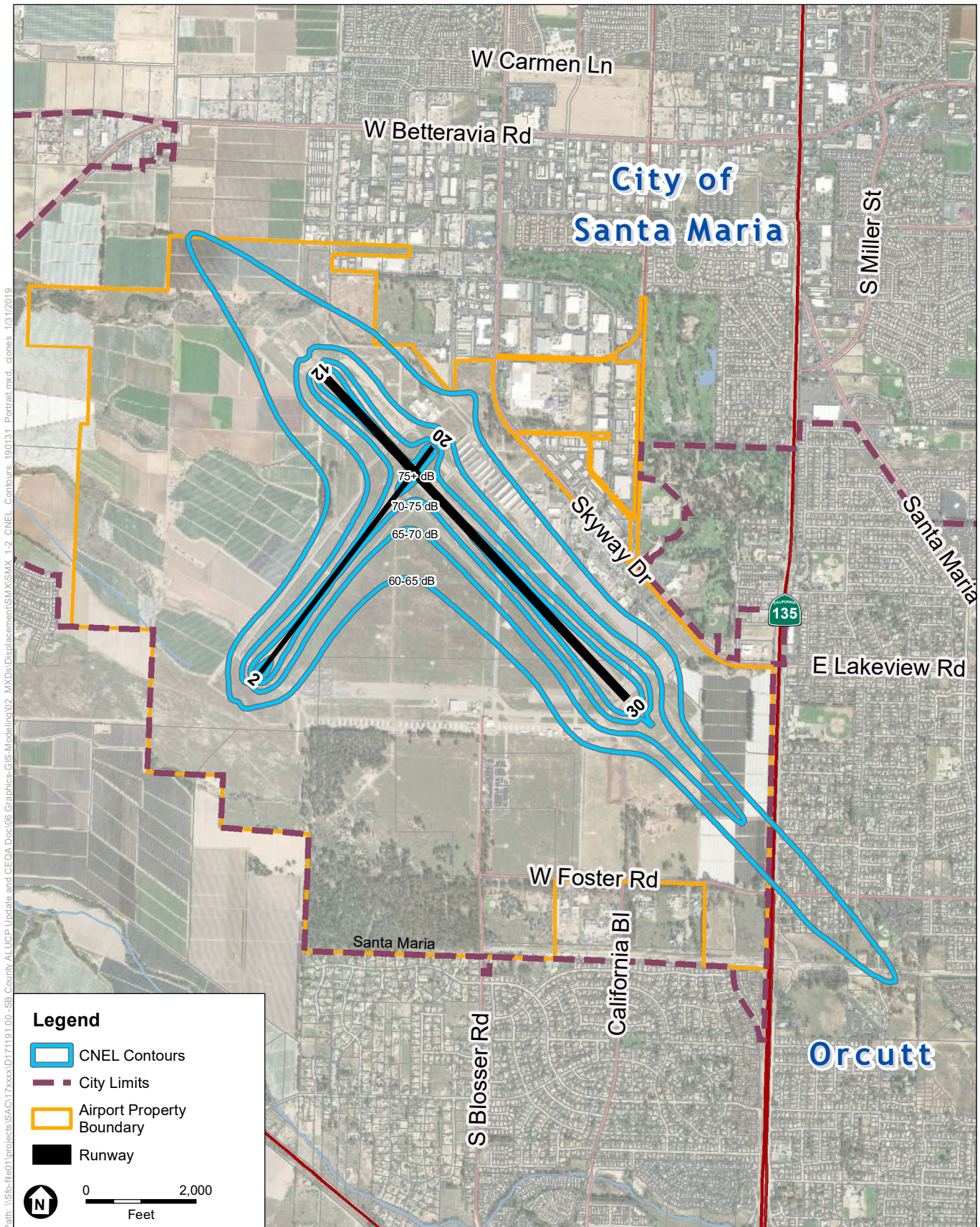
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**Figure 1-1**  
Santa Maria Public Airport  
Airport Influence Area





SOURCE: ESA, 2019.

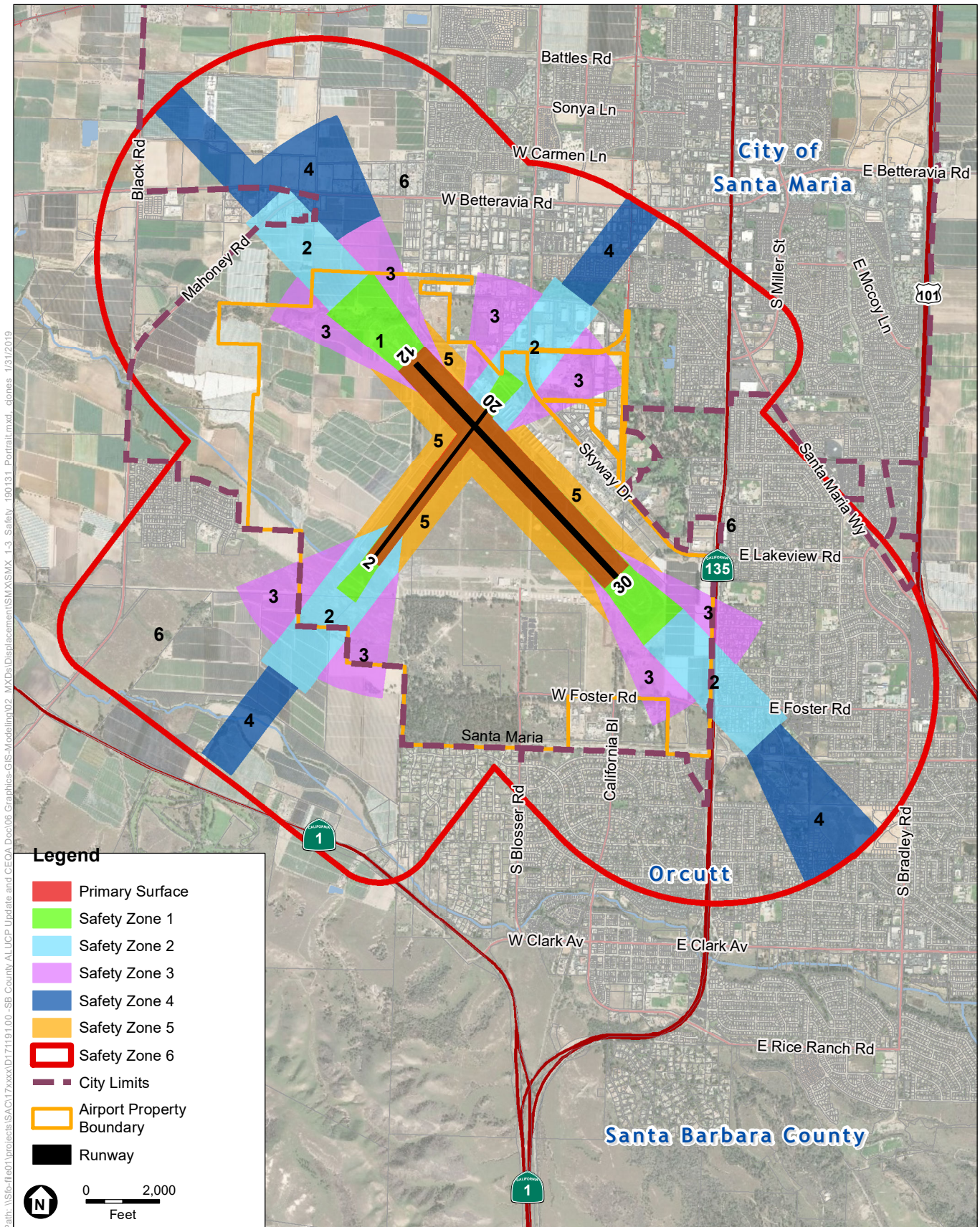
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**Figure 1-2**  
Santa Maria Public Airport  
CNEL Contours





SOURCE: ESA, 2019.

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**Figure 1-3**  
Santa Maria Public Airport  
Safety Zones

All future development within the AIA, whether it is displaced or not, will be subject to the zoning and permitting authority of the City of Santa Maria and Santa Barbara County. It is likely that future development projects within the updated AIA will undergo environmental review at the project level. Environmental impacts arising from future development projects will have to be specifically considered in the appropriate environmental documents prepared for those projects as a condition of permit issuance.

This development displacement analysis was completed in two phases. Phase 1 identified the land use planning areas and zoning districts that are located in Review Area 1 for the Airport. This included identification of the land uses permitted in these areas. This information is provided in Appendix B to the *Santa Barbara County Airport Land Use Compatibility Plan Update Development Displacement Analysis – Phase 1 - City of Santa Maria* and Appendix B to the *Santa Barbara County Airport Land Use Compatibility Plan Update Development Displacement Analysis – Phase 1 – Santa Barbara County* (Phase 1 Technical Reports). All vacant and underutilized parcels carried forward for further analysis of potential displacement are also identified in the Phase 1 Technical Reports. Information on these parcels was provided in Appendix C to each report. This Phase 2 Technical Report brings the development displacement analysis to a conclusion by identifying those parcels where there is potential for displacement and quantifying it as residential dwelling units and square footage of non-residential land use. The following sections introduce the development displacement analysis discussed in this technical report.

## 1.2 Analysis Approach

Identification of vacant or underutilized parcels was completed during Phase 1 of this analysis. All parcels located within Review Area 1 for the Airport were selected and screened for inclusion in the displacement analysis. A discussion of the screening process completed during Phase 1 is provided in Chapter 2.

## 1.3 Development Displacement Analysis for Residential Land Uses

Housing opportunity sites included in the Housing Elements of the Santa Barbara County Comprehensive Plan and City of Santa Maria General Plan were reviewed and compared to the noise and safety zone maps, policies, and compatibility criteria in the Draft ALUCP to determine the potential for the displacement of residential land uses within Review Area 1. The results of the development displacement analysis for residential land uses are presented in Chapter 3 of this technical report.

## **1.4 Development Displacement Analysis for Non-Residential Land Uses**

The vacant and underutilized parcels identified during Phase 1 of this analysis were evaluated for potential displacement of future non-residential land uses by comparing the noise and safety compatibility criteria and policies provided in the Draft ALUCP with the applicable local land use regulations. A more detailed description of the analysis is provided in Chapter 4 of this technical report.



# CHAPTER 2

## Analysis Approach

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### 2.1 Analysis Approach

The development displacement analysis is focused on the potential for conflicts between existing zoning and the proposed policies and compatibility criteria in the Draft ALUCP that may result in the potential displacement of future development. To that end, it was necessary to 1) identify where the ALUCP policies conflict with current zoning and/or general plan land use in the AIA, and 2) identify vacant and partially developed parcels within these areas where the potential for future development may be affected by the policies in the ALUCP. The first step is referred to as the “Crosswalk Analysis” and the second step is called the “Parcel Selection Analysis.” The development displacement analysis was conducted during two phases. Phase 1 provided the results for the first two steps by identifying the vacant and underutilized parcels in Review Area 1 as well as the applicable land use designations, zoning, and permissible land uses. The purpose of Phase 1 of the analysis was two-fold – 1) to identify and, if possible, reconcile any conflicts between existing zoning and the compatibility criteria in the Draft ALUCP before moving on to Phase 2 of the development displacement analysis; and, 2) to identify any parcels that should be included in the analysis. This process is described in detail in the Phase 1 Technical Report. Phase 2 calculates potential displacement by quantifying the number of residential dwelling units and maximum square footage of non-residential land uses potentially displaced. The following sections discuss the approaches taken to complete the entire displacement analysis.

#### 2.1.1 Phase 1 – Land Use and Parcel Identification

##### 2.1.1.1 Crosswalk Analysis

The purpose of this analysis is to identify potential conflicts that may exist between the proposed noise and safety compatibility criteria presented in the Draft ALUCP and existing zoning within the noise contours and safety zones for Santa Maria Public Airport. The Draft ALUCP includes five compatibility criteria tables for a range of generic land uses – two tables addressing noise and safety compatibility criteria for urban airports, two tables addressing noise and safety compatibility criteria for rural airports, and one table that includes the noise and safety compatibility criteria for military airports. SMX is considered an urban airport. The applicable compatibility criteria tables (Tables 3-1 and 3-3) are provided in this report as **Appendix A**.

This analysis is primarily conducted using geographical information system (GIS) data. **Table 1** lists the GIS data used, the source, and the date of the files. GIS shapefiles delineating the noise contours and safety zones for each airport are overlaid on shapefiles identifying the underlying



zoning and general plan land uses. Areas subject to overlay zoning are included in the analysis as well as areas subject to specific plans. The land use data for areas within the noise contours and safety zones is selected for further analysis. The ALUC has no authority over areas owned by the federal government, reservations or tribal trust lands, or lands owned by the State of California, including the University of California Regents. Accordingly, these areas are excluded from the analysis. In addition, the ALUC has no authority over airport operations and airport property devoted to these uses is also excluded from further analysis. For purposes of determining potential displacement, the Santa Barbara County Tax Assessor's parcel database is used to identify parcels located within a noise contour or safety zone.

Once areas belonging to these agencies are identified and removed from the parcel database, data for the remaining areas is then exported to a Microsoft Excel spreadsheet for further processing. The permissible land uses for each zoning district included in the data set are tabulated and then "cross walked" to the equivalent generic land uses provided in the compatibility criteria tables. The compatibility criteria tables identify land uses as "Compatible (C)," "Conditionally Compatible (CC)," or "Incompatible (I)" based on CNEL contour and safety zone. Tables identifying all land uses determined to be Conditionally Compatible or Incompatible were provided in Appendix B to the Phase 1 Technical Report. For purposes of the displacement analysis, land uses identified as being Compatible are not reported.

**TABLE 2-1**  
**GIS DATA USED IN THE ANALYSIS**

Data File	File Contents	Source and Date of File
Zoning2013.gdb	Zoning	City of Santa Maria, 2017
Land_Use_GP_2012.gdb	General Plan Land Use	City of Santa Maria, 2017
Specific_Plan_Areas.shp	Specific Plan Areas	ESA, April 2018.
Zoning_polys.shp	Zoning	Santa Barbara County Department of Planning and Development, January 3, 2018
flight_apr&clr_zo&lu_ovly.shp	Airport Approach and Clear Zone Overlays	Santa Barbara County Department of Planning and Development, March 28, 2017
AssessorParcels20170731.shp	Tax Assessor Parcel Database	Santa Barbara County Tax Assessor's Office, July 31, 2017
Santa Barbara County SIDs	Aerial photography for Santa Barbara County	Santa Barbara County Association of Governments, November 2016
Draft Safety Zones	Draft Safety Zones –SMX	ATAC Corporation, 2018.
Draft Noise Contours	Draft Noise Contours –SMX	URS, 2012.

SOURCE: Santa Barbara County Planning and Development, 2017, 2018; City of Santa Maria, Community Development, Planning Division, 2017.

## 2.1.2 Parcel Selection Analysis

The following sections describe the parcel selection process for the development displacement analysis.

### 2.1.2.1 Analysis Approach

The development displacement analysis is focused on the potential for conflicts between existing zoning and the proposed policies and compatibility criteria provided in the Draft ALUCP. Specifically, the policies and compatibility criteria associated with the noise contours and safety zones. Accordingly, for purposes of determining potential displacement of future land use, the

study area for each airport is determined by its noise contours and safety zones. Parcels within these areas were then subjected to further screening to determine whether they should be included in the analysis.

### **2.1.2.2 Exclusion of Non-Qualifying and Exempt Parcels**

As the study area boundaries do not conform to the boundaries of individual parcels and the jurisdiction of the ALUC is limited, it was necessary to screen the parcels to determine if they should be included in the displacement analysis parcel database. The following sections describe the screening process.

#### ***Ten Percent Threshold***

Parcels with less than 10 percent of their total area located within Review Area 1 were excluded from further analysis.

#### ***Airport Property***

As the ALUC has no authority over airport operations, airport property devoted to aviation uses was removed from the parcel database.

#### ***Federally Owned Parcels***

The ALUC has no authority to review land use actions on federal lands. Accordingly, all parcels owned by the federal government were removed from the parcel database.

#### ***Tribal Lands***

Similarly, the ALUC has no authority over tribal lands. Lands held in trust for a tribe by the United States government and/or part of a federally recognized Indian reservation were removed from the database. However, parcels owned by tribes that are not a part of the reservation or tribal trust lands were retained for further analysis.

#### ***State Lands***

State-owned lands are not subject to the authority of the ALUC. This includes lands owned by the Regents of the University of California. Parcels owned by the State were removed from the parcel database.

#### ***Entitled Parcels***

Existing land uses are not subject to the ALUC's review authority. This includes parcels with land uses under development or already approved for development. For purposes of identifying these parcels within the city of Santa Maria, a list of current projects provided on the city's website was reviewed for parcels located within Review Area 1. The list was dated June 2018 and identified current development in the city. The website was reviewed for updates in March 2019, but none were identified. For purposes of identifying these parcels within unincorporated Santa Barbara County, a "Cumulative Projects List" produced by the Santa Barbara County Planning

and Development Department was retained and reviewed. The latest Cumulative Projects List is dated August 30, 2018. Parcels identified on these lists were reviewed for inclusion in the parcel database. Vacant parcels approved for development were removed from the database. Parcels to be only partially developed were retained for analysis of potential infill development. In total, five parcels were removed from the database.

### ***Parcels with Existing Development***

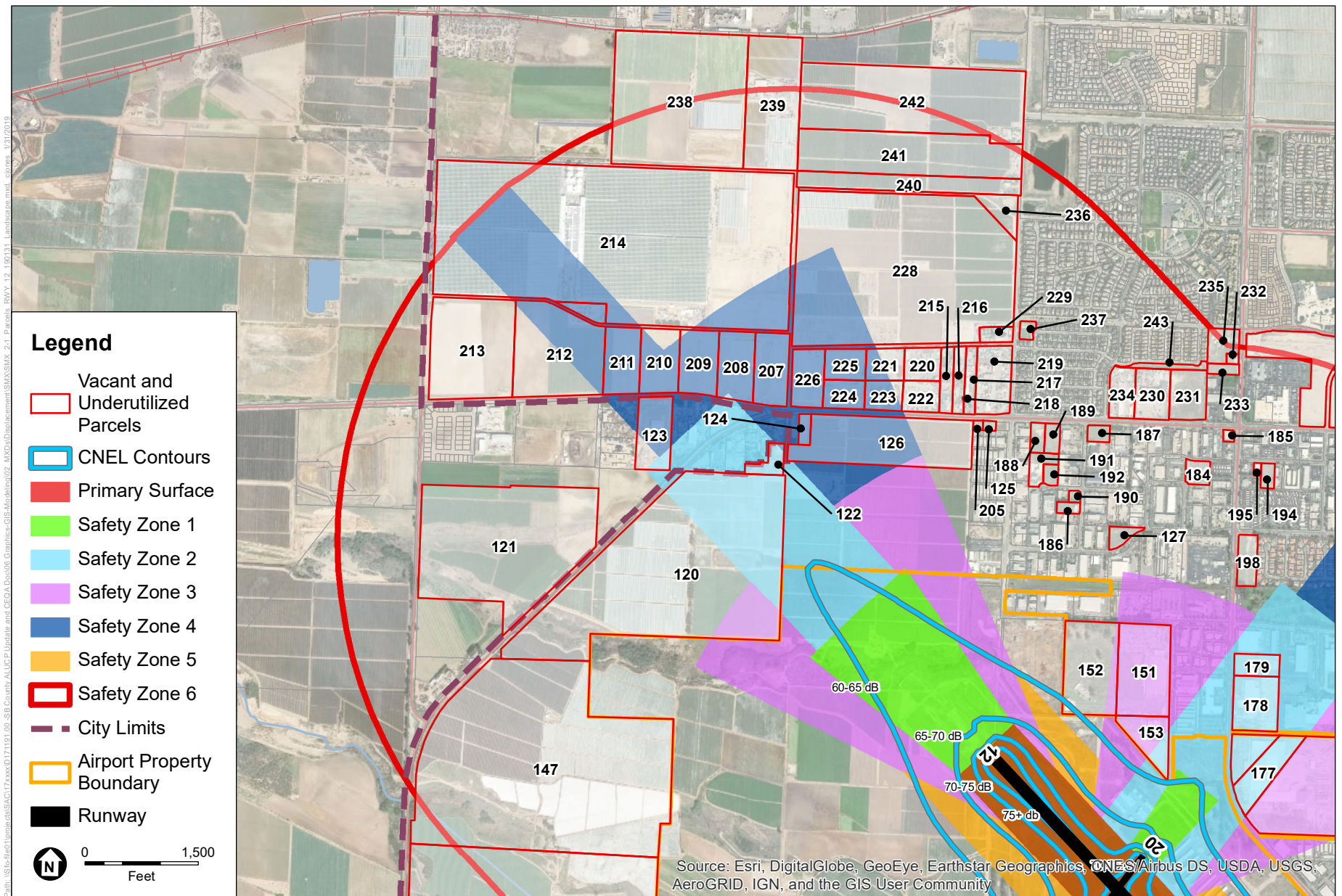
Parcels were further screened by overlaying parcel boundaries on aerial photography dated September 2016. Each parcel was examined for existing development. Parcels found to be fully developed were flagged for removal from the analysis. Vacant parcels and parcels that appeared only partially developed or otherwise having infill potential were retained for further analysis. Because of the age of the aerial photograph used to screen the parcels for existing development, the parcels were subjected to a second photo screening using aerial imagery provided in Google Earth. The parcel boundaries were exported in KML format and imported into Google Earth. The most recent useable aerial imagery available in Google Earth was used to conduct this secondary screening. The dates of the most recent useable aerial imagery for SMX was August 2018. The secondary screening prompted removal of 42 parcels from the 262 initially selected for further analysis.

#### **2.1.2.3 Inclusion of Additional Parcels at the Request of the City of Santa Maria**

One of the purposes of dividing the development displacement analysis into two phases was to give the affected jurisdictions the opportunity to review and provide feedback on the parcels selected for further analysis. The City of Santa Maria identified 42 vacant and/or underutilized parcels and requested they be included as part of the displacement analysis. Of these, 11 parcels were already included in the parcel database.

### **2.3 Parcels Selected for Further Analysis**

**Figures 2-1 and 2-2** depicts the parcels retained for further analysis of potential displacement of development. In the city of Santa Maria, a total of 109 vacant and underutilized parcels out of 2,401 parcels in Review Area 1 were ultimately retained for further analysis. In unincorporated Santa Barbara County, a total of 142 parcels out of 5,384 parcels in Review Area 1 were retained for further analysis. Details on these parcels, including parcel ID number, APN, jurisdiction, parcel area (square feet) noise contour/safety zone, and zoning district, are provided in **Appendix B**.



SOURCE: ESA, 2019.

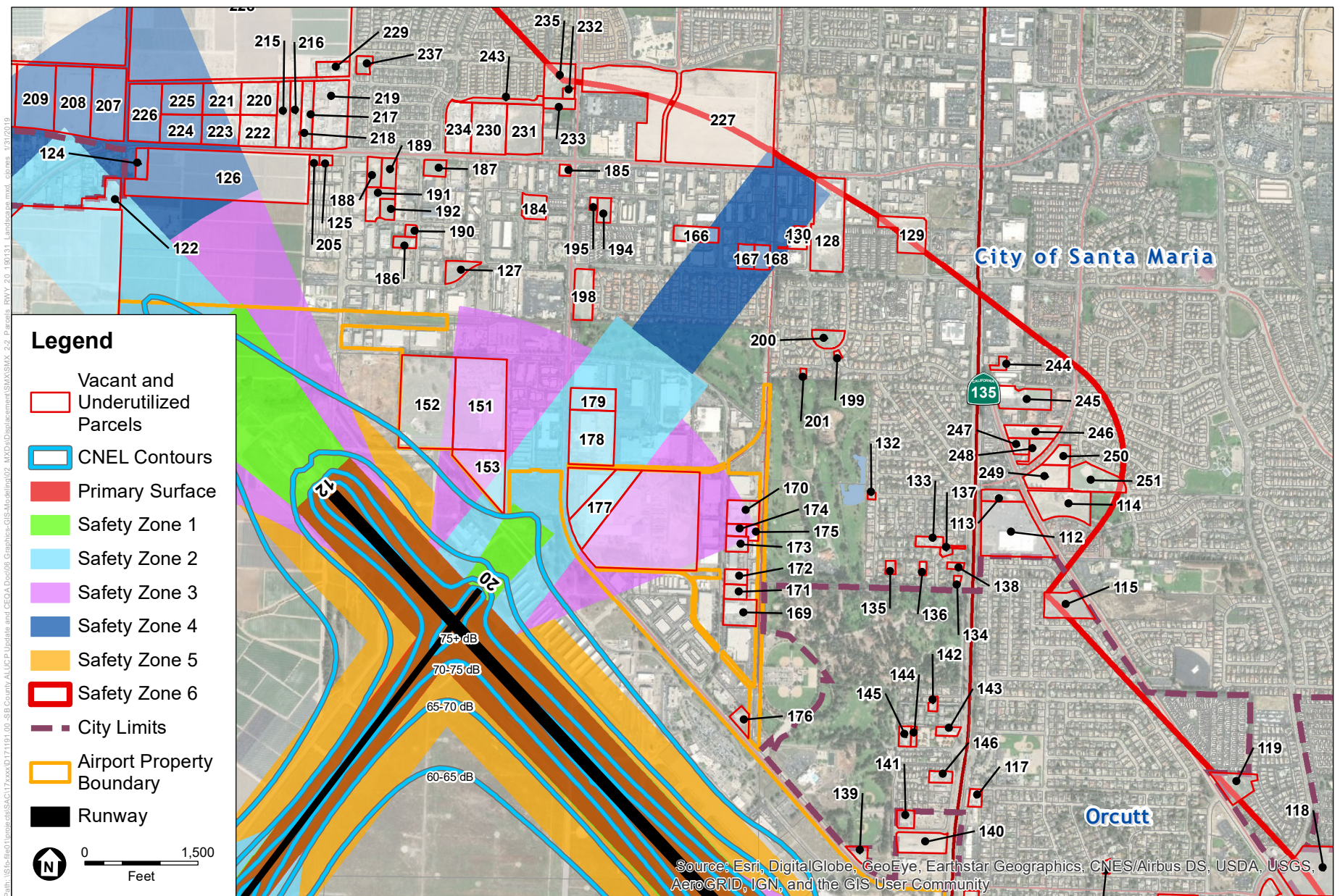
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**Figure 2-1**  
Santa Maria Public Airport  
Parcels Selected for Further Analysis - Runway 12 End





SOURCE: ESA, 2019.

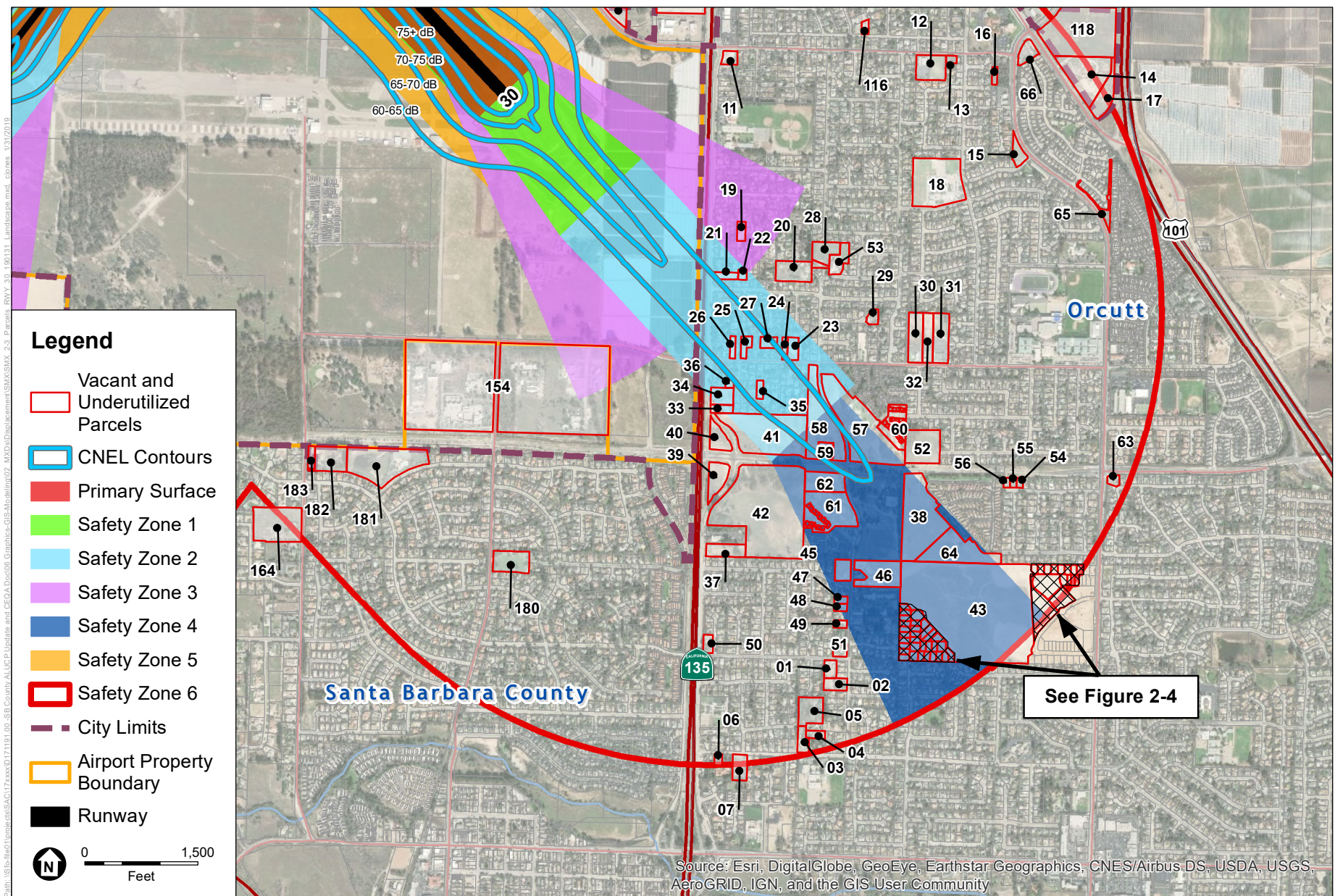
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**Figure 2-2**  
 Santa Maria Public Airport  
 Parcels Selected for Further Analysis - Runway 20 End





SOURCE: ESA, 2019.

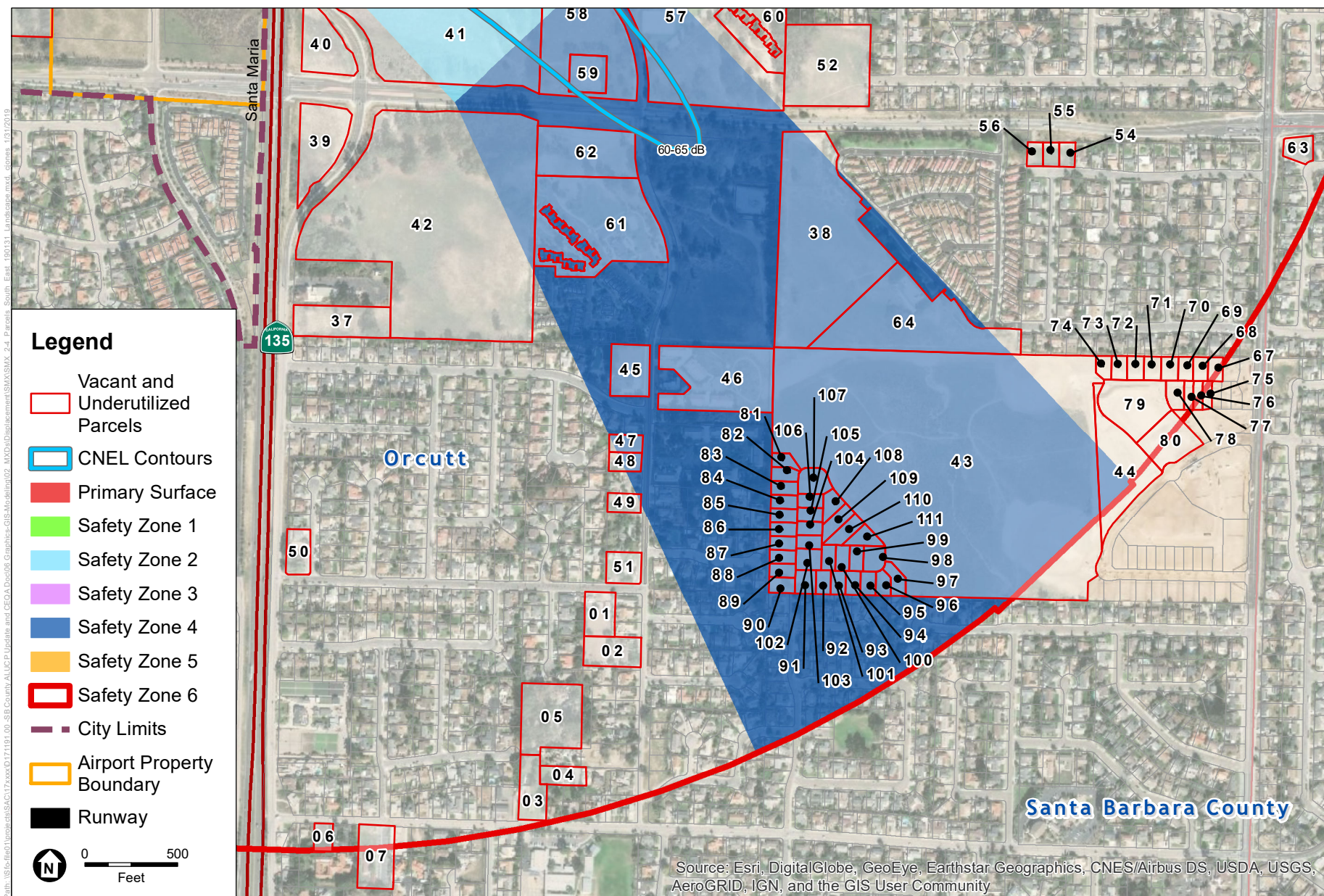
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**Figure 2-3**  
 Santa Maria Public Airport  
 Parcels Selected for Further Analysis - Runway 30 End





SOURCE: ESA, 2019.

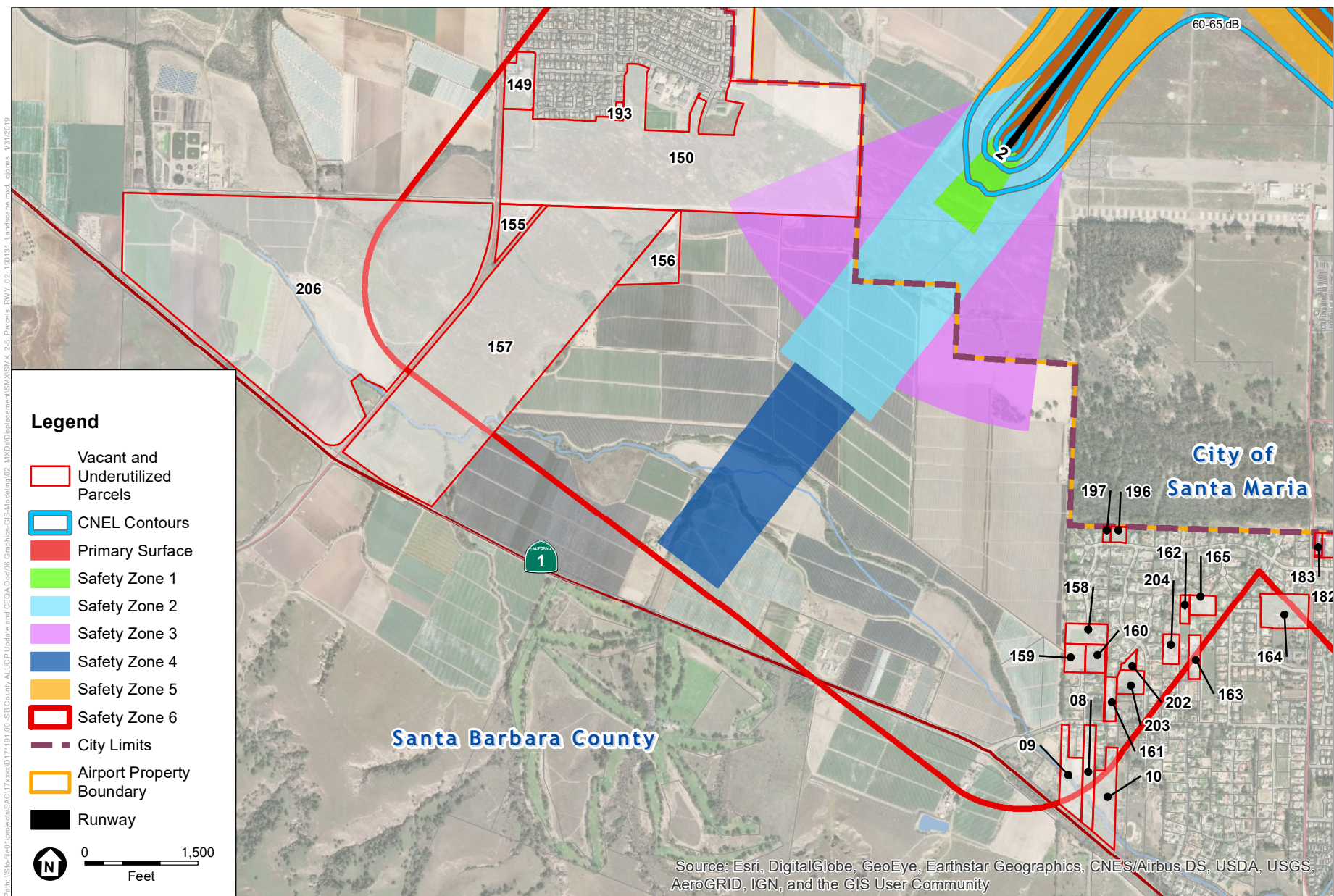
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**Figure 2-4**  
 Santa Maria Public Airport  
 Parcels Selected for Further Analysis - Safety Zones 4 and 6 off Runway 30 End





SOURCE: ESA, 2019.

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**Figure 2-5**  
 Santa Maria Public Airport  
 Parcels Selected for Further Analysis - Runway 2 End



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## CHAPTER 3

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# Residential Displacement Analysis – Santa Maria Public Airport

### 3.1 Introduction

This chapter presents the results of the development displacement analysis conducted for future residential land use within Review Area 1 of the AIA for Santa Maria Public Airport. Review Area 1 covers areas within the city of Santa Maria as well as unincorporated Santa Barbara County. This residential displacement analysis was conducted to determine if future residential uses would conflict with the policies in the Draft ALUCP. The analysis was completed using information on the housing opportunity sites provided in the Housing Element of the Santa Barbara County Comprehensive Plan, the Housing Element of the Santa Maria General Plan, and the noise and safety policies and compatibility criteria contained in the Draft ALUCP. The residential displacement analysis revealed that implementation of the Draft ALUCP would potentially result in the displacement of two residential dwelling units in unincorporated Santa Barbara County.

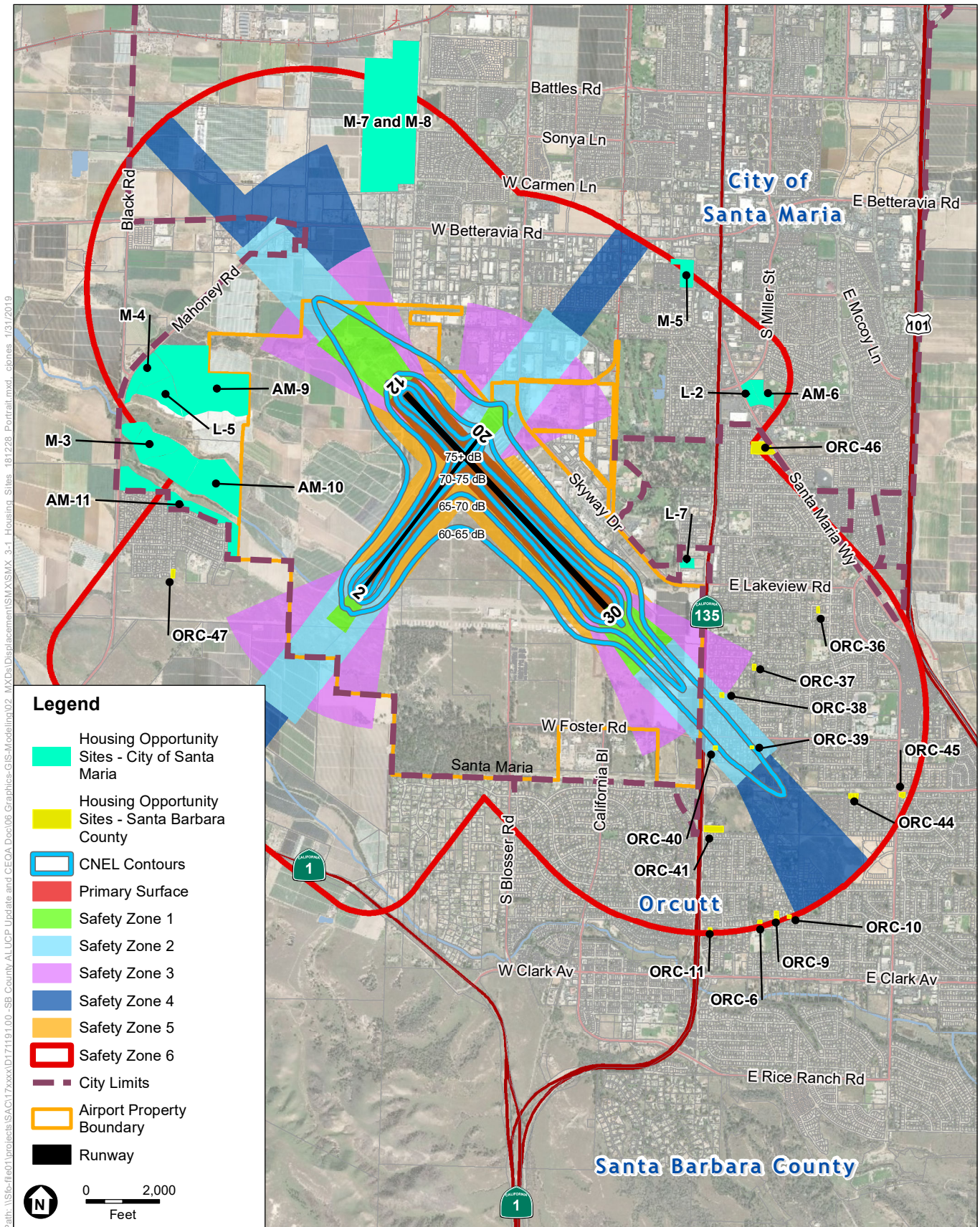
Data on the housing opportunity sites identified in areas of the city of Santa Maria and unincorporated Santa Barbara County found in Review Area 1 for the Airport is provided in **Appendix C. Figure 3-1** depicts their locations.

#### 3.1.1 City of Santa Maria

Data regarding vacant and underutilized housing opportunity sites were derived from the land inventory included as Appendix IV-1 to the City of Santa Maria's General Plan Housing Element. The land inventory identifies vacant and underutilized residential parcels (housing opportunity sites) in the city of Santa Maria. The data provided includes the general plan designation, zoning classification, acreage, site description, and existing and realistic forecast dwelling unit counts. The housing opportunity site parcels were mapped relative to the noise contours and safety zones for the Airport. The following sections describe the results of the residential displacement analysis.

##### 3.1.1.1 Potential for Displacement Due to Noise Policies

Two specific ranges of noise exposure were used to determine if residential development displacement could occur: (1) CNEL 60 dB to 65 dB and (2) CNEL 65 to 70 dB and higher. These represent the contours that extend beyond Airport property. The CNEL contours for Santa



SOURCE: ESA, 2019.

Santa Barbara County ALUCP Update

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**Figure 3-1**  
Santa Maria Public Airport  
Safety Zones



Santa Maria Public Airport were derived from the Environmental Assessment for the 2004 update to the Santa Maria Airport Master Plan. None of the housing opportunity sites identified in the City's general plan are located within the noise contours shown on Figure 3-1. Accordingly, future residential dwelling units in the AIA for Santa Maria Public Airport would not be displaced as a result of the noise policies contained in the Draft ALUCP for Santa Barbara County.

### **3.1.1.2 Potential for Displacement Due to Safety Policies**

Some residential land uses in areas within the safety zones for the Airport may be incompatible or compatible only under certain conditions with the policies and compatibility criteria in the Draft ALUCP for Santa Barbara County. It is important to note that the Draft ALUCP applies only to future residential development and existing residential uses are typically not subject to the ALUCP policies. The city of Santa Maria has 12 housing opportunity sites, representing 158 forecasted dwelling units, in the safety zones for the Airport. All of these housing opportunity sites are located in Safety Zone 6. As discussed in the Draft ALUCP, all residential uses are considered compatible with the ALUCP's safety policies and compatibility criteria in Safety Zone 6 (see Table 3-5 in Appendix A). Therefore, no future residential dwelling units within the city of Santa Maria would be potentially displaced as a result of the safety policies in the Draft ALUCP for Santa Barbara County.

## **3.2.1 Santa Barbara County**

Data regarding vacant and underutilized housing opportunity sites were derived from the 2015-2023 Residential Sites Survey included as Appendix B to the Santa Barbara County Comprehensive Plan Housing Element. The Residential Sites Survey identifies vacant and underutilized residential parcels (housing opportunity sites) in unincorporated Santa Barbara County. The data provided includes the APN, existing zoning classification, allowed residential density, land use designation, acreage, and maximum and realistic dwelling unit counts. The housing opportunity site parcels were mapped relative to the noise contours and safety zones for the Airport. The following sections describe the results of the analysis residential displacement analysis.

### **3.2.1.1 Potential for Displacement Due to Noise Policies**

Two of the Santa Barbara County housing opportunity sites (Parcels ORC-39 and ORC-40) fall within the CNEL 60 to 65 dB contour for SMX. These parcels are zoned for (10-R-1) Single Family/Minimum Lot Size- 10,000 sq. feet net. Per Table 3-1 in the Draft ALUCP (see Appendix A), residential use is considered compatible in areas exposed to noise between CNEL 60 and 65 dB on the condition that the building structure is capable of attenuating exterior noise to CNEL 45 dB. As this would be achieved under typical construction methods, there is no potential for displacement of residential uses as a result of the noise policies contained in the Draft ALUCP.

### **3.2.1.2 Potential for Displacement Due to Safety Policies**

Three housing opportunity sites (ORC-38, ORC-39, and ORC-40) are located in safety Zone 2 off the Runway 30 end. All other housing opportunity sites in the safety zones for SMX are located

in Safety Zone 6. Under the safety policies in the Draft ALUCP, residential uses are considered compatible in Safety Zone 6. However, in Safety Zone 2, the safety compatibility criteria in the Draft ALUCP does not allow for development of residential dwelling units in Safety Zone 2 (portions of a parcel including accessory units may be located in Safety Zone 2, but dwelling units must be located outside the safety zone). All three parcels are located in the current Airport Approach Zones overlay; however, under the current policy construction of one-family homes on existing lots are a permissible use. This policy is carried forward in the Draft ALUCP (see Policy 2.10.2, *Development by Right*, in the Draft ALUCP). Accordingly, there is no potential for displacement of residential dwelling units within unincorporated Santa Barbara County as a result of the safety policies in the Draft ALUCP.

## CHAPTER 4

# Non-Residential Displacement Analysis

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### 4.1 Introduction

This chapter presents the results of the development displacement analysis for future non-residential land uses within Review Area 1 of the AIA for Santa Maria Public Airport. The displacement analysis documented in this chapter focuses on vacant and underutilized parcels within the AIA that have the potential to be developed in the future with non-residential land uses that under current zoning would no longer be permitted following adoption of the Draft ALUCP. The analysis was conducted using information from land use plans and zoning ordinances adopted by Santa Barbara County and the City of Santa Maria, and the noise and safety zone maps, policies, and criteria contained in the Draft ALUCP. The following sections discuss the results of the displacement analysis for areas around the Airport within the city of Santa Maria and unincorporated Santa Barbara County that fall within Review Area 1.

### 4.2 Non-Residential Displacement Analysis - Noise

#### 4.2.1 City of Santa Maria

The noise contour for Santa Maria Airport is derived from the Environmental Assessment for the Santa Maria Public Airport Master Plan Update prepared in April 2010. It includes four CNEL bands: 60-65 dB, 65-70 dB, 70-75 dB, and 75+ dB. The areas around Santa Maria Public Airport are subject to the urban noise compatibility criteria presented in Table 3-1 in the Draft ALUCP. (See **Appendix A**).

Portions of two parcels in the city of Santa Maria are located within the CNEL 60-65 dB contour. However, less than one percent of the total area for each parcel is located in the contour and the combined area of both represents less than one acre. Accordingly, neither parcel would be considered further in the development displacement analysis.

#### 4.2.2 Santa Barbara County

As shown on Figure 1-2, the noise contours are primarily limited to Airport property with portions of the CNEL 60-65 dB contour extending southeast into areas of the Orcutt Community Plan area in unincorporated Santa Barbara County.

#### 4.2.1.1 CNEL 60-65 dB Contour

As shown on Figure 1-2, eight parcels fall within the CNEL 60-65 dB contour (Parcels 24, 25, 26, 27, 35, 41, 58, and 59). Parcel 41 is located in the (C-2) zoning district and Parcels 58 and 59 are located in the (DR-3.3) zoning district. All three of these parcels are located in the “No Build Corridor” included in the Orcutt Community Plan and the County’s Land Use Development Code. Development within the Airport “No Build” corridor is severely restricted.<sup>1</sup> Accordingly, there is no potential for displacement on these parcels.

Parcels 24, 25, 26, 27, and 35 are located in the (10-R-1) Single Family/Minimum Lot Size-10,000 sq. feet net zoning district and the Airport Approach overlay zone. All uses permissible in the (10-R-1) Single Family/Minimum Lot Size-10,000 sq. feet net zoning district are considered “Conditionally Compatible” within the CNEL 60-65 dB noise contour for SMX, assuming new structures are capable of attenuating exterior noise to an indoor noise level of CNEL 45 dB (CC 45) or caution is exercised with regard to noise sensitive outdoor uses that may be exposed to or disrupted by aircraft noise events (CC A). **Table 4-1** identifies those uses that are considered “Conditionally Compatible” under the Draft ALUCP. Regardless, it is important to note that per the Santa Barbara County Land Use Development Code, barring a consistency determination from the ALUC or approval by two-thirds of the County Board of Supervisors with specific findings as defined under State law, residential development with a density greater than four units per gross acre or nonresidential development with an intensity of more than 25 persons per acre is generally not permitted in areas within the Airport Approach overlay zone. This would preclude development of all the land uses identified in Table 4-1. As these uses would likely not be allowed under current conditions, there is no potential for displacement of these uses on these parcels.

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<sup>1</sup> Orcutt Community Plan, Santa Barbara County Planning & Development Comprehensive Planning Division, July 1997 (amended October 2004).

**TABLE 4-1**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – CNEL 60 dB – 65 dB**

Parcel ID #	APN	Parcel Size (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
24	107-170-025	20,909	(10-R-1) Single Family/Minimum Lot Size- 10,000 sq. feet net	Conference Center (CUP); School - Business, professional or trade (CUP); Meeting facility, public or private (CUP); Meeting facility, religious (CUP)	auditoriums; concert halls; indoor arenas; places of worship; adult schools; colleges; universities 2	CC 45
25	107-170-030	32,670				
26	107-170-032	21,344				
27	107-170-038	32,234		Park, playground - Public (P)	children-oriented neighborhood parks; playgrounds	CC A
35	107-210-041	21,780				
				Library (CUP); Museum (CUP); School (CUP); Day care center, Non-residential (MCUP)	children's schools (K-12); day care centers (>14 children); libraries	CC 45
				Lodging - Hostel (CUP)	hotels; motels; other transient lodging	CC 45
				Animal keeping (except equestrian facilities, see RECREATION) (S); Equestrian facilities (CUP)	nature preserves; wildlife preserves; horse stables; livestock breeding or farming	CC A
				Dwelling, one-family (P); Farmworker dwelling unit (P); Farmworker housing complex (MCUP); Guesthouse or artist studio (P); Home occupation (P); Mobile Home Park (CUP); Monastery (CUP); Residential accessory use or structure (P); Residential second unit (P); Special care home, 7 or more clients (MCUP); Large family day care home (P); Small family day care home (E); Child care center, Residential (MCUP); Medical services - Extended care (CUP); Medical services - Hospital (CUP)	residential (including single-family, multi-family, and mobile homes); family day care homes (≤14 children); extended-stay hotels; retirement homes; assisted living; hospitals; nursing homes; intermediate care facilities	CC 45

## NOTES:

- 1 CC: Conditionally Compatible
- 2 CC 45: Indoor Uses: Building structure must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice
- 3 Outdoor Uses: CNEL is acceptable for outdoor activities, although some noise interference may occur; caution should be exercised with regard to noise-sensitive uses
- 4 CC A: Caution should be exercised with regard to noise-sensitive outdoor uses; these uses are likely to be disrupted by aircraft noise events; acceptability is dependent upon characteristics of the specific use. Noise-sensitive land uses are ones for which the associated primary activities, whether indoor or outdoor, are susceptible to disruption by loud noise events. The most common types of noise-sensitive land uses include, but are not limited to, the following: residential, hospitals, nursing facilities, intermediate care facilities, educational facilities, libraries, museums, places of worship, child-care facilities, and certain types of passive recreational parks and open space.
- 5 (P): Permitted
- 6 (CUP): Conditional Use Permit
- 7 (MCUP): Minor Conditional Use Permit

SOURCE: Santa Barbara County Zoning Ordinance; ESA 2019.



### 4.3 Non-Residential Displacement Analysis - Safety

SMX includes six safety zones subject to the safety compatibility criteria for urban airports, included in Table 3-4 in the Draft ALUCP (See Appendix A). Figure 1-3 depicts the safety zones for the Airport. Areas on Airport property and to the north and northeast of the Airport are located in the city of Santa Maria. Areas to the west, south, and southeast of the Airport are located in the Orcutt Community Plan area of unincorporated Santa Barbara County. Areas of the city of Santa Maria within the safety zones for SMX include 14 primary zoning districts, two overlay zones, and four specific plan areas. The primary zoning districts include:

- (CM) Commercial and Manufacturing District
- (FS) Freeway Service District
- (OS) Open Space District
- (C-2) General Commercial District
- (CC) Convenience Center District
- (CPO) Commercial Office and Professional Office District
- (M-1) Light Manufacturing District
- (M-2) General Manufacturing District
- (PF) Public Facilities and Institutional District
- (R-1) Single-Family Residential District
- (R-2) Medium-Density Residential District
- (R-3) High-Density Residential District
- (RSL-1) Residential Small Lot District
- (RMH) Residential Mobile Home Park District

Areas within all fourteen of these zoning districts are located within the Planned Development Overlay District. Most areas to the northwest, north, and northeast are located in one of four specific plan areas: Mahoney Ranch South Specific Plan area, Mahoney Ranch North Specific Plan area, Area 9 Specific Plan area, and Blosser-Southwest Specific Plan area.

Areas of unincorporated Santa Barbara County within the safety zones include 29 zoning districts and four overlay zones. These zoning districts include:

- (10-R-1) Single Family/Minimum Lot Size- 10,000 sq. feet net
- (15-R-1) Single Family/Minimum Lot Size- 15,000 sq. feet net
- (1-E-1) Single Family/Minimum Lot Size- 1 Acre gross
- (20-R-1) Single Family/Minimum Lot Size- 20,000 sq. feet net
- (3-E-1) Single Family/Minimum Lot Size- 3 Acres gross
- (7-R-1) Single Family/Minimum Lot Size- 7,000 sq. feet net
- (8-R-1) Single Family/Minimum Lot Size- 8,000 sq. feet net
- (AG-II-100) Agriculture II/Minimum Lot Size- 100 Acres gross
- (AG-II-320) Agriculture II/Minimum Lot Size- 320 Acres gross
- (C-2) Retail Commercial
- (C-3) General Commercial
- (CH) Highway Commercial
- (CN) Neighborhood Commercial
- (DR-12.3) Design Residential 12.3 units/acre gross
- (DR-20) Design Residential 20 units/acre gross

- (DR-3.3) Design Residential 3.3 units/acre gross
- (DR-4.6) Design Residential 4.6 units/acre gross
- (DR-6) Design Residential 6 units/acre gross
- (DR-8) Design Residential 8 units/acre gross
- (M-2) General Industry
- (MHP) Mobile Home Planned Development/Density based on Comprehensive Plan
- (MR-O) Multi-Family Residential- Orcutt/20 units per acre, 8.0 net acres for Key Site 3, 10.6 net acres for Key Site 30
- (PI) Professional and Institutional
- (PRD) Planned Residential Development (No minimum lot size)
- (PU) Public Works Utilities and Private Services Facilities
- (REC) Recreation
- (RR-20) Rural Residential Ranchette inland section/Minimum Lot Size 20 Acres gross
- (SC) Shopping Center
- (SLP) Small Lot Planned Development/Minimum Lot Size 4,000 sq. feet net/7 units per acre

In addition, all of Safety Zone 1, most of Safety Zone 2, and portions of Safety Zones 4 and 6 off all runway ends, as well as part of Safety Zone 3 off the Runway 12 and 30 ends fall within the City of Santa Maria's Airport Approach District and the County's Airport Approach (F) overlay zone. Both the Airport Approach District and the Airport Approach (F) overlay zone represent Safety Areas 1 (Clear Zone) and Safety Areas 2 (Approach Zone) from the current ALUP. For purposes of the analysis of areas around SMX, the geospatial file for the County's Airport Approach Overlay Zone (Airport Approach (F (APR))) was used in lieu of the City's data. The Airport Approach District limits the height of buildings, accessory structures, and land uses within the approach to the Airport, as well as requiring all projects within the district to be submitted to the ALUC for consistency review prior to issuance of grading or building permits.

### **4.3.1 City of Santa Maria**

The following sections discuss the potential for displacement due to the safety policies in the Draft ALUCP for those areas of the city of Santa Maria within Review Area 1.

#### **4.3.1.1 Safety Zone 1**

Safety Zone 1 off all runway ends is limited to Airport property. Areas in Safety Zone 1 are not considered further in the development displacement analysis.

#### **4.3.1.2 Safety Zone 2**

Parts of four vacant parcels (Parcels 120, 122, 126, and 208) are found in Safety Zone 2 off the Runway 12 end. Parcels 120 and 122 are located in the Mahoney Ranch North Specific Plan area and Parcel 208 is in the Area 9 Specific Plan area. The majority of Parcel 126 is located in Safety Zones 3 and 4. The portion of Parcel 126 in Safety Zone 2 is too small for development and the parcel is evaluated further under Safety Zones 3 and 4.

The Area 9 Specific Plan designates the area in which Parcel 208 is located as (M-2) General Manufacturing. Parcel 122 is split between the (R-1) Single-Family 6,000 square feet lot Residential District and the (CM) Commercial and Manufacturing zoning district as defined in the Mahoney Ranch North Specific Plan. Parcel 120 is located in the Agriculture zone as established in Section 3 of the Mahoney Ranch North Specific Plan. **Table 4-2** identifies the land uses that are currently permitted or conditionally permitted in these specific plan areas.

Parcel 208 is located in the (M-2) General Manufacturing zoning district as defined in the Area 9 Specific Plan. As shown in Table 4-2, there are several permissible uses ranging from “boat manufacture” to “pallet making” that are considered conditionally compatible in Safety Zone 2 under the policies in the Draft ALUCP. These uses would be considered compatible on the condition that maximum intensity (60 people per acre) and lot coverage (50%) requirements are applied.

Seven uses are considered incompatible in Safety Zone 2. These include “child daycare facilities as an accessory use,” uses related to oil and gas drilling, and “the production and storage or handling of explosive materials, the storage or handling of blasting agents, or the storage or handling of flammable liquids in aboveground tanks.” Most of this area lies within the existing (AA) Airport Approach Overlay zone that restricts uses that require the storage of concentrations of hazardous and toxic materials. As it is unlikely that these uses would be permitted under current conditions, there is no potential for displacement of these uses in Safety Zone 2. Accordingly, there is no potential for displacement on Parcel 208

Parcel 122 is split between two zoning districts in the Mahoney Ranch North Specific Plan. One portion is zoned for (CM) Commercial/Manufacturing uses and the other portion is zoned for (R-1-6,000) Low Density Single-Family Residential uses. In the portion of the parcel zoned for (CM) Commercial/Manufacturing, several permissible uses ranging from “farm implement rental shops” to “small animal hospitals” are considered conditionally compatible in Safety Zone 2 under the policies in the Draft ALUCP. These uses would be considered compatible on the condition that maximum intensity (60 people per acre) and lot coverage (50%) requirements are applied.

Two uses, “utility substations” and “distribution plants,” are considered incompatible. However, Parcel 122 is located within the existing (AA) Airport Approach Overlay zone that prohibits uses that generate electrical interference that may be detrimental to operation of aircraft or airport instrumentation. As both “utility substations” and “distribution plants” have the potential to generate electrical interference, it is unlikely that these facilities would be permitted under current conditions. Accordingly, there is no potential for displacement of these uses from Parcel 122.

In the portion of Parcel 122 in the (R-1-6,000) Low Density Single-Family Residential zoning district one use, “churches,” is considered conditionally compatible in Safety Zone 2 under the Draft ALUCP. This use would be considered compatible if maximum intensity (60 people per acre) and lot coverage (50%) limits are applied.

Parcel 120 is located in the Mahoney Ranch North Specific Plan area and zoned for Agriculture uses. Several uses considered permissible under the Specific Plan are considered conditionally

compatible in Safety Zone 2 under the policies in the Draft ALUCP. This includes “single family dwellings,” “animal hospitals,” “kennels,” “additional dwelling units,” and “private garages and carports.” No use allowed in the Agricultural district in the Mahoney Ranch North Specific Plan is considered incompatible under the Draft ALUCP.

All of two parcels (Parcels 178 and 179) and portions of two other parcels (Parcel 177 and 153) are located in Safety Zone 2 off the Runway 20 end. Parcels 177, 178, 179, and most of Parcel 153 are within the (PD/M-1) Light Manufacturing zoning district and the Planned Development overlay zone. As shown in Table 4-3, various uses ranging from “administrative, executive, and data processing offices” to “printing, publishing and allied industries,” are considered conditionally compatible in Safety Zone 2. These uses would be considered compatible on the condition that maximum intensity (60 people per acre) and lot coverage (50%) requirements are applied.

Three uses, “child care, when associated with, and integrated into, a facility that is a permitted or conditional use,” an “increase in pipeline capacity,” and “any use involving the storage or handling of explosive materials, the storage or handling of blasting agents, or the storage or handling of flammable liquids in aboveground tanks,” are considered incompatible under the Draft ALUCP. All of Parcel 178 and parts of Parcels 177 and 179 are located within the existing (AA) Airport Approach Overlay zone that restricts uses that require the storage of concentrations of hazardous and toxic materials. As it is unlikely that under current conditions these uses would be permitted in areas within the existing (AA) Airport Approach Overlay zone, potential displacement of these uses would be limited to portions of the parcels located in Safety Zone 2 outside the overlay zone. The portion of Parcel 177 located inside Safety Zone 2 but outside the overlay zone is fully developed. Accordingly, these uses would be potentially displaced from approximately 97,594 square feet (2.33 acre) on Parcels 153 and 179.

A portion of Parcel 153 is zoned for (OS) Open Space. Several uses permissible under existing zoning are considered conditionally compatible under the Draft ALUCP. These uses range from “cemeteries” to “tourist information centers.” With the exception of “single family dwellings on parcels of at least 20 acres,” these uses would be considered compatible on the condition that maximum intensity (60 people per acre) and lot coverage (50%) requirements are applied. Under the Draft ALUCP, only buildings accessory to single-family dwellings are allowed in Safety Zone 2. However, as the parcel in question does not meet the minimum lot size requirement, there is no potential for displacement of this use. Two currently permissible uses, “electrical substations” and “pipelines,” are considered incompatible under the draft ALUCP. Accordingly, these uses would be potentially displaced from approximately 20,321 square feet (0.47 acre) on this parcel.

**TABLE 4-2**  
**POTENTIAL DISPLACEMENT – CITY OF SANTA MARIA – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
208	117-310-005	7,714	Area 9 Specific Plan - (PD/M-2) Planned Development/ General Manufacturing	Storage of flammable liquid in underground tanks, subject to fire marshal approval	Storage or Use of Hazardous (flammable, explosive, corrosive, or toxic) Materials	CC
				Administrative or executive offices when incidental and accessory to and when directly related to primary industrial or manufacturing uses permitted in the zone.	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC
				Boat manufacture (P); Heavy equipment assembly (P); Welding operations (P); Sheet metal fabrication (P) Food processing plants (P); Pallet making; A manufacturing industrial enterprise which, in the opinion of the Planning Commission as evidenced by resolution, has inherent qualities or characteristics which, unless provided for, would cause such use to be incompatible or inharmonious with adjacent or nearby permitted uses (P)	Manufacturing; Research & Development	CC
				Child daycare facilities as an accessory use.	Children Schools, K – 12; Day Care Centers (>14 children)	I

**TABLE 4-2**  
**POTENTIAL DISPLACEMENT – CITY OF SANTA MARIA – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
208 (cont.)	117-310-005	7,714	Area 9 Specific Plan - (PD/M-2) Planned Development/ General Manufacturing	The drilling and testing of a new well (P); Facilities for the production of oil and gas from a well (P); Structures, equipment, or facilities necessary and incidental to the separation of oil, gas, and water (P); Injection wells and incidental equipment necessary for enhanced oil recovery or disposal of production wastes, including equipment and facilities necessary for secondary and enhanced recovery, steam injection, hydrologic fracturing or other methods to extract hydrocarbons. Use of an injection well may be subject to review and approval by State and Federal agencies, as necessary (P); Storage tanks necessary or incidental to oil and gas separation, or temporary storage of separated hydrocarbons, and equipment for transfer of the produced hydrocarbons to pipelines or tanker trucks. Tanks shall not exceed the maximum height as regulated by the zone district. (P); Any use involving the storage or handling of explosive materials, the storage or handling of blasting agents, or the storage or handling of flammable liquids in aboveground tanks (CUP); An increase in pipeline capacity through the repair, maintenance, replacement or installation of new pipelines as defined in Section 12-2.113.1	Processing and Above Ground Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >60,000 gallons); oil refineries, chemical plants	I
122	111-030-010	79,106	Mahoney Ranch North Specific Plan - (CM) Commercial/ Manufacturing	Agricultural packing and processing plant (P); Bottling plant (P); Laboratory (medical or scientific) (P)	Manufacturing; Research & Development	CC

**TABLE 4-2**  
**POTENTIAL DISPLACEMENT – CITY OF SANTA MARIA – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
122 (cont.)	111-030-010	79,106	Mahoney Ranch North Specific Plan - (CM) Commercial/Manufacturing	Farm implement rental shop (P); Equipment rental and/or service (P); Heavy retail business when the business is contained wholly within a building (P); Administrative or executive offices when incidental and accessory to and when directly related to the primary industrial or manufacturing uses permitted in the zone (P)	Hotels, Motels (except conference/assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC
				Utility substations (P)	Electrical Substations	I
				Blacksmith shop, sheet metal shop, welding shop or machine shop (P); Feed and fuel store (P); Irrigation contractor (P); Baker (wholesale) (P); Cabinet shop (P); Blueprinting and photocopying (P); Carpet and rug cleaning plant (P); Small animal hospitals (P)	Misc. Service Uses: car washes, barbers, animal kennels, print shops	CC
				Distribution plants (P)	Power Plants	I
				The storage of flammable liquid in underground tanks, subject to approval by the fire marshal (P)	Storage or Use of Hazardous (flammable, explosive, corrosive, or toxic) Materials	CC
				Home occupations subject to a home use permit. See Chapter 29 of the Zoning Ordinance (P); Single-family dwelling (P)	Residential, >4.0, ≤8.0 d.u./ acre	I
				Care of non-related persons (six [6] or less persons) (P); Care of non-related persons, seven (7) or more persons (CUP)	Congregate Care Facilities (>5 clients): nursing homes, assisted living facilities	I
				Child day care centers (CUP); Public and private schools (CUP)	Children Schools, K – 12; Day Care Centers (>14 children)	I
				Small family day care homes (P); Large family day care homes (CUP)	Family Day Care Homes (≤14 children)	I

**TABLE 4-2**  
**POTENTIAL DISPLACEMENT – CITY OF SANTA MARIA – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
122 (cont.)	111-030-010	44,051	Mahoney Ranch North Specific Plan - (R-1-6000) Low Density Single-Family Residential	An increase in pipeline capacity through the repair, maintenance, replacement, or installation of new pipelines as defined in Section 12-2.113.1 (CUP)	Processing and Above Ground Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >60,000 gallons): oil refineries, chemical plants	I
				Churches (CUP)	Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC
120	111-020-015	1,623,751	Mahoney Ranch North Specific Plan - Agriculture	Animal hospitals (CUP); Kennels (CUP)	Misc. Service Uses: car washes, barbers, animal kennels, print shops	CC
				One single-family dwelling unit per legal lot. Such dwelling may be a mobile home certified under the National Manufactured Construction and Safety Standard Act of 1974 (42 U.S.C. § 5401 et seq.) on a permanent foundation system, pursuant to Health and Safety Code §18551. (P); "Additional dwellings for employees of the owner or lessee of the land engaged full-time in agriculture on the farm or ranch upon which the dwelling is located provided:  (a) The applicant can demonstrate a need for such additional dwellings based upon representative labor requirements for the agricultural operation on the property (i.e., employees per acre), and  (b) The applicant provides proof of the full-time employment of the employees ; Private garages and carports	Residential, 0, ≤4.0 d.u./acre	CC



**TABLE 4-2**  
**POTENTIAL DISPLACEMENT – CITY OF SANTA MARIA – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
177	111-292-008	603,032	(PD/M-1) Light Manufacturing District/Planned Development Overlay	Industrial or manufacturing uses which involve the screened outside storage of materials or products provided the outside storage area does not exceed fifteen percent (15%) of the lot area and is to the side or rear of the building(s), and provide the outside storage area incorporates landscaping to maintain compatibility with the prescribed performance standards contained in Article 3 of Chapter 12-33 of this title. (CUP); Light assembly (P); Manufacturing and industrial enterprises which, as evidenced by findings in a resolution adopted by the Planning Commission, are compatible and harmonious with nearby existing and permitted uses (CUP); Manufacturing, assembling, packaging and processing of articles or products from previously prepared material (P); Manufacturing, processing and packaging of pharmaceuticals and drugs (P); Manufacturing, processing and packaging of scientific, optical, medical, dental and precision instruments (P); Scientific research and experimental development laboratories (P)	Manufacturing; Research & Development	CC
178	111-292-010	435,064				
179	111-292-025	173,632				
153	111-231-003	77,272				
				Uses not listed may be permitted upon determination by the Planning Commission to be compatible with the purpose of this zone (P); Administrative, executive and data processing offices when incidental and accessory to and directly related to primary industrial or manufacturing uses permitted in this zone (P); Architects, engineering and industrial design offices; (P); Non-public-oriented offices which do not provide services or cater to the general public, other than those listed under Section 12-15.04 (P)	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC

**TABLE 4-2**  
**POTENTIAL DISPLACEMENT – CITY OF SANTA MARIA – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
177	111-292-008	603,032	(PD/M-1) Light Manufacturing District/Planned Development Overlay	The storage of flammable liquid in underground tanks, with a capacity not exceeding fifty (50) gallons, in conjunction with other permitted uses of the zone; (P)	Storage or Use of Hazardous (flammable, explosive, corrosive, or toxic) Materials	CC
178	111-292-010	435,064				
179	111-292-025	173,632				
153	111-231-003	77,272		Child care, when associated with, and integrated into, a facility that is a permitted or conditional use; (CUP)	Children Schools, K – 12; Day Care Centers (>14 children)	I
(cont.)				Churches within an existing building (on a temporary basis); (CUP) Expansion of existing church; (CUP)	Indoor Small Assembly Room (capacity 50 to 299 people); meeting rooms, dining halls, dance studios, places of worship	CC
				Baker (wholesale). (P); Limited retail sales when the product sold is manufactured, fabricated or assembled on site. The retail sales activity shall not provide service to or cater to or attract the general public (P); Printing, publishing and allied industries (P)	Misc. Service Uses: car washes, barbers, animal kennels, print shops	CC
				An increase in pipeline capacity through the repair, maintenance, replacement or installation of new pipelines as defined in Section 12-2.113.1 (CUP); Any use involving the storage or handling of explosive materials, the storage or handling of blasting agents, or the storage or handling of flammable liquids in aboveground tanks (CUP)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	I
153	111-231-003	20,321	(OS) Open Space	Cemeteries (CUP)	Cemeteries; Marinas; Memorial Parks	CC
				Electrical substations (CUP)	Electrical Substations	I
				Dwellings, single-family, on lots or parcels with a minimum size of twenty (20) acres (CUP)	Residential, 0, ≤4.0 d.u./acre	CC

**TABLE 4-2**  
**POTENTIAL DISPLACEMENT – CITY OF SANTA MARIA – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
153 (cont.)	111-231-003	20,321	(OS) Open Space	An increase in pipeline capacity through the repair, maintenance, replacement or installation of new pipelines as defined in Section 12-2.113.1 (CUP); New pipelines (CUP)	Processing and Above Ground Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >60,000 gallons): oil refineries, chemical plants	I
				Tourist information centers (CUP)	Hotels, Motels (except conference/assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC

## NOTES:

- 1 I: Incompatible Land Use.
- 2 CC: Conditionally Compatible
- 3 (P): Permitted
- 4 (CUP): Conditional Use Permit
- 5 SP: Specific Plan
- 6 s.f.: Square Feet
- 7 d.u.: Dwelling Unit

SOURCE: City of Santa Maria Zoning Ordinance; Mahoney Ranch North Specific Plan, 2008; Area 9 Specific Plan, 2012.

### 4.3.1.3 Safety Zone 3

Portions of two parcels (Parcels 126 and 120) are located in Safety Zone 3 off the Runway 12 end. Parcel 126 is located in the (CM) Commercial/Manufacturing zoning district and the (PD) Planned Development overlay zone. Parcel 120 is located in the Mahoney Ranch North Specific Plan area and is zoned for agricultural uses. Portions of eight vacant parcels (Parcels 151, 152, 153, 170, 173, 174, 175, and 177) are located in Safety Zone 3 off the Runway 20 end. Parcels 151, 170, 173, 174, 175, and 177 are located in the (M-1) Light Manufacturing District and Planned Development Overlay zone. Parcels 152 and 153 are partially within the (M-1) Light Manufacturing District and Planned Development Overlay zone and the (OS) Open Space zoning district. Finally, one parcel (Parcel 154) is located off the Runway 30 end and is partially located in Safety Zone 3. Parcel 154 is an underutilized parcel located in the (PF) Public Facilities and Institutional zoning district. **Table 4-3** identifies the land uses that are currently permitted or conditionally permitted in these zoning districts that would be considered incompatible or conditionally compatible in Safety Zone 3 under the Draft ALUCP.

A portion of Parcel 126 is found in the (CM) Commercial/Manufacturing zoning district and the (PD) Planned Development overlay zone. There are no incompatible land uses in this zoning district in Safety Zone 3 under the Draft ALUCP. However, as shown in Table 4-3, there are several currently permissible uses that are considered conditionally compatible. These uses range from “pallet making” to “cabinet manufacturing.” These uses would be considered compatible on the condition that maximum intensity (100 people per acre) and lot coverage (60%) limits are applied. One use, “utilities, such as distribution plants,” are considered compatible if no new site or land acquisition is required and the land use is limited to modification, replacement, expansion of facilities on existing sites. Similarly, “child day care centers” are considered compatible if no new site or land acquisition is required and the land use is limited to replacement or expansion of existing buildings if required by state law. The building replacement or expansion must accommodate no more than 50 students.

A portion of Parcel 120 is located in Safety Zone 3. Parcel 120 is located in the Mahoney Ranch North Specific Plan area and is zoned for agricultural uses. There are no incompatible or conditionally compatible land uses in this zoning district in Safety Zone 3.

Parcels 151, 152, 153, 170, 173, 174, 175, and 177 are located in the (PD/M-1) Light Manufacturing District and Planned Development Overlay zone. Parcels 151, 152, 153, and 174 are vacant and Parcels 170, 173, and 175 are underutilized. As shown in Table 4-3, several uses, ranging from “light assembly” to “expansion of churches,” are considered compatible in Safety Zone 3 on the condition that maximum intensity (100 people per acre) and lot coverage (60%) limits are applied. One use, “child care,” is considered compatible if no new sites or land acquisition is required and the land use is limited to replacement or expansion of existing buildings if required by state law. The building replacement or expansion must accommodate no more than 50 students.

One permissible use in this zoning district, “the storage or handling of explosive materials, the storage or handling of blasting agents, or the storage or handling of flammable liquids in aboveground –tanks,” is considered incompatible in Safety Zone 3. The developed portion of

Parcel 170 is primarily located in Safety Zone 3 and the undeveloped portion of the Parcel is principally located in Safety Zone 6. Therefore, there is no potential for displacement on that portion of Parcel 170 in Safety Zone 3. The undeveloped portion of Parcel 175 (approximately 35 percent of the parcel) is primarily located in Safety Zone 3 and all of Parcel 173 is considered available for development. Accordingly, these uses would be potentially displaced from approximately 2,734,106 square feet (62.77 acres) on these parcels.

Portions of Parcels 152 and 153 are zoned for (OS) Open Space. As shown in Table 4-3, several uses, ranging from “cemeteries” to “libraries and museums,” are considered compatible in Safety Zone 3 on the condition that maximum intensity (100 people per acre) and lot coverage (60%) limits are applied. One use, “pipelines,” is considered incompatible in Safety Zone 3. Accordingly, this use would be potentially displaced from approximately 44,021 square feet (1.2 acres) on these parcels.

Finally, part of Parcel 154, located off the Runway 30 end, is located in Safety Zone 3. Parcel 154 is underutilized. This parcel is located in the (PF) Public Facilities and Institutional zoning district. As shown in Table 4-3, several uses, ranging from “cemeteries” to “churches,” are considered compatible in Safety Zone 3 on the condition that maximum intensity (100 people per acre) and lot coverage (60%) limits are applied. One use, “emergency shelters,” is considered compatible if another site outside Safety Zone 3 would not serve the intended function consistent with statutory requirements. There are no incompatible uses in this zoning district in Safety Zone 3.

**TABLE 4-3**  
**POTENTIAL DISPLACEMENT – CITY OF SANTA MARIA – SAFETY ZONE 3**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
151	111-231-001	846,512	PD/M-1	Light assembly (P);	Manufacturing;	CC
170	111-291-022	88,311		Limited retail sales when the product sold is manufactured, fabricated or assembled on site. The retail sales activity shall not provide service to or cater to or attract the general public (P);	Research & Development	
173	111-291-038	29,614				
174	111-291-039	43,728				
175	111-291-040	22,111				
177	111-292-008	1,553,856		Manufacturing, assembling, packaging and processing of articles or products from previously prepared material (P);		
153	111-231-003	196,129		Manufacturing, processing and packaging of pharmaceuticals and drugs (P);		
152	111-231-002	105,427		Manufacturing, processing and packaging of scientific, optical, medical, dental and precision instruments (P);		
				Printing, publishing and allied industries (P);		
				Scientific research and experimental development laboratories (P)		
				Churches within an existing building (on a temporary basis) (CUP);	Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC
				Expansion of existing church (CUP)		
				The storage of flammable liquid in underground tanks, with a capacity not exceeding fifty (50) gallons, in conjunction with other permitted uses of the zone (P)	Storage or Use of Hazardous (flammable, explosive, corrosive, or toxic) Materials	CC
				Child care, when associated with, and integrated into, a facility that is a permitted or conditional use (CUP)	Children Schools, K – 12; Day Care Centers (>14 children)	CC
151	111-231-001	846,512	PD/M-1	Architects, engineering and industrial design offices (P);	Hotels, Motels (except conference/ assembly facilities);	CC

**TABLE 4-3**  
**POTENTIAL DISPLACEMENT – CITY OF SANTA MARIA – SAFETY ZONE 3**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
170	111-291-022	88,311		Tractor and heavy equipment sales and service facilities, including landscaped outdoor display and screened storage, when located adjacent to U.S. Highway 101 (CUP);	Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards;	
173	111-291-038	29,614				
174	111-291-039	43,728				
175	111-291-040	22,111		Administrative, executive and data processing offices when incidental and accessory to and directly related to primary industrial or manufacturing uses permitted in this zone (P);	Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people);	
177	111-292-008	1,553,856				
153	111-231-003	196,129			Office Buildings: professional services, doctors, financial, civic;	
152	111-231-002	105,427		Non-public-oriented offices which do not provide services or cater to the general public, other than those listed under Section 12-15.04 (P)	Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	
(cont.)						
				An increase in pipeline capacity through the repair, maintenance, replacement or installation of new pipelines as defined in Section 12-2.113.1 (CUP); Any use involving the storage or handling of explosive materials, the storage or handling of blasting agents, or the storage or handling of flammable liquids in aboveground tanks (CUP)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	I
153	111-231-003	33,522	PD/OS	Cemeteries (CUP)	Cemeteries; Marinas; Memorial Parks	CC
152	111-231-002	10,499				
				An increase in pipeline capacity through the repair, maintenance, replacement or installation of new pipelines as defined in Section 12-2.113.1 (CUP); New pipelines (CUP)	An increase in pipeline capacity through the repair, maintenance, replacement or installation of new pipelines as defined in Section 12-2.113.1 (CUP);	I
				Libraries and museums (CUP)	Colleges and Universities	CC

**TABLE 4-3**  
**POTENTIAL DISPLACEMENT – CITY OF SANTA MARIA – SAFETY ZONE 3**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
153	111-231-003	33,522	PD/OS	Tourist information centers (CUP)	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC
152	111-231-002	10,499				
(cont.)						
126	111-040-013	33,001	(PD/CM) Commercial and Manufacturing District/Planned Development Overlay	Camper sales and service (CUP); Commercial vehicle sales, service, or rental facilities (CUP); Heavy retail business when the business is contained wholly within a building (P); Heavy retail businesses which are not totally contained within a building (CUP); Administrative or executive offices when incidental and accessory to and when directly related to the primary industrial or manufacturing uses permitted in the zone (P)	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC
				Child day care centers (CUP)	Children Schools, K – 12; Day Care Centers (>14 children)	CC
				Physical fitness centers/health club (CUP)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls	CC
				Additions to existing churches located on single tenant building sites (CUP); Churches within an existing building (CUP); Commercial batting cage facilities when contained within a building (CUP); Expansion of existing church. (CUP)	Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC



**TABLE 4-3**  
**POTENTIAL DISPLACEMENT – CITY OF SANTA MARIA – SAFETY ZONE 3**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
126 (cont.)	111-040-013	33,001	(PD/CM) Commercial and Manufacturing District/Planned Development Overlay	Manufacturing, such as Baker (wholesale); Manufacturing, such as Cabinet shop; Pallet making (CUP); Processing, such as Bottling plant; Processing, such as Laboratory (medical or scientific)	Manufacturing; Research & Development	CC
				Utilities, such as Distribution plants	Power Plants	CC
				An increase in pipeline capacity through the repair, maintenance, replacement or installation of new pipelines as defined in Section 12-2.113.1 (CUP);  Any use involving the storage or handling of explosive materials. The storage or handling of blasting agents, or the storage or handling of flammable liquids in aboveground tanks (CUP)	An increase in pipeline capacity through the repair, maintenance, replacement or installation of new pipelines as defined in Section 12-2.113.1 (CUP);	I
154	111-231-004	360,195	(PF) Public Facilities and Institutional District	Cemeteries, crematories or mausoleums (P)	Cemeteries; Marinas; Memorial Parks	CC
				Student housing (P)	Colleges and Universities	CC
				Uses, buildings and structures incidental, accessory and subordinate to permitted uses (P); Charitable and philanthropic institutions (P); Governmental buildings and facilities designed for public use and accommodation (P)	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC
				Public libraries, museums and schools and colleges (P)	Colleges and Universities	CC

**TABLE 4-3**  
**POTENTIAL DISPLACEMENT – CITY OF SANTA MARIA – SAFETY ZONE 3**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
154 (cont.)	111-231-004	360,195	(PF) Public Facilities and Institutional District	Churches (P)	Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC

## NOTES:

- 1 I: Incompatible Land Use.
- 2 CC: Conditionally Compatible
- 3 (P): Permitted
- 4 (CUP): Conditional Use Permit
- 5 SP: Specific Plan
- 6 s.f.: Square Feet
- 7 d.u.: Dwelling Unit

SOURCE: City of Santa Maria Zoning Ordinance; Mahoney Ranch North Specific Plan, 2008; Area 9 Specific Plan, 2012.

#### **4.3.1.4 Safety Zone 4**

All or parts of 18 parcels (Parcels 122, 124, 126, 207, 208, 209, 210, 211, 221, 222, 223, 224, 225, 226, 212, 213, 214, and 228) are located in Safety Zone 4 off the Runway 12 end. Only 324 square feet of Parcel 222 is located in Safety Zone 4. As this does not represent a buildable area, this parcel is not evaluated further in this section. Excluding Parcels 122, 124, and 126, the remaining 13 parcels are located in the Area 9 Specific Plan area. Parcels 124 and 126 are not located inside specific plan areas. All or parts of seven parcels (Parcels 166, 167, 168, 128, 130, 131, and 227) are located in Safety Zone 4 off the Runway 20 end. Parcels 128 and 166 are underutilized. **Table 4-4** identifies the land uses that are currently permitted or conditionally permitted on these parcels.

Parcels 207, 208, 209, 210, and 211 are designated as (GI) General Industrial in the Area 9 Specific Plan. This designation corresponds with the City's (PD/M-2) General Manufacturing zoning district and the (PD) Planned Development overlay zone. As shown in Table 4-4, there are several currently permissible uses that are considered conditionally compatible. These uses range from "child care facilities" to "storage of flammable liquids in underground tanks." Excluding "child care," these uses would be considered compatible on the condition that maximum intensity (100 people per acre) and lot coverage (70%) limits are applied. "Child care" is considered compatible if no new site or land acquisition is required and the land use is limited to replacement or expansion of existing buildings if required by state law. The building replacement or expansion must accommodate no more than 50 students.

Permissible uses in this zoning district related to oil and gas drilling include "the production and storage or handling of explosive materials," "the storage or handling of blasting agents, or the storage or handling of flammable liquids in aboveground tanks," and "the expansion of pipelines." These uses are considered incompatible in Safety Zone 4. However, part of Parcel 207 and all of Parcels 208, 209, 210, and 211 lie within the (AA) Airport Approach District, which restricts uses that require the storage of concentrations of hazardous and toxic materials. As it is unlikely that these uses would be permitted under current conditions, there is no potential for displacement except for a small portion of Parcel 207, which lies outside the overlay zone. Accordingly, this use would be potentially displaced from approximately 59,868 square feet (1.4 acres) of Parcel 207.

Parcels 221, 223, 224, 225, and 226 are designated as (HCM/AG) Heavy Commercial Manufacturing/Agriculture in the Area 9 Specific Plan. This designation corresponds with the City's (PD/CM/AG) Commercial Manufacturing/Agriculture zoning districts and the (PD) Planned Development overlay zone. As shown in Table 4-4, there are several currently permissible uses that are considered conditionally compatible in Safety Zone 4. These uses range from "wholesale nursery supplies" to "large truck and tractor sales and service facilities." These uses would be considered compatible on the condition that maximum intensity (100 people per acre) and lot coverage (70%) limits are applied. "Distribution plants" are considered compatible if no new sites or land acquisition is required and the use is limited to modification, replacement, expansion of facilities on existing sites.

Permissible uses in this zoning district related to oil and gas drilling include “the production and storage or handling of explosive materials, the storage or handling of blasting agents, or the storage or handling of flammable liquids in aboveground tanks,” and “the expansion of pipelines.” These uses are considered incompatible in Safety Zone 4. All but a small portion of Parcel 226 lie outside the (AA) Airport Approach Overlay zone. Accordingly, this use would be potentially displaced from approximately 930,747 square feet (21.37 acres) on these parcels.

Parcels 212, 213, 214, and 228 are designated as (LI) Light Industrial in the Area 9 Specific Plan. This designation corresponds with the City’s (PD/M-1) Light Manufacturing zoning district and the (PD) Planned Development overlay zone. As shown in Table 4-4, there are several currently permissible uses that are considered conditionally compatible in Safety Zone 4. These uses range from “administrative, executive and data processing offices” to “scientific research and experimental development laboratories.” Excluding “child care,” these uses would be considered compatible on the condition that maximum intensity (100 people per acre) and lot coverage (70%) limits are applied. “Child care” is considered compatible if no new site or land acquisition is required and the land use is limited to replacement or expansion of existing buildings if required by state law. The building replacement or expansion must accommodate no more than 50 students.

Permissible uses in this zoning district related to oil and gas drilling include “the production and storage or handling of explosive materials, the storage or handling of blasting agents, or the storage or handling of flammable liquids in aboveground tanks,” and “the expansion of pipelines.” These uses are considered incompatible in Safety Zone 4. Accordingly, this use would be potentially displaced from approximately 2,832,497 square feet (65.03 acres) on these parcels.

Parcel 122 is located in the Mahoney Ranch North Specific Plan area. This parcel is in (CM) Commercial and Manufacturing zoning district as designated by the Mahoney Ranch North Specific Plan. As shown in Table 4-4, there are several currently permissible uses that are considered conditionally compatible. These uses range from “administrative, executive and data processing offices” to “pipelines.” Excluding “child care” and “utilities such as distribution plants,” these uses would be considered compatible on the condition that maximum intensity (100 people per acre) and lot coverage (70%) limits are applied. “Utilities such as distribution plants,” are considered compatible if no new site or land acquisition is required and the land use is limited to modification, replacement, expansion of facilities on existing sites. Similarly, “child day care centers” are considered compatible if no new site or land acquisition is required and the land use is limited to replacement or expansion of existing buildings if required by state law. The building replacement or expansion must accommodate no more than 50 students.

Two uses permissible in this zoning district, “pipelines” and “the storage or handling of explosive materials, the storage or handling of blasting agents, or the storage or handling of flammable liquids in aboveground tanks,” are considered incompatible in Safety Zone 4. However, all of Parcel 122 lies within the (AA) Airport Approach Overlay zone that restricts uses that require the storage of concentrations of hazardous and toxic materials. As it is unlikely that these uses would be permitted under current conditions, there is no potential for displacement on this parcel.

Parcels 124, 126, 128, 166, 167, and 168, are located in the (CM) Commercial/Manufacturing zoning district. Parcels 124 and 126 are also located within the (PD) Planned Development overlay zone. As shown in Table 4-4, there are several currently permissible uses that are considered conditionally compatible in Safety Zone 4. These uses range from “administrative, executive and data processing offices” to “pipelines.” Excluding “child care” and “utilities such as distribution plants,” these uses would be considered compatible on the condition that maximum intensity (100 people per acre) and lot coverage (70%) limits are applied. “Utilities such as distribution plants,” are considered compatible if no new site or land acquisition is required and the land use is limited to modification, replacement, or expansion of facilities on existing sites. Similarly, “child day care centers” are considered compatible if no new site or land acquisition is required and the land use is limited to replacement or expansion of existing buildings if required by state law. The building replacement or expansion must accommodate no more than 50 students.

Two uses permissible in this zoning district, “pipelines” and “the storage or handling of explosive materials, the storage or handling of blasting agents, or the storage or handling of flammable liquids in aboveground tanks,” are considered incompatible in Safety Zone 4. Parts of Parcel 126 and all of Parcel 124 lies within the (AA) Airport Approach Overlay zone which restricts uses that require the storage of concentrations of hazardous and toxic materials. As it is unlikely that these uses would be permitted under current conditions, there is no potential for displacement of these land uses on Parcel 124 or those portion of Parcel 126 within the overlay zone. There is potential for displacement of these uses from approximately 612,968 square feet (14.07 acres) of Parcel 126 outside the (AA) Airport Approach Overlay zone.

Furthermore, the portions of Parcels 128 and 166 located in Safety Zone 4 are developed. The undeveloped areas of both of these parcels are located in Safety Zone 6. There would be no potential for displacement of these land uses on Parcels 128 or 166. Accordingly, these uses would be potentially displaced from approximately 137,012 square feet (3.15 acres) on Parcels 167 and 168.

Parcels 130 and 131 are located in the (PD/CPO) Commercial Office and Professional Office zoning district and Planned Development Overlay zone. As shown in Table 4-4, there are several currently permissible uses that are considered conditionally compatible in Safety Zone 4. These uses range from “art studios and art galleries” to “pipelines.” Excluding “hospitals or convalescent hospitals,” “pharmacies (in conjunction with a medical facility),” “emergency shelters,” and “child care” these uses would be considered compatible on the condition that maximum intensity (100 people per acre) and lot coverage (70%) limits are applied. Two uses, “hospitals or convalescent hospitals” and “pharmacies (in conjunction with a medical facility),” are considered compatible if no new land is acquired for the purpose of their development. One use, “emergency shelters,” is considered compatible if another site outside Safety Zone 4 would not serve the intended function consistent with statutory requirements. Similarly, “child day care centers” are considered compatible if no new site or land acquisition is required and the land use is limited to replacement or expansion of existing buildings if required by state law. The building replacement or expansion must accommodate no more than 50 students.

One use permissible in this zoning district, “pipelines,” is considered incompatible in Safety Zone 4. Accordingly, this use would be potentially displaced from approximately 32,018 square feet (0.74 acre) on Parcels 130 and 131.

Parcel 227 is located in the (PD/M-1) Light Manufacturing District and Planned Development Overlay zone. As shown in Table 4-4, there are several currently permissible uses that are considered conditionally compatible. These uses range from administrative, executive and data processing offices to scientific research and experimental development laboratories. Excluding child care, these uses would be considered compatible if maximum intensity (100 people per acre) and lot coverage (70%) limits are applied. Child care is considered compatible if no new site or land acquisition is required and the land use is limited to replacement or expansion of existing buildings if required by state law. The building replacement or expansion must accommodate no more than 50 students.

Two uses permissible in this zoning district, “pipelines” and “the storage or handling of explosive materials, the storage or handling of blasting agents, or the storage or handling of flammable liquids in aboveground tanks,” are considered incompatible in Safety Zone 4. Accordingly, these uses would be potentially displaced from approximately 32,373 square feet (0.74 acre) on Parcel 227.

#### **4.3.1.5 Safety Zone 5**

Safety Zone 5 is limited to Airport property. Accordingly, areas within Safety Zone 5 are not considered further in the development displacement analysis.

**TABLE 4-4**  
**POTENTIAL DISPLACEMENT – CITY OF SANTA MARIA – SAFETY ZONE 4**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
207	117-310-004	433,290	Area 9 Specific Plan/ (GI) General Industrial District [(PD/M-2) General Manufacturing Zoning District/ Planned Development Overlay]	Child daycare facilities as an accessory use. (CUP)	Children Schools, K – 12 Day Care Centers (>14 children)	CC
208	117-310-005	429,079				
209	117-310-006	431,806				
210	117-310-007	351,840		Administrative or executive offices when incidental and accessory to and when directly related to primary industrial or manufacturing uses permitted in the zone. (P)	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC
211	117-310-008	421,943				
				A manufacturing industrial enterprise which, in the opinion of the Planning Commission as evidenced by resolution, has inherent qualities or characteristics which, unless provided for, would cause such use to be incompatible or inharmonious with adjacent or nearby permitted uses (CUP); Boat manufacture (P); Food processing plants (CUP); Heavy equipment assembly (P); Pallet making (CUP); Sheet metal fabrication (P)	Manufacturing; Research & Development	CC
				Storage of flammable liquid in underground tanks, subject to fire marshal approval (P)	Storage or Use of Hazardous (flammable, explosive, corrosive, or toxic) Materials	CC

**TABLE 4-4**  
**POTENTIAL DISPLACEMENT – CITY OF SANTA MARIA – SAFETY ZONE 4**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
207	117-310-004	433,290	Area 9 Specific Plan/ (GI) General Industrial District [(PD/M-2) General Manufacturing Zoning District/ Planned Development Overlay]	The drilling and testing of a new well (P); Facilities for the production of oil and gas from a well (P); Structures, equipment, or facilities necessary and incidental to the separation of oil, gas, and water (P); Injection wells and incidental equipment necessary for enhanced oil recovery or disposal of production wastes, including equipment and facilities necessary for secondary and enhanced recovery, steam injection, hydrologic fracturing or other methods to extract hydrocarbons. Use of an injection well may be subject to review and approval by State and Federal agencies, as necessary (P); Storage tanks necessary or incidental to oil and gas separation, or temporary storage of separated hydrocarbons, and equipment for transfer of the produced hydrocarbons to pipelines or tanker trucks. Tanks shall not exceed the maximum height as regulated by the zone district. (P); Any use involving the storage or handling of explosive materials, the storage or handling of blasting agents, or the storage or handling of flammable liquids in aboveground tanks (CUP); An increase in pipeline capacity through the repair, maintenance, replacement or installation of new pipe-lines as defined in Section 12-2.113.1 (CUP)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	I
208	117-310-005	429,079				
209	117-310-006	431,806				
210	117-310-007	351,840				
211 (cont.)	117-310-008	421,943				



**TABLE 4-4**  
**POTENTIAL DISPLACEMENT – CITY OF SANTA MARIA – SAFETY ZONE 4**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
221	117-320-012	93,570	Area 9 Specific Plan - (PD/CM/AG) Planned Development/ Commercial Manufacturing/ Agriculture	Distribution plants (CUP)	Power Plants	CC
223	117-320-014	163,966		Wholesale nursery supplies (P); Wholesale supply storage and distribution center (P); Equipment rental and/or service (CUP); Large truck and tractor sales and service facilities (CUP)	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC
224	117-320-015	210,351				
225	117-320-016	227,244				
226	117-320-017	328,859				
				Any use involving the storage or handling of explosive materials. The storage or handling of blasting agents, or the storage or handling of flammable liquids in aboveground tanks (CUP); An increase in pipeline capacity through the repair, maintenance, replacement or installation of new pipelines as defined in Section 12-2.113.1 of the Santa Maria Municipal Code	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	I
212	117-310-009	736,527	Area 9 Specific Plan - (PD/M-1) Light Manufacturing District/Planned Development	Child care, when associated with, and integrated into, a facility that is a permitted or conditional use (CUP)	Children Schools, K – 12	CC
213	117-310-010	1,132			Day Care Centers (>14 children)	
214	117-310-019	2,287,970				
228	117-770-001	977,969	Overlay District	Churches within an existing building (on a temporary basis) (CUP); Expansion of existing church; (CUP)	Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC

**TABLE 4-4**  
**POTENTIAL DISPLACEMENT – CITY OF SANTA MARIA – SAFETY ZONE 4**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
212	117-310-009	736,527	Area 9 Specific Plan - (PD/M-1) Light Manufacturing District/Planned Development Overlay District	Administrative, executive and date processing offices when incidental and accessory to and directly related to primary industrial or manufacturing uses permitted in this zone (P); Architects, engineering and industrial design offices (P); Non-public-oriented offices which do not provide services or cater to the general public, other than those listed under Section 12-15.04 (P)	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC
213	117-310-010	1,132				
214	117-310-019	2,287,970				
228 (cont.)	117-770-001	977,969				
				Industrial or manufacturing uses which involve the screened outside storage of materials or products provided the outside storage area does not exceed fifteen percent (15%) of the lot area and is to the side or rear of the building(s), and provide the outside storage area incorporates landscaping to maintain compatibility with the prescribed performance standards contained in Article 3 of Chapter 12-33 of this title. (CUP); Light assembly (P); Manufacturing and industrial enterprises which, as evidenced by findings in a resolution adopted by the Planning Commission, are compatible and harmonious with nearby existing and permitted uses (CUP); Manufacturing, assembling, packaging and processing of articles or products from previously prepared material (P); Manufacturing, processing and packaging of pharmaceuticals and drugs (P); Manufacturing, processing and packaging of scientific, optical, medical, dental and precision instruments (P); Scientific research and experimental development laboratories; (P)	Manufacturing; Research & Development	CC

**TABLE 4-4**  
**POTENTIAL DISPLACEMENT – CITY OF SANTA MARIA – SAFETY ZONE 4**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
212	117-310-009	736,527	Area 9 Specific Plan - (PD/M-1) Light Manufacturing District/Planned Development Overlay District	The storage of flammable liquid in underground tanks, with a capacity not exceeding fifty (50) gallons, in conjunction with other permitted uses of the zone (P)	Storage or Use of Hazardous (flammable, explosive, corrosive, or toxic) Materials	CC
213	117-310-010	1,132				
214	117-310-019	2,287,970				
228 (cont.)	117-770-001	977,969		Any use involving the storage or handling of explosive materials, the storage or handling of blasting agents, or the storage or handling of flammable liquids in aboveground tanks (CUP); An increase in pipeline capacity through the repair, maintenance, replacement or installation of new pipelines as defined in Section 12-2.113.1 (CUP)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	I
122	111-030-010	5,364	Mahoney Ranch Specific Plan - (PD/CM) Commercial and Manufacturing District/Planned Development Overlay District	Child day care centers (CUP)	Children Schools, K – 12; Day Care Centers (>14 children)	CC
				Physical fitness centers/health club (CUP)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls	CC
				Additions to existing churches located on single tenant building sites (CUP); Churches within an existing building (CUP); Expansion of existing church. (CUP)	Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC
				Pallet making (CUP); Processing, such as Blueprinting and photocopying (P); Processing, such as Bottling plant (P); Processing, such as Carpet and rug cleaning plant (P); Processing, such as Laboratory (medical or scientific) (P)	Manufacturing; Research & Development	CC

**TABLE 4-4**  
**POTENTIAL DISPLACEMENT – CITY OF SANTA MARIA – SAFETY ZONE 4**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
122 (cont.)	111-030-010	5,364	Mahoney Ranch Specific Plan - (PD/CM) Commercial and Manufacturing District/Planned Development Overlay District	Administrative or executive offices when incidental and accessory to and when directly related to the primary industrial or manufacturing uses permitted in the zone (P); Camper sales and service (CUP); Commercial vehicle sales, service, or rental facilities (CUP); Heavy retail business when the business is contained wholly within a building (P); Heavy retail businesses which are not totally contained within a building (CUP); Repair and equipment services, such as Equipment rental and/or service (P); Tire sales and service (CUP)	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC
				Utilities, such as Distribution plants (P);	Power Plants	CC
				An increase in pipeline capacity through the repair, maintenance, replacement or installation of new pipelines as defined in Section 12-2.113.1 (CUP); Any use involving the storage or handling of explosive materials. The storage or handling of blasting agents, or the storage or handling of flammable liquids in aboveground tanks (CUP)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	I
166	111-270-004	39,526	(CM) Commercial and Manufacturing District	Child day care centers (CUP)	Children Schools, K – 12; Day Care Centers (>14 children)	CC
167	111-270-009	70,590				
168	111-270-042	66,422				
128	111-060-018	40,769		Additions to existing churches located on single tenant building sites (CUP); Churches within an existing building (CUP); Expansion of existing church. (CUP)	Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC

**TABLE 4-4**  
**POTENTIAL DISPLACEMENT – CITY OF SANTA MARIA – SAFETY ZONE 4**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
166	111-270-004	39,526	(CM) Commercial and Manufacturing District	Administrative or executive offices when incidental and accessory to and when directly related to the primary industrial or manufacturing uses permitted in the zone (P); Camper sales and service (CUP); Commercial vehicle sales, service, or rental facilities (CUP); Heavy retail business when the business is contained wholly within a building (P); Heavy retail businesses which are not totally contained within a building (CUP); Repair and equipment services, such as Equipment rental and/or service (P); Tire sales and service (CUP)	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC
167	111-270-009	70,590		Physical fitness centers/health club (CUP)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls	CC
168	111-270-042	66,422		Pallet making (CUP); Processing, such as Blueprinting and photocopying (P); Processing, such as Bottling plant (P); Processing, such as Carpet and rug cleaning plant (P); Processing, such as Laboratory (medical or scientific) (P)	Manufacturing; Research & Development	CC
128 (cont.)	111-060-018	40,769		Utilities, such as Distribution plants (P);	Power Plants	CC
				An increase in pipeline capacity through the repair, maintenance, replacement or installation of new pipelines as defined in Section 12-2.113.1 (CUP); Any use involving the storage or handling of explosive materials. The storage or handling of blasting agents, or the storage or handling of flammable liquids in aboveground tanks (CUP)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	I

**TABLE 4-4**  
**POTENTIAL DISPLACEMENT – CITY OF SANTA MARIA – SAFETY ZONE 4**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
130	111-060-092	20,671	(PD/CPO) Commercial Office and Professional Office/Planned Development Overlay District	Child daycare centers (CUP); Music schools (CUP)	Children Schools, K – 12; Day Care Centers (>14 children)	CC
131	111-060-093	11,347		Rest homes (CUP)	Congregate Care Facilities (>5 clients): nursing homes, assisted living facilities	CC
				Hospitals or convalescent hospitals (CUP); Pharmacies (in conjunction with a medical facility) (CUP)	Hospitals, Health Care Centers, Mental Hospitals, Other Medical Facilities (except doctors offices)	CC
				Any use associated with the above permitted office uses with drive-up, drive-in or drive-through facilities for serving customers from their vehicle (CUP); Art studios and art galleries (P); Banks and savings and loan associations (CUP); Business or professional offices (P); Florists (CUP); Insurance sales (P); Medical or dental offices (P); Public utility offices (P); Stock brokerages (P); Travel agencies (P)	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC
				Churches (CUP); Lodges and clubs (CUP); Physical fitness center/health club. (P)	Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC
				Medical and/or dental laboratories (P)	Manufacturing; Research & Development	CC
				Emergency shelters subject to compliance with all requirements set forth in Chapter 12-53 of this title. (P)	Public Emergency Services Facilities: police stations (except jails), fire stations	CC

**TABLE 4-4**  
**POTENTIAL DISPLACEMENT – CITY OF SANTA MARIA – SAFETY ZONE 4**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
130 131 (cont.)	111-060-092 111-060-093	20,671 11,347	(PD/CPO) Commercial Office and Professional Office/Planned Development Overlay District	An increase in pipeline capacity through the repair, maintenance, replacement or installation of new pipelines as defined in Section 12-2.113.1 (CUP)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	I
227	117-330-082	32,373	(PD/M-1) Light Manufacturing District/Planned Development Overlay District	Child care, when associated with, and integrated into, a facility that is a permitted or conditional use; (CUP)	Children Schools, K – 12; Day Care Centers (>14 children)	CC
				Administrative, executive and date processing offices when incidental and accessory to and directly related to primary industrial or manufacturing uses permitted in this zone (P); Architects, engineering and industrial design offices; (P); Non-public-oriented offices which do not provide services or cater to the general public, other than those listed under Section 12-15.04 (P)	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC
				An increase in pipeline capacity through the repair, maintenance, replacement or installation of new pipelines as defined in Section 12-2.113.1; (CUP); Any use involving the storage or handling of explosive materials, the storage or handling of blasting agents, or the storage or handling of flammable liquids in aboveground tanks (CUP); The storage of flammable liquid in underground tanks, with a capacity not exceeding fifty (50) gallons, in conjunction with other permitted uses of the zone (P); An increase in pipeline capacity through the repair, maintenance, replacement or installation of new pipelines as defined in Section 12-2.113.1;	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	I

**TABLE 4-4**  
**POTENTIAL DISPLACEMENT – CITY OF SANTA MARIA – SAFETY ZONE 4**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
227 (cont.)	117-330-082	32,373	(PD/M-1) Light Manufacturing District/Planned Development Overlay District	Churches within an existing building (on a temporary basis) (CUP); Expansion of existing church; (CUP)	Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC
				(CUP); The storage of flammable liquid in underground tanks, with a capacity not exceeding fifty (50) gallons, in conjunction with other permitted uses of the zone (P)	Storage or Use of Hazardous (flammable, explosive, corrosive, or toxic) Materials	CC
				Industrial or manufacturing uses which involve the screened outside storage of materials or products provided the outside storage area does not exceed fifteen percent (15%) of the lot area and is to the side or rear of the building(s), and provide the outside storage area incorporates landscaping to maintain compatibility with the prescribed performance standards contained in Article 3 of Chapter 12-33 of this title. (CUP); Light assembly (P); Manufacturing and industrial enterprises which, as evidenced by findings in a resolution adopted by the Planning Commission, are compatible and harmonious with nearby existing and permitted uses (CUP); Manufacturing, assembling, packaging and processing of articles or products from previously prepared material (P); Manufacturing, processing and packaging of pharmaceuticals and drugs (P); Manufacturing, processing and packaging of scientific, optical, medical, dental and precision instruments (P); Scientific research and experimental development laboratories; (P)	Manufacturing; Research & Development	CC



**TABLE 4-4**  
**POTENTIAL DISPLACEMENT – CITY OF SANTA MARIA – SAFETY ZONE 4**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
124	111-040-002	64,348	(PD/CM)	Child day care centers (CUP)	Children Schools, K – 12; Day Care Centers (>14 children)	CC
126	111-040-013	934,454	Commercial and Manufacturing District/Planned Development Overlay District	Physical fitness centers/health club (CUP)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls	CC
				Additions to existing churches located on single tenant building sites (CUP); Churches within an existing building (CUP); Expansion of existing church. (CUP)	Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC
				Administrative or executive offices when incidental and accessory to and when directly related to the primary industrial or manufacturing uses permitted in the zone (P); Camper sales and service (CUP); Commercial vehicle sales, service, or rental facilities (CUP); Heavy retail business when the business is contained wholly within a building (P); Heavy retail businesses which are not totally contained within a building (CUP); Repair and equipment services, such as Equipment rental and/or service (P); Tire sales and service (CUP)	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC
				Pallet making (CUP); Processing, such as Blueprinting and photocopying (P); Processing, such as Bottling plant (P); Processing, such as Carpet and rug cleaning plant (P); Processing, such as Laboratory (medical or scientific) (P)	Manufacturing; Research & Development	CC
				Utilities, such as Distribution plants (P);	Power Plants	CC

**TABLE 4-4**  
**POTENTIAL DISPLACEMENT – CITY OF SANTA MARIA – SAFETY ZONE 4**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
124	111-040-002	64,348	(PD/CM)	An increase in pipeline capacity through the repair, maintenance, replacement or installation of new pipelines as defined in Section 12-2.113.1 (CUP); Any use involving the storage or handling of explosive materials. The storage or handling of blasting agents, or the storage or handling of flammable liquids in aboveground tanks (CUP)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	I
126 (cont.)	111-040-013	934,454	Commercial and Manufacturing District/Planned Development Overlay District			

## NOTES:

- 1 I: Incompatible Land Use.
- 2 CC: Conditionally Compatible
- 3 (P): Permitted
- 4 (CUP): Conditional Use Permit
- 5 SP: Specific Plan
- 6 s.f.: Square Feet
- 7 d.u.: Dwelling Unit

SOURCE: City of Santa Maria Zoning Ordinance; Mahoney Ranch North Specific Plan, 2008; Area 9 Specific Plan, 2012.

#### **4.3.1.6        Safety Zone 6**

All or parts of 94 parcels are located in Safety Zone 6. There are no incompatible uses in Safety Zone 6. **Table 4-5** identifies the land uses that are currently permitted or conditionally permitted in the zoning districts that would be considered conditionally compatible in Safety Zone 6. There are three uses identified among the parcels located in Safety Zone 6 that are considered conditionally compatible under the Draft ALUCP. These uses include “public utility uses,” “utilities, such as distribution plants,” and “the storage or handling of explosive materials, the storage or handling of blasting agents, or the storage or handling of flammable liquids in aboveground tanks.” “Public utility uses” and “utilities such as distribution plants” are compatible if no new sites or land would be acquired. Modification, replacement, and expansion of facilities on existing sites would be allowed. Peaker plants would be allowed. “The storage or handling of explosive materials, the storage or handling of blasting agents, or the storage or handling of flammable liquids in aboveground tanks” are compatible contingent with compliance with all federal, state, and local standards. Permitting agencies will evaluate the need for special measures to minimize hazards if a facility were struck by an aircraft. As these conditions are minimal and as regards those uses involving hazardous substances, required by law, there is no potential for displacement in Safety Zone 6.

**TABLE 4-5**  
**POTENTIAL DISPLACEMENT – CITY OF SANTA MARIA – SAFETY ZONE 6**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
147	111-130-006	699,782	Mahoney Ranch South Specific Plan – (PD/R-2) Medium-Density Residential/Planned Development Overlay District	Public utility uses (CUP)	Power Plants	CC
147	111-130-006	301,033	Mahoney Ranch South Specific Plan – (PD/R-3) High-Density Residential/Planned Development Overlay District	Public utility uses (CUP)	Power Plants	CC
148	111-140-007	716,378				
120	111-020-015	3,330,666	Mahoney Ranch North Specific Plan – (PD/AG) Agriculture/Planned Development District Overlay	Any use involving the storage or handling of explosive materials. The storage or handling of blasting agents, or the storage or handling of flammable liquids in aboveground tanks (CUP)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
				Distribution plants (CUP)	Power Plants	CC
166	111-270-004	81,101	(CM) Commercial and Manufacturing District/	Utilities, such as Distribution plants (P)	Power Plants	CC
114	109-010-029	271,986	(PD/R-3) High-Density Residential/Planned Development Overlay District	Public utility uses (CUP)	Power Plants	CC
249	128-090-023	166,480				
140	111-100-008	176,685				

**TABLE 4-5**  
**POTENTIAL DISPLACEMENT – CITY OF SANTA MARIA – SAFETY ZONE 6**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
129	111-060-081	73,135	(PD/R-3-18 DU/AC) High-Density Residential 18 DU/AC/Planned Development Overlay District	Public utility uses (CUP)	Power Plants	CC
125	111-040-005	22,065	(PD/M-1) Light Manufacturing District/Planned Development Overlay District	Any use involving the storage or handling of explosive materials, the storage or handling of blasting agents, or the storage or handling of flammable liquids in above-ground tanks (CUP)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons); oil refineries, chemical plants	CC
127	111-051-011	82,533				
169	111-291-009	150,987				
170	111-291-022	46,766				
171	111-291-035	57,824				
172	111-291-036	59,555				
173	111-291-038	31,281				
175	111-291-040	10,972				
176	111-291-045	58,448				
177	111-292-008	20,839				
184	111-400-018	101,473				
194	111-440-015	59,653				
195	111-440-042	16,633				
198	111-590-073	172,158				
227	117-330-082	1,032,406				
152	111-231-002	764,241				

**TABLE 4-5**  
**POTENTIAL DISPLACEMENT – CITY OF SANTA MARIA – SAFETY ZONE 6**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
239	117-820-019		Area 9 Specific Plan – (PD/CM AG) Commercial Manufacturing/Agri culture/Planned Development Overlay District	Distribution plants (CUP)	Power Plants	CC
238	117-820-018					
242	117-820-037			Any use involving the storage or handling of explosive materials. The storage or handling of blasting agents, or the storage or handling of flammable liquids in aboveground tanks (CUP)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
209	117-310-006	6,550	Area 9 Specific Plan – (CM/PD) Commercial Manufacturing/Planned Development Overlay District	Utilities, such as Distribution plants (P)	Power Plants	CC
210	117-310-007	84,464				
215	117-320-003	151,886				
216	117-320-004	137,373				
220	117-320-011	211,872				
221	117-320-012	122,157				
222	117-320-013	203,725				
223	117-320-014	34,551				
229	117-770-002	88,127				

**TABLE 4-5**  
**POTENTIAL DISPLACEMENT – CITY OF SANTA MARIA – SAFETY ZONE 6**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
239	117-820-019	765,703	Area 9 Specific Plan – (PD/M-1) Light Manufacturing District/Planned Development Overlay District	Any use involving the storage or handling of explosive materials, the storage or handling of blasting agents, or the storage or handling of flammable liquids in above-ground tanks (CUP)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
238	117-820-018	6,038,501				
242	117-820-037	925,415				
240	117-820-022	647,179				
241	117-820-036	1,620,193				
212	117-310-009	729,123				
213	117-310-010	1,468,732				
214	117-310-019	6,097,978				
228	117-770-001	4,590,725				

## NOTES:

- 1 I: Incompatible Land Use.
- 2 CC: Conditionally Compatible
- 3 (P): Permitted
- 4 (CUP): Conditional Use Permit
- 5 SP: Specific Plan
- 6 s.f.: Square Feet
- 7 d.u.: Dwelling Unit

SOURCE: City of Santa Maria Zoning Ordinance; Mahoney Ranch North Specific Plan, 2008; Area 9 Specific Plan, 2012.

## 4.3.2 Santa Barbara County

The following sections discuss the potential for displacement due to the safety policies in the Draft ALUCP for those areas of unincorporated Santa Barbara County within Review Area 1.

### 4.3.2.1 Safety Zone 1

Safety Zone 1 off all runway ends is limited to Airport property. Furthermore, there are no vacant or underutilized parcels located in Safety Zone 1. Areas in Safety Zone 1 are not considered further in the development displacement analysis.

### 4.3.2.2 Safety Zone 2

Most of Safety Zone 2 off the Runway 2 end is located on Airport property. Areas in unincorporated Santa Barbara County located in Safety Zone 2 beyond Airport property are developed with agricultural uses. There are no vacant parcels in this area and it would not be considered further for purposes of analyzing potential displacement of future development.

Fifteen vacant or partially developed parcels have been identified in Safety Zone 2 off the Runway 30 end. Parcels 21, 22, 23, 24, 25, 26, 27, 33, 34, 35, and 36 are in the (10-R-1) R-1 Single Family Residential District-10,000 Sq. Ft zoning district, Parcel 41 is in the (C-2) Retail Commercial zoning district, and Parcels 57 and 58 are in the (DR-3.3) Design Residential 3.3 units/acre gross zoning district. **Table 4-6** identifies the land uses that are currently permitted or conditionally permitted in these zoning districts that under the Draft ALUCP would be considered incompatible or conditionally compatible in Safety Zone 2.

One parcel in Unincorporated Santa Barbara County (Parcel 123) is located beyond the Runway 12 end. Parcel 123 is within the (M-2) General Industry zoning district.

Parcels 21, 22, 23, 24, 25, 26, 27, 33, 34, 35, and 36 are located in the (10-R-1) R-1 Single Family Residential District-10,000 Sq. Ft zoning district. Excluding Parcels 22 and 36, all these parcels are partially developed. As shown in Table 4-6, there are several currently permissible uses that are considered conditionally compatible in Safety Zone 2. These uses range from cemeteries to drive through facilities. Excluding drive through facilities, these uses would be considered compatible if maximum intensity (60 people per acre) and lot coverage (50%) limits are applied. Drive through facilities are limited to buildings of 3,000 square feet or less.

There are several permissible and conditionally permissible uses in this zoning district that would be considered incompatible under the Draft ALUCP. These range from schools to mobile home parks. However, all the parcels in Safety Zone 2 are located within the existing Airport Approach overlay zone that regulates land use in the airport approach and clear zones. Per the Santa Barbara County Land Use Development Code, land uses that are likely to be prohibited in the Airport Approach Overlay zone include new residential development beyond a density of four dwelling units per acre and nonresidential development that would concentrate more than 25 persons per gross acre, including schools, office buildings, shopping centers, hospitals, and stadiums. Uses that would generate certain hazards such as smoke or electrical interference are also prohibited.



As it is unlikely that any of the uses identified as incompatible would be permitted under current conditions, there is no potential for displacement.

Parcel 41 is in the (C-2) Retail Commercial zoning district and partially located in Safety Zone 2. As shown in Table 4-6, there are several currently permissible uses that are considered conditionally compatible in Safety Zone 2. These uses range from bed and breakfast inns to drive through facilities. Excluding drive through facilities, these uses would be considered compatible if maximum intensity (60 people per acre) and lot coverage (50%) limits are applied. Drive through facilities are limited to buildings of 3,000 square feet or less.

As shown in Table 4-6, there are several permissible and conditionally permissible uses in this zoning district that would be considered incompatible under the Draft ALUCP. These range from day care centers to mixed use residential uses. However, this parcel is located within both the existing Airport Approach overlay zone, which regulates land use in the airport approach and clear zones, and the “No Build” corridor described in the Orcutt Community Plan and the Santa Barbara County Land Use Development Code. As previously discussed, land uses that are likely to be prohibited in the Airport Approach Overlay zone include new residential development with a density beyond four dwelling units per acre and nonresidential development that would concentrate more than 25 persons per gross acre, including schools, office buildings, shopping centers, hospitals, and stadiums. Uses that would generate certain hazards such as smoke or electrical interference are also prohibited. Furthermore, County policy RISK-O-2.2, does not allow for the construction of habitable structures in the County's "No Build" corridor.<sup>2</sup> As it is unlikely that any of the uses identified as incompatible would be permitted under current conditions, there is no potential for displacement.

Portions of Parcels 57 and 58, located within the (DR-3.3) Design Residential 3.3 units/acre gross zoning district, are found in Safety Zone 2. As shown in Table 4-6, there are several currently permissible uses that are considered conditionally compatible in Safety Zone 2. These uses range from cemeteries to drive through facilities. Excluding drive through facilities, these uses would be considered compatible if maximum intensity (60 people per acre) and lot coverage (50%) limits are applied. Drive through facilities are limited to buildings of 3,000 square feet or less.

Similar to Parcel 41, there are several permissible and conditionally permissible uses in this zoning district that would be considered incompatible under the Draft ALUCP. As shown in Table 4-6, these range from libraries to fairgrounds. The portions of both parcels found in Safety Zone 2 are located within both the existing Airport Approach overlay zone, which regulates land use in the airport approach and clear zones, and the “No Build” corridor. As previously discussed, land uses that are likely to be prohibited in the Airport Approach Overlay zone include new residential development with a density beyond four dwelling units per acre and nonresidential development that would concentrate more than 25 persons per gross acre. This would include schools, office buildings, shopping centers, hospitals, and stadiums. Uses that would generate certain hazards such as smoke or electrical interference are also prohibited. Again, County policy RISK-O-2.2, does not allow for the construction of habitable structures in the County's "No

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<sup>2</sup> Santa Barbara County Land Use Development Code, Attachment 1, Community Plan Development Standards, Part 5 - Orcutt Community Plan Development Standards, December 2011.

Build" corridor. As it is unlikely that any of the uses identified as incompatible would be permitted under current conditions, there is no potential for displacement.

Parcel 123 is within the (M-2) General Industry zoning district and partially located in Safety Zone 2 off the Runway 12 end. There are several currently permissible or conditionally permissible uses in this zoning district that are considered conditionally compatible in Safety Zone 2. These uses range from boat building and sales to drive through facilities. Excluding monasteries and drive through facilities, these uses would be considered compatible if maximum intensity (60 people per acre) and lot coverage (50%) limits are applied. Drive through facilities are limited to buildings of 3,000 square feet or less. As regards monasteries, accessory buildings are allowed in Safety Zone 2, but residential buildings must be outside the safety zone.

Five uses, all related to oil and gas uses or manufacture of explosives or fireworks, are incompatible in Safety Zone 2. However, the portion of Parcel 123 located in Safety Zone 2 falls within the Airport Approach overlay zone. As it is unlikely that any of the uses identified as incompatible would be permitted under current conditions, there is no potential for displacement.

**TABLE 4-6**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
21	107-161-018	28,983	(10-R-1) Single Family/Minimum Lot Size- 10,000 sq. feet net	Cemetery (CUP); Mausoleum (CUP); Mortuary, accessory to cemetery (CUP)	Cemeteries; Marinas; Memorial Parks	CC
22	107-161-031	14,860				
23	107-170-024	43,660		School (CUP); Day care center, Non-residential (MCUP)	Children Schools, K – 12 Day Care Centers (>14 children)	I
24	107-170-025	20,774				
25	107-170-030	32,779		Library (CUP); Museum (CUP); School - Business, professional or trade (CUP)	Colleges and Universities	I
26	107-170-032	21,244				
27	107-170-038	32,216		Special care home, 7 or more clients (MCUP)	Congregate Care Facilities (>5 clients): nursing homes, assisted living facilities	I
33	107-210-035	15,367		Electrical substation - Minor (MCUP); Electrical transmission line (CUP)	Electrical Substations	I
34	107-210-036	61,293				
35	107-210-041	21,743		Telecommunications facility (S)	Emergency Communications Facilities	CC
36	107-210-043	12,361		Large family day care home (P); Small family day care home (E); Child care center, Residential (MCUP)	Family Day Care Homes (≤14 children)	I
				Medical services - Extended care (CUP); Medical services - Hospital (CUP)	Hospitals, Health Care Centers, Mental Hospitals, Other Medical Facilities (except doctors offices)	I
				Farmworker dwelling unit (P); Farmworker housing complex (MCUP); Charitable or philanthropic organization (CUP); Lodging - Hostel (CUP); Medical services - Clinic (CUP); Music recording studio (CUP)	Hotels, Motels (except conference/assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/ Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC

**TABLE 4-6**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
21	107-161-018	28,983	(10-R-1) Single Family/Minimum Lot Size- 10,000 sq. feet net	Conference Center (CUP)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls	I
22	107-161-031	14,860				
23	107-170-024	43,660		Community Center (P); Meeting facility, public or private (CUP); Meeting facility, religious (CUP)	Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC
24	107-170-025	20,774				
25	107-170-030	32,779				
26	107-170-032	21,244		Animal keeping (except equestrian facilities, see RECREATION) (S); Agricultural product sales, onsite production only (MCUP)	Misc. Service Uses: car washes, barbers, animal kennels, print shops	CC
27	107-170-038	32,216				
33	107-210-035	15,367		Fairgrounds (CUP)	Outdoor Major Assembly Facility (capacity ≥ 1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	I
34	107-210-036	61,293				
35	107-210-041	21,743		Sports and outdoor recreation facilities (CUP)	Outdoor Small Assembly Facility (capacity 50 to 299 people): community swimming pools, group camps	I
36 (cont.)	107-210-043	12,361	(C-2) Retail Commercial	Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	I
				Guesthouse or artist studio (P); Home occupation (P); Monastery (CUP); Residential accessory use or structure (P); Residential second unit (P)	Residential, >4.0, ≤8.0 d.u./acre	I
				Mobile Home Park (CUP)	Residential, >8.0, ≤13.0 d.u./acre	I
				Drive-through facility, accessory to permitted use (CUP)	Small Eating/Drinking Establishments in free-standing building (capacity <50 people)	CC
41	107-250-021	366,606		Lodging - Bed and breakfast inn (MCUP)	Bed & Breakfast Establishments	CC

**TABLE 4-6**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
41 (cont.)	107-250-021	366,606	(C-2) Retail Commercial	Cemetery, Mausoleum (CUP); Mortuary, accessory to cemetery (CUP)	Cemeteries; Marinas; Memorial Parks	CC
				Library (CUP); Museum (CUP); School (CUP); Day care center, Non-residential (P)	Children Schools, K – 12 Day Care Centers (>14 children)	I
				School - Business, professional or trade (P)	Colleges and Universities	I
				Electrical substation - Minor (MCUP); Electrical transmission line (CUP)	Electrical Substations	I
				Telecommunications facility (S)	Emergency Communications Facilities	CC
				Large family day care home (P); Small family day care home (E); Day care center, Residential (MCUP)	Family Day Care Homes (≤14 children)	I
				Medical services - Extended care (CUP); Medical services - Hospital (CUP)	Hospitals, Health Care Centers, Mental Hospitals, Other Medical Facilities (except doctors offices)	I
				Commercial entertainment - Indoor (P); Conference center (CUP); Theater - Indoor (P)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls	I
				Fitness/health club or facility (P); Meeting facility, public or private (CUP); Meeting facility, religious (CUP)	Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC
				Restaurant, café, coffee shop - Indoor and outdoor (P)	Large Eating/Drinking Establishments in free-standing building (capacity≥300 people)	I
				Furniture/fixtures manufacturing, cabinet shops (MCUP)	Manufacturing; Research & Development	CC
				Handcraft industry, small scale manufacturing (MCUP); Sign painting shop (MCUP)	Manufacturing; Research & Development	CC
				Commercial entertainment - Outdoor (CUP); Theater - Outdoor (CUP)	Outdoor Large Assembly Facility (capacity 300 to 999 people)	I

**TABLE 4-6**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
41 (cont.)	107-250-021	366,606	(C-2) Retail Commercial	Fairgrounds (CUP)	Outdoor Major Assembly Facility (capacity≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	I
				Sports and outdoor recreation facilities (CUP)	Outdoor Small Assembly Facility (capacity 50 to 299 people): community swimming pools, group camps	I
				Emergency shelter (MCUP); Farmworker dwelling unit (MCUP); Single room occupancy facility (SRO) (P); Auto and vehicle sales and rental (P); Building and landscape materials sales - Indoor (MCUP); Building and landscape materials sales - Outdoor (MCUP); Convenience store, less than 3,000 sf or less net floor area (P); Convenience store, 3,000 sf or more net floor area (P); General retail (P); Grocery/food store, 3,000 sf or less (P); Grocery/food store, 5,000 sf or less (P); Grocery/food store, more than 5,000 sf (P); Office supporting retail (P); Plant nursery (P); Swap meet (CUP); Truck, trailer, construction, farm, heavy equipment sales/rental (MCUP); Bank, financial services - Branch facility (P); Bank, financial services - Complete facility (P); Business support service (P); Medical services - Clinic (CUP); Medical services - Doctor office (P); Office - Business/service (P); Office - Professional/administrative (P); Charitable or philanthropic organization (CUP); Lodging - Hostel (CUP); Lodging - Hotel or motel (P); Music recording studio (CUP); Personal services (P)	Hotels, Motels (except conference/assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC

**TABLE 4-6**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
41 (cont.)	107-250-021	366,606	(C-2) Retail Commercial	Oil and gas uses (S); Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	I
				Mixed use project residential component (MCUP); Residential accessory uses and structures (MCUP)	Residential, >20.0 d.u./acre	I
				Animal keeping (except equestrian facilities, see RECREATION) (S); Laundry, dry cleaning plant (MCUP); Service station (P); Visitor-serving commercial (P); Medical services - Animal hospital, small animals (MCUP); Repair service - Equipment, appliances, etc. - Indoor (P); Repair service - Farm implements and equipment (P); Vehicle services - Carwash, mechanical (MCUP); Vehicle services - Minor maintenance/repair (P); Vehicle services - With outdoor work areas (MCUP)	Misc. Service Uses: car washes, barbers, animal kennels, print shops	CC
				Monastery (CUP)	Residential, 0, ≤4.0 d.u./acre	CC
				Bar, tavern (P); Drive-through facility (CUP)	Small Eating/Drinking Establishments in free-standing building (capacity <50 people)	CC
				Cemetery, Mausoleum (CUP); Mortuary, accessory to cemetery (CUP)	Cemeteries; Marinas; Memorial Parks	CC
57	107-470-002	85,101	(DR-3.3) Design Residential 3.3 units/acre gross	Cemetery (CUP); Mausoleum (CUP); Mortuary, accessory to cemetery (CUP)	Cemeteries; Marinas; Memorial Parks	CC
58	107-470-003	126,317		Library (CUP); Museum (CUP); School (CUP); Day care center, Non-residential (MCUP); Day care center, Non-residential, accessory (P)	Children Schools, K – 12 Day Care Centers (>14 children)	I

**TABLE 4-6**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
57	107-470-002	85,101	(DR-3.3) Design Residential 3.3 units/acre gross	School - Business, professional or trade (CUP)	Colleges and Universities	I
58 (cont.)	107-470-003	126,317		Special care home, 7 or more clients (MCUP)	Congregate Care Facilities (>5 clients): nursing homes, assisted living facilities	I
				Electrical substation - Minor (MCUP); Electrical transmission line (CUP)	Electrical Substations	I
				Telecommunications facility (S)	Emergency Communications Facilities	CC
				Large family day care home (P); Small family day care home (E); Child care center, Residential (MCUP)	Family Day Care Homes (≤14 children)	I
				Medical services - Extended care (CUP); Medical services - Hospital (CUP)	Hospitals, Health Care Centers, Mental Hospitals, Other Medical Facilities (except doctors offices)	I
				Farmworker dwelling unit (P); Farmworker housing complex (P); Charitable or philanthropic organization (CUP); Lodging - Hostel (CUP); Medical services - Clinic (CUP); Music recording studio (CUP)	Hotels, Motels (except conference/assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/ Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC
				Conference Center (CUP)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls	I
			Community Center (P); Meeting facility, public or private (CUP); Meeting facility, religious (CUP); Residential project convenience facilities (P)	Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC	



**TABLE 4-6**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
57	107-470-002	85,101	(DR-3.3) Design Residential 3.3 units/acre gross	Animal keeping (except equestrian facilities, see RECREATION) (S); Agricultural product sales, onsite production only (MCUP)	Misc. Service Uses: car washes, barbers, animal kennels, print shops	CC
58 (cont.)	107-470-003	126,317		Fairgrounds (CUP)	Outdoor Major Assembly Facility (capacity ≥ 1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	I
				Private residential recreational facility (P); Sports and outdoor recreation facilities (CUP)	Outdoor Small Assembly Facility (capacity 50 to 299 people): community swimming pools, group camps	I
				Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity > 10,000 gallons): oil refineries, chemical plants	I
				Dwelling, two-family (P); Dwelling, multiple (P); Home occupation (P); Mobile Home Park (CUP); Monastery (CUP); Residential accessory use or structure (P)	Residential, 0, ≤ 4.0 d.u./acre	CC
				Drive-through facility, accessory to permitted use (CUP)	Small Eating/Drinking Establishments in free-standing building (capacity < 50 people)	CC
123	111-030-018	51,981	(M-2) General Industry	Boat building and sales - Indoor and outdoor (P); Concrete, gypsum and plaster products (CUP); Laboratory - Medical, analytical, research and development (P); Music recording studio (CUP); Wholesaling and distribution (P); Medical services - Clinic (CUP); Office - Accessory (P); Charitable or philanthropic organization (CUP); Lodging - Hostel (CUP); Music recording studio (CUP)	Hotels, Motels (except conference/assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings < 25,000 s.f.) no eating/drinking establishments	CC
				Monastery (CUP)	Residential, 0, ≤ 4.0 d.u./acre	CC

**TABLE 4-6**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
123 (cont.)	111-030-018	51,981	(M-2) General Industry	Animal keeping (except equestrian facilities, see RECREATION) (S); Laundry, dry cleaning plant (P); Repair service - Equipment, large appliances, etc. - Indoor (P); Repair service - Equipment, large appliances, etc. - Outdoor (P); Repair service - small appliances (P); Vehicle services - Major repair, bodywork (P); Vehicle services - Minor maintenance/repair (P)	Misc. Service Uses: car washes, barbers, animal kennels, print shops	CC
				Oil and gas uses (S); Explosives, fireworks, and ordinance manufacturing (CUP); Oil refining (CUP); Petroleum product storage and distribution (P); Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	I
				Drive-through facility (CUP); Drive-through facility, accessory (CUP)	Small Eating/Drinking Establishments in free-standing building (capacity <50 people)	CC

## NOTES:

- 1 I: Incompatible Land Use
- 2 CC: Conditionally Compatible Land Use
- 3 (P): Permitted
- 4 (CUP): Conditional Use Permit
- 5 (MCUP): Minor Conditional Use Permit
- 6 (S): Permit determined by Specific Use Regulations

SOURCE: Santa Barbara County Land Use Development Code, 2011, 2017; Orcutt Community Plan, 1997, 2004.

#### **4.3.2.3 Safety Zone 3**

All of Safety Zone 3 off the Runway 12 and 20 ends beyond the Airport property fall within the city of Santa Maria and are discussed in Section 4.3.1.3.

Two vacant or partially developed parcels were identified in Safety Zone 3 in unincorporated Santa Barbara County. A portion of Parcel 150 is located in Safety Zone 3 beyond the Runway 02 end and Parcel 19 is located in Safety Zone 3 off the Runway 30 end. Parcel 150 is zoned for (RR-20) Rural Residential/Residential Ranchette/Minimum Lot Size 20 Acres gross and Parcel 19 is located in the (10-R-1) Single Family/Minimum Lot Size- 10,000 sq. feet net zoning district. **Table 4-7** identifies the land uses that are currently permitted or conditionally permitted in these zoning districts that under the Draft ALUCP would be considered incompatible or conditionally compatible in Safety Zone 3.

Parcel 150 is zoned for (RR-20) Rural Residential/Residential Ranchette/Minimum Lot Size 20 Acres gross. As shown in Table 4-7, several permissible and conditionally permissible uses are considered conditionally compatible in this zoning district in Safety Zone 3. These uses range from cemeteries to sports and outdoor recreation facilities. Excluding schools and day care, these uses would be considered compatible if maximum nonresidential intensity (120 people per acre in Safety Zone 3) and maximum lot coverage (60 percent in Safety Zone 3) conditions were satisfied. In addition to the maximum lot coverage and intensity limits, schools and day care centers are considered compatible if no new site or land acquisition is required and the land use is limited to replacement or expansion of existing buildings if required by state law. The building replacement or expansion must accommodate no more than 50 students.

Two uses, “fairgrounds” and “oil and gas uses,” are considered incompatible in Safety Zone 3. Accordingly, there is a potential for displacement of approximately 918,117 square feet (21 acres) of these uses on this parcel.

Parcel 19 is a partially developed parcel located in the (10-R-1) Single Family/Minimum Lot Size- 10,000 sq. feet net zoning district. As shown in Table 4-7, several permissible and conditionally permissible uses are considered conditionally compatible in this zoning district in Safety Zone 3. These uses range from cemeteries to drive through facilities. Excluding certain residential uses, schools, hospitals and extended care services, sports and outdoor recreation facilities, and drive through facilities, these uses would be considered compatible if maximum nonresidential intensity and maximum lot coverage conditions were satisfied. In addition, schools are considered compatible if no new site or land acquisition is required and the land use is limited to replacement or expansion of existing buildings if required by state law. The building replacement or expansion must accommodate no more than 50 students. Similarly, hospitals are allowed so long as no new sites or land acquisition is required. Sports and outdoor recreation facilities are permissible if the facility includes fixed seating for no more than 240 people. Residential uses are compatible if 10 percent of the parcel is set aside as open land and residential density does not exceed 20 dwelling units per acre.

Two uses, fairgrounds and pipelines, are considered incompatible in Safety Zone 3. As previously stated, this parcel is partially developed and approximately 35 percent of the parcel area is further

developable. Accordingly, these uses would be potentially displaced from approximately 9,910 square feet (0.22 acres) of these uses on this parcel.

**TABLE 4-7**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 3**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
19	107-110-025	28,461	(10-R-1) Single Family/Minimum Lot Size- 10,000 sq. feet net	Cemetery (CUP); Mausoleum (CUP); Mortuary, accessory to cemetery (CUP)	Cemeteries; Marinas; Memorial Parks	CC
				Library (CUP); Museum (CUP); School (CUP); Day care center, Non-residential (MCUP)	Children Schools, K – 12 Day Care Centers (>14 children)	CC
				School - Business, professional or trade (CUP)	Colleges and Universities	CC
				Special care home, 7 or more clients (MCUP)	Congregate Care Facilities (>5 clients): nursing homes, assisted living facilities	CC
				Large family day care home (P); Small family day care home (E); Child care center, Residential (MCUP)	Family Day Care Homes (≤14 children)	CC
				Medical services - Extended care (CUP); Medical services - Hospital (CUP)	Hospitals, Health Care Centers, Mental Hospitals, Other Medical Facilities (except doctors offices)	CC
				Farmworker dwelling unit (P); Farmworker housing complex (MCUP); Charitable or philanthropic organization (CUP); Medical services - Clinic (CUP); Music recording studio (CUP)	Hotels, Motels (except conference/assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/ Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC
				Conference Center (CUP)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls	CC
				Community Center (P); Meeting facility, public or private (CUP); Meeting facility, religious (CUP)	Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC

**TABLE 4-7**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 3**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
19 (cont.)	107-110-025	28,461	(10-R-1) Single Family/Minimum Lot Size- 10,000 sq. feet net	Fairgrounds (CUP)	Outdoor Major Assembly Facility (capacity ≥ 1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	I
				Sports and outdoor recreation facilities (CUP)	Outdoor Small Assembly Facility (capacity 50 to 299 people): community swimming pools, group camps	CC
				Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity > 10,000 gallons): oil refineries, chemical plants	I
				Guesthouse or artist studio (P); Home occupation (P); Monastery (CUP); Residential accessory use or structure (P); Residential second unit (P)	Residential, >4.0, ≤8.0 d.u./acre	CC
				Mobile Home Park (CUP)	Residential, >8.0, ≤13.0 d.u./acre	CC
				Drive-through facility, accessory to permitted use (CUP)	Small Eating/Drinking Establishments in free-standing building (capacity <50 people)	CC
150	111-220-022	918,117	(RR-20) Residential Ranchette Inland Area/Minimum Lot Size 20 Acres gross	Cemetery (CUP)	Cemeteries; Marinas; Memorial Parks	CC
				School (CUP); Day care center, Non-residential (MCUP)	Children Schools, K – 12 Day Care Centers (>14 children)	CC
				School - Business, professional or trade (CUP)	Colleges and Universities	CC
				Special care home, 7 or more clients (MCUP)	Congregate Care Facilities (>5 clients): nursing homes, assisted living facilities	CC
				Large family day care home (P); Small family day care home (E); Child care center, Residential (MCUP)	Family Day Care Homes (≤14 children)	CC

**TABLE 4-7**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 3**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
150	111-220-022	918,117	(RR-20) Residential Ranchette Inland Area/Minimum Lot Size 20 Acres gross	Meeting facility, religious (CUP)	Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC
				Fairgrounds (CUP)	Outdoor Major Assembly Facility (capacity ≥ 1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	I
				Charitable or philanthropic organization (CUP)	Hotels, Motels (except conference/assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings < 25,000 s.f.) no eating/drinking establishments	CC
				Sports and outdoor recreation facilities (CUP)	Outdoor Small Assembly Facility (capacity 50 to 299 people): community swimming pools, group camps	CC
				Oil and gas uses (S)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity > 10,000 gallons): oil refineries, chemical plants	I
				Cemetery (CUP)	Cemeteries; Marinas; Memorial Parks	CC

**TABLE 4-7**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 3**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
NOTES:						
1	I: Incompatible Land Use					
2	CC: Conditionally Compatible Land Use					
3	(P): Permitted					
4	(CUP): Conditional Use Permit					
5	(MCUP): Minor Conditional Use Permit					
6	(S): Permit determined by Specific Use Regulations					
SOURCE: Santa Barbara County Land Use Development Code, 2011, 2017; Orcutt Community Plan, 1997, 2004; Santa Barbara County Tax Assessor Parcel Database, 2017.						



#### 4.3.2.4 Safety Zone 4

Safety Zone 4 off the Runway 20 end is located entirely in the city of Santa Maria. The potential for displacement in this area is discussed in Section 4.3.1.4. None of the parcels in Safety Zone 4 off the Runway 02 end were identified as vacant or partially developed for purposes of this analysis.

A total of 47 parcels (Parcels 45, 47, 48, 49, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 41, 42, 38, 57, 58, 59, 61, 62, 64, 46, 43, 44) are located in Safety Zone 4 off the Runway 30 end. Parcels 45, 47, 48, 49 are located in the (7-R-1) Single Family/Minimum Lot Size- 7,000 sq. feet net zoning district. Parcels 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111 are located in the (8-R-1) Single Family/Minimum Lot Size- 8,000 sq. feet net zoning district. Parcels 41 and 42 are located in the (C-2) Retail Commercial zoning district. Parcels 38, 57, 58, 59, 61, 62, 64 are located in the (DR-3.3) Design Residential 3.3 units/acre gross zoning district. Parcel 46 is located in the (DR-4.6) Design Residential 4.6 units/acre gross zoning district. Parcels 43 and 44 are located in the (REC) Recreation zoning district. Parcel 123 is located in the (M-2) General Industry zoning district off the Runway 12 end. Parcels 45, 46, and 61 are underutilized. **Table 4-8** identifies the land uses that are currently permitted or conditionally permitted in these zoning districts that under the Draft ALUCP would be considered incompatible or conditionally compatible in Safety Zone 3.

As shown in Table 4-8, with the exception of “fairgrounds” and “pipelines,” all permissible and conditionally permissible land uses in the (7-R-1) Single Family/Minimum Lot Size- 7,000 sq. feet net, (8-R-1) Single Family/Minimum Lot Size- 8,000 sq. feet net zoning, (DR-3.3) Design Residential 3.3 units/acre gross, and (DR-4.6) Design Residential 4.6 units/acre gross zoning districts not already identified as compatible are conditionally compatible. Excluding certain residential uses, “schools,” “non-residential day care centers,” “hospitals and extended care services,” “sports and outdoor recreation facilities,” and “drive through facilities,” these uses would be considered compatible on the condition that maximum intensity (100 people per acre) and lot coverage (70%) limits are applied. In addition to the intensity and lot coverage limits, “schools” are considered compatible if no new site or land acquisition is required and the land use is limited to replacement or expansion of existing buildings if required by state law. The building replacement or expansion must accommodate no more than 50 students. Similarly, “hospitals” are allowed so long as no new sites or land acquisition is required. “Sports and outdoor recreation facilities” are permissible if the facility includes fixed seating for no more than 240 people. Residential uses are compatible if 15 percent of the parcel is set aside as open land (or the parcel is located within 0.25 mile of a 4-lane divided highway, golf course, or other public land qualifying as “open land” and utility lines are placed underground) and residential density does not exceed 25 dwelling units per acre. Finally, “drive through facilities” are limited to buildings of 3,000 square feet or less.

“Fairgrounds” and “pipelines” are considered incompatible in Safety Zone 4. However, all parcels in Safety Zone 4 and located in the (7-R-1) Single Family/Minimum Lot Size- 7,000 sq. feet net, (8-R-1) Single Family/Minimum Lot Size- 8,000 sq. feet net zoning, (DR-3.3) Design

Residential 3.3 units/acre gross, and (DR-4.6) Design Residential 4.6 units/acre gross zoning districts are also located in the existing Airport Approach overlay zone which regulates land use in the airport approach and clear zones. In addition, parts of Parcels 107, 108, 109, 110, 111 and 61 and all of Parcels 38, 57, 58, 59, 62, and 64 are located in the “No Build” corridor. Per the Santa Barbara County Land Use Development Code, land uses that are likely to be prohibited in the Airport Approach Overlay zone include new residential development beyond a density of four dwelling units per acre and nonresidential development that would concentrate more than 25 persons per gross acre, including schools, office buildings, shopping centers, hospitals, and stadiums. Uses that would generate certain hazards such as smoke or electrical interference are also prohibited. Accordingly, it is unlikely that “fairgrounds” and “pipelines” would be permitted under current conditions and there is no potential for displacement.

Portions of Parcels 41 and 42 are in the (C-2) Retail Commercial zoning district and partially located in Safety Zone 4. As shown in Table 4-8, there are several currently permissible uses that are considered conditionally compatible in Safety Zone 4. These uses range from “bed and breakfast inns” to “drive through facilities.” Excluding “drive through facilities,” these uses would be considered compatible if maximum intensity (60 people per acre) and lot coverage (50%) limits are applied. “Drive through facilities” are limited to buildings of 3,000 square feet or less.

As shown in Table 4-8, there are four permissible and conditionally permissible uses in this zoning district that would be considered incompatible under the Draft ALUCP. These include “fairgrounds,” “oil and gas uses,” “pipelines,” and “mixed use residential uses.” However, Parcels 41 and 42 are located in the existing Airport Approach overlay zone. All of Parcel 41 in Safety Zone 4 and part of Parcel 42 are also located in the “No Build” Corridor. As previously discussed, land uses that are likely to be prohibited in the Airport Approach Overlay zone include new residential development with a density beyond four dwelling units per acre and nonresidential development that would concentrate more than 25 persons per gross acre, including schools, office buildings, shopping centers, hospitals, and stadiums. Uses that would generate certain hazards such as smoke or electrical interference are also prohibited. Furthermore, County policy RISK-O-2.2, does not allow for the construction of habitable structures in the County's "No Build" corridor. As it is unlikely that any of the uses identified as incompatible would be permitted under current conditions, there is no potential for displacement.

Parcels 43 and 44 are located in the (REC) Recreation zoning district. As shown in Table 4-8, there are several currently permissible uses that are considered conditionally compatible in Safety Zone 4. These uses range from “non-residential day care centers” to “sports and outdoor recreation facilities.” Excluding “non-residential day care centers,” “hospitals and extended stay services,” and “outdoor recreation facilities,” uses identified as conditionally compatible would be considered compatible if maximum intensity (100 people per acre) and lot coverage (70%) limits are applied. In addition to the intensity and lot coverage limits, non-residential day care centers are considered compatible if no new site or land acquisition is required and the land use is limited to replacement or expansion of existing buildings if required by state law. The building replacement or expansion must accommodate no more than 50 students. Similarly, hospitals are allowed so long as no new sites or land acquisition is required. Finally, “sports and outdoor

recreation facilities” are permissible if the facility does not require fixed seating for more than 240 people.

As shown in Table 4-8, there are four permissible and conditionally permissible uses in this zoning district that would be considered incompatible under the Draft ALUCP. These include “fairgrounds,” “zoos,” “oil and gas uses,” and “pipelines.” However, Parcels 43 and 44 are located in the existing Airport Approach overlay zone. The portions of both parcels located in Safety Zone are also located in the “No Build” Corridor. As previously discussed, current policies pertaining to what can be developed in the Airport Approach overlay zone and the “No Build” corridor are likely to preempt development of any of these uses. As it is unlikely that any of the uses identified as incompatible would be permitted under current conditions, there is no potential for displacement.

Part of Parcel 123 is located in Safety Zone 4 off the Runway 12 end. This parcel is zoned for (M-2) General Industry uses. As shown in Table 4-8, there are several currently permissible uses that are considered conditionally compatible in Safety Zone 4. These uses range from “non-residential day care centers” to “sports and outdoor recreation facilities.” Excluding “non-residential day care centers,” “hospitals and extended stay services,” and “outdoor recreation facilities,” uses identified as conditionally compatible would be considered compatible if maximum intensity (100 people per acre) and lot coverage (70%) limits are applied. In addition to the intensity and lot coverage limits, “non-residential day care centers” are considered compatible if no new site or land acquisition is required and the land use is limited to replacement or expansion of existing buildings if required by state law. The building replacement or expansion must accommodate no more than 50 students. Similarly, “hospitals” are allowed so long as no new sites or land acquisition is required. Finally, “sports and outdoor recreation facilities” are permissible if the facility does not require fixed seating for more than 240 people.

As shown in Table 4-8, there are seven permissible and conditionally permissible uses in this zoning district that would be considered incompatible under the Draft ALUCP. These include “chemical product manufacturing,” “oil and gas uses,” “explosives, fireworks, and ordinance manufacturing,” “oil refining, petroleum product storage and distribution,” “pipelines,” and “fairgrounds.” However, the portion of Parcel 123 located in Safety Zone 4 is also located in the existing Airport Approach overlay zone. As previously discussed, current policies pertaining to what can be developed in the Airport Approach overlay zone likely preempt development of any of these uses. As it is unlikely that any of the uses identified as incompatible would be permitted under current conditions, there is no potential for displacement.

#### **4.3.2.5 Safety Zone 5**

Safety Zone 5 does not extend beyond Airport property into unincorporated Santa Barbara County. Therefore, no further analysis is required.

**TABLE 4-8**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 4**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
45	107-270-002	57,886	(7-R-1) Single Family/Minimum Lot Size- 7,000 sq. feet net	Library (CUP); Museum (CUP); School (CUP); Day care center, Non-residential (MCUP)	Children Schools, K – 12 Day Care Centers (>14 children)	CC
47	107-270-053	14,912		School - Business, professional or trade (CUP)	Colleges and Universities	CC
48	107-270-054	10,546		Special care home, 7 or more clients (MCUP)	Congregate Care Facilities (>5 clients): nursing homes, assisted living facilities	CC
49	107-270-056	523		Telecommunications facility (S)	Emergency Communications Facilities	CC
				Large family day care home (P); Small family day care home (E); Child care center, Residential (MCUP)	Family Day Care Homes (≤14 children)	CC
				Medical services - Extended care (CUP); Medical services - Hospital (CUP)	Hospitals, Health Care Centers, Mental Hospitals, Other Medical Facilities (except doctors offices)	CC
				Farmworker dwelling unit (P); Farmworker housing complex (MCUP); Charitable or philanthropic organization (CUP); Medical services - Clinic (CUP); Music recording studio (CUP)	Hotels, Motels (except conference/assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/ Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC
				Conference Center (CUP)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls	CC
				Community Center (P); Meeting facility, public or private (CUP); Meeting facility, religious (CUP)	Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC

**TABLE 4-8**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 4**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
45	107-270-002	57,886	(7-R-1) Single Family/Minimum Lot Size- 7,000 sq. feet net	Fairgrounds (CUP)	Outdoor Major Assembly Facility (capacity ≥ 1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	I
47	107-270-053	14,912		Sports and outdoor recreation facilities (CUP)	Outdoor Small Assembly Facility (capacity 50 to 299 people): community swimming pools, group camps	CC
48	107-270-054	10,546				
49 (cont.)	107-270-056	523		Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity > 10,000 gallons): oil refineries, chemical plants	I
				Mobile Home Park (CUP)	Residential, >13.0, ≤16.0 d.u./acre	CC
				Guesthouse or artist studio (P); Home occupation (P); Monastery (CUP); Residential accessory use or structure (P); Residential second unit (P)	Residential, >4.0, ≤8.0 d.u./acre	CC
				Drive-through facility, accessory to permitted use (CUP)	Small Eating/Drinking Establishments in free-standing building (capacity <50 people)	CC
41	107-250-021	63,245	(C-2) Retail Commercial	Lodging - Bed and breakfast inn (MCUP)	Bed & Breakfast Establishments	CC
42	107-250-022	175,165		Library (CUP); Museum (CUP); School (CUP); Day care center, Non-residential (P)	Children Schools, K – 12 Day Care Centers (>14 children)	CC
				School - Business, professional or trade (P)	Colleges and Universities	CC
				Telecommunications facility (S)	Emergency Communications Facilities	CC
				Large family day care home (P); Small family day care home (E); Day care center, Residential (MCUP)	Family Day Care Homes (≤14 children)	CC
				Medical services - Extended care (CUP); Medical services - Hospital (CUP)	Hospitals, Health Care Centers, Mental Hospitals, Other Medical Facilities (except doctors offices)	CC

**TABLE 4-8**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 4**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
41	107-250-021	63,245	(C-2) Retail Commercial	Emergency shelter (MCUP); Farmworker dwelling unit (MCUP); Single room occupancy facility (SRO) (P); Auto and vehicle sales and rental (P); Building and landscape materials sales - Indoor (MCUP); Building and landscape materials sales - Outdoor (MCUP); Convenience store, less than 3,000 sf or less net floor area (P); Convenience store, 3,000 sf or more net floor area (P); General retail (P); Grocery/food store, 3,000 sf or less (P); Grocery/food store, 5,000 sf or less (P); Grocery/food store, more than 5,000 sf (P); Office supporting retail (P); Plant nursery (P); Swap meet (CUP); Truck, trailer, construction, farm, heavy equipment sales/rental (MCUP); Bank, financial services - Branch facility (P); Bank, financial services - Complete facility (P); Business support service (P); Medical services - Clinic (CUP); Medical services - Doctor office (P); Office - Business/service (P); Office - Professional/administrative (P); Charitable or philanthropic organization (CUP); Music recording studio (CUP); Personal services (P)	Hotels, Motels (except conference/assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC
42	107-250-022	175,165		Commercial entertainment - Indoor (P); Conference center (CUP); Theater - Indoor (P)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls	CC
(cont.)				Fitness/health club or facility (P); Meeting facility, public or private (CUP); Meeting facility, religious (CUP)	Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC
				Restaurant, café, coffee shop - Indoor and outdoor (P)	Large Eating/Drinking Establishments in free-standing building (capacity ≥ 300 people)	CC

**TABLE 4-8**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 4**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
41	107-250-021	63,245	(C-2) Retail Commercial	Furniture/fixtures manufacturing, cabinet shops (MCUP); Handcraft industry, small scale manufacturing (MCUP); Sign painting shop (MCUP)	Manufacturing; Research & Development	CC
42 (cont.)	107-250-022	175,165		Commercial entertainment - Outdoor (CUP); Theater - Outdoor (CUP)	Outdoor Large Assembly Facility (capacity 300 to 999 people)	CC
				Fairgrounds (CUP)	Outdoor Major Assembly Facility (capacity ≥ 1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	I
				Sports and outdoor recreation facilities (CUP)	Outdoor Small Assembly Facility (capacity 50 to 299 people): community swimming pools, group camps	CC
				Oil and gas uses (S); Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	I
				Mixed use project residential component (MCUP); Residential accessory uses and structures (MCUP)	Residential, >20.0 d.u./acre	I
				Lodging - Bed and breakfast inn (MCUP)	Bed & Breakfast Establishments	CC
38	107-250-017	461,640	(DR-3.3) Design Residential 3.3 units/acre gross	Library (CUP); Museum (CUP); School (CUP); Day care center, Non-residential (MCUP); Day care center, Non-residential, accessory (P)	Children Schools, K – 12 Day Care Centers (>14 children)	CC
57	107-470-002	332,341				
58	107-470-003	221,876				
59	107-470-007	39,864		School - Business, professional or trade (CUP)	Colleges and Universities	CC
61	107-580-027	286,541				
62	107-590-001	137,522		Special care home, 7 or more clients (MCUP)	Congregate Care Facilities (>5 clients): nursing homes, assisted living facilities	CC
64	107-770-027	264,934		Telecommunications facility (S)	Emergency Communications Facilities	CC

**TABLE 4-8**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 4**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
38	107-250-017	461,640	(DR-3.3) Design Residential 3.3 units/acre gross	Large family day care home (P); Small family day care home (E); Child care center, Residential (MCUP)	Family Day Care Homes (≤14 children)	CC
57	107-470-002	332,341				
58	107-470-003	221,876		Medical services - Extended care (CUP); Medical services - Hospital (CUP)	Hospitals, Health Care Centers, Mental Hospitals, Other Medical Facilities (except doctors offices)	CC
59	107-470-007	39,864				
61	107-580-027	286,541		Farmworker dwelling unit (P); Farmworker housing complex (P); Charitable or philanthropic organization (CUP); Medical services - Clinic (CUP); Music recording studio (CUP)	Hotels, Motels (except conference/assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/ Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC
62	107-590-001	137,522				
64 (cont.)	107-770-027	264,934		Conference Center (CUP)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls	CC
				Community Center (P)	Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC
				Meeting facility, public or private (CUP); Meeting facility, religious (CUP); Residential project convenience facilities (P)	Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC
				Fairgrounds (CUP)	Outdoor Major Assembly Facility (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	I
				Private residential recreational facility (P); Sports and outdoor recreation facilities (CUP)	Outdoor Small Assembly Facility (capacity 50 to 299 people): community swimming pools, group camps	CC



**TABLE 4-8**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 4**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
38	107-250-017	461,640	(DR-3.3) Design Residential 3.3 units/acre gross	Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	I
57	107-470-002	332,341				
58	107-470-003	221,876				
59	107-470-007	39,864		Drive-through facility, accessory to permitted use (CUP)	Small Eating/Drinking Establishments in free-standing building (capacity <50 people)	CC
61	107-580-027	286,541				
62	107-590-001	137,522				
64 (cont.)	107-770-027	264,934				
46	107-270-051	194,589	(DR-4.6) Design Residential 4.6 units/acre gross	Library (CUP); Museum (CUP); School (CUP); Day care center, Non-residential (MCUP); Day care center, Non-residential, accessory (P)	Children Schools, K – 12 Day Care Centers (>14 children)	CC
				School - Business, professional or trade (CUP)	Colleges and Universities	CC
				Special care home, 7 or more clients (MCUP)	Congregate Care Facilities (>5 clients): nursing homes, assisted living facilities	CC
				Telecommunications facility (S)	Emergency Communications Facilities	CC
				Large family day care home (P); Small family day care home (E); Child care center, Residential (MCUP)	Family Day Care Homes (≤14 children)	CC
				Medical services - Extended care (CUP); Medical services - Hospital (CUP)	Hospitals, Health Care Centers, Mental Hospitals, Other Medical Facilities (except doctors offices)	CC

**TABLE 4-8**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 4**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
46 (cont.)	107-270-051	194,589	(DR-4.6) Design Residential 4.6 units/acre gross	Farmworker dwelling unit (P); Farmworker housing complex (P); Charitable or philanthropic organization (CUP); Medical services - Clinic (CUP); Music recording studio (CUP)	Hotels, Motels (except conference/assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC
				Conference Center (CUP)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls	CC
				Community Center (P); Meeting facility, public or private (CUP); Meeting facility, religious (CUP); Residential project convenience facilities (P)	Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC
				Fairgrounds (CUP)	Outdoor Major Assembly Facility (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	I
				Private residential recreational facility (P); Sports and outdoor recreation facilities (CUP)	Outdoor Small Assembly Facility (capacity 50 to 299 people): community swimming pools, group camps	CC
				Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	I
				Home occupation (P); Monastery (CUP); Residential accessory use or structure (P)	Residential, >4.0, ≤8.0 d.u./acre	CC
				Drive-through facility, accessory to permitted use (CUP)	Small Eating/Drinking Establishments in free-standing building (capacity <50 people)	CC

**TABLE 4-8**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 4**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
81	107-910-001	9,727	(8-R-1) Single Family/Minimum Lot Size- 8,000 sq. feet net	Library (CUP); Museum (CUP); School (CUP); Day care center, Non-residential (MCUP)	Children Schools, K – 12 Day Care Centers (>14 children)	CC
82	107-910-002	10,800		School - Business, professional or trade (CUP)	Colleges and Universities	CC
83	107-910-003	10,714				
84	107-910-004	10,668				
85	107-910-005	10,622		Special care home, 7 or more clients (MCUP)	Congregate Care Facilities (>5 clients): nursing homes, assisted living facilities	CC
86	107-910-006	10,575		Telecommunications facility (S)	Emergency Communications Facilities	CC
87	107-910-007	10,529		Large family day care home (P); Small family day care home (E); Child care center, Residential (MCUP)	Family Day Care Homes (≤14 children)	CC
88	107-910-008	10,482				
89	107-910-009	10,437		Medical services - Extended care (CUP); Medical services - Hospital (CUP)	Hospitals, Health Care Centers, Mental Hospitals, Other Medical Facilities (except doctors offices)	CC
90	107-910-010	11,880				
91	107-910-011	14,306		Farmworker dwelling unit (P); Farmworker housing complex (MCUP); Charitable or philanthropic organization (CUP); Medical services - Clinic (CUP); Music recording studio (CUP)	Hotels, Motels (except conference/assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/ Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC
92	107-910-012	10,240				
93	107-910-013	10,240				
94	107-910-014	10,240				
95	107-910-015	10,496				
96	107-910-016	10,273				
97	107-910-017	13,943				
98	107-910-018	15,594		Conference Center (CUP)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls	CC
99	107-910-019	10,350				
				Community Center (P); Meeting facility, public or private (CUP); Meeting facility, religious (CUP)	Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC

**TABLE 4-8**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 4**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
81	107-910-001	9,727	(8-R-1) Single Family/Minimum Lot Size- 8,000 sq. feet net	Fairgrounds (CUP)	Outdoor Major Assembly Facility (capacity ≥ 1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	I
82	107-910-002	10,800		Sports and outdoor recreation facilities (CUP)	Outdoor Small Assembly Facility (capacity 50 to 299 people): community swimming pools, group camps	CC
83	107-910-003	10,714				
84	107-910-004	10,668		Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity > 10,000 gallons): oil refineries, chemical plants	I
85	107-910-005	10,622				
86	107-910-006	10,575				
87	107-910-007	10,529		Guesthouse or artist studio (P); Home occupation (P); Monastery (CUP); Residential accessory use or structure (P); Residential second unit (P)	Residential, >4.0, ≤8.0 d.u./acre	CC
88	107-910-008	10,482				
89	107-910-009	10,437				
90	107-910-010	11,880		Mobile Home Park (CUP)	Residential, >8.0, ≤13.0 d.u./acre	CC
91	107-910-011	14,306				
92	107-910-012	10,240		Drive-through facility, accessory to permitted use (CUP)	Small Eating/Drinking Establishments in free-standing building (capacity <50 people)	CC
93	107-910-013	10,240				
94	107-910-014	10,240				
95	107-910-015	10,496				
96	107-910-016	10,273				
97	107-910-017	13,943				
98	107-910-018	15,594				
99	107-910-019	10,350				

**TABLE 4-8**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 4**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
100	107-910-020	10,350	(8-R-1) Single Family/Minimum Lot Size- 8,000 sq. feet net	Library (CUP); Museum (CUP); School (CUP); Day care center, Non-residential (MCUP)	Children Schools, K – 12 Day Care Centers (>14 children)	CC
101	107-910-021	10,424				
102	107-910-022	15,692		School - Business, professional or trade (CUP)	Colleges and Universities	CC
103	107-910-023	10,214				
104	107-910-024	10,212		Special care home, 7 or more clients (MCUP)	Congregate Care Facilities (>5 clients): nursing homes, assisted living facilities	CC
105	107-910-025	10,212		Telecommunications facility (S)	Emergency Communications Facilities	CC
106	107-910-026	10,212				
107	107-910-027	22,462		Large family day care home (P); Small family day care home (E); Child care center, Residential (MCUP)	Family Day Care Homes (≤14 children)	CC
108	107-910-028	13,125				
109	107-910-029	15,708		Medical services - Extended care (CUP); Medical services - Hospital (CUP)	Hospitals, Health Care Centers, Mental Hospitals, Other Medical Facilities (except doctors offices)	CC
110	107-910-030	15,658				
111	107-910-031	14,325		Farmworker dwelling unit (P); Farmworker housing complex (MCUP); Charitable or philanthropic organization (CUP); Medical services - Clinic (CUP); Music recording studio (CUP)	Hotels, Motels (except conference/assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/ Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC
				Conference Center (CUP)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls	CC
				Community Center (P); Meeting facility, public or private (CUP); Meeting facility, religious (CUP)	Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC

**TABLE 4-8**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 4**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
100	107-910-020	10,350	(8-R-1) Single Family/Minimum Lot Size- 8,000 sq. feet net	Fairgrounds (CUP)	Outdoor Major Assembly Facility (capacity≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	I
101	107-910-021	10,424				
102	107-910-022	15,692		Sports and outdoor recreation facilities (CUP)	Outdoor Small Assembly Facility (capacity 50 to 299 people): community swimming pools, group camps	CC
103	107-910-023	10,214				
104	107-910-024	10,212		Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	I
105	107-910-025	10,212				
106	107-910-026	10,212				
107	107-910-027	22,462		Guesthouse or artist studio (P); Home occupation (P); Monastery (CUP); Residential accessory use or structure (P); Residential second unit (P)	Residential, >4.0, ≤8.0 d.u./acre	CC
108	107-910-028	13,125				
109	107-910-029	15,708				
110	107-910-030	15,658		Mobile Home Park (CUP)	Residential, >8.0, ≤13.0 d.u./acre	CC
111 (cont.)	107-910-031	14,325		Drive-through facility, accessory to permitted use (CUP)	Small Eating/Drinking Establishments in free-standing building (capacity <50 people)	CC
123	111-030-018	297,758	(M-2) General Industry	Library, museum (CUP); School (CUP); Day care center, Non-residential (MCUP);	Children Schools, K – 12; Day Care Centers (>14 children)	CC
				School - Business, professional or trade (CUP)	Colleges and Universities	CC
				Medical services - Extended care (CUP); Medical services - Hospital (CUP)	Hospitals, Health Care Centers, Mental Hospitals, Other Medical Facilities (except doctors offices)	CC
				Conference center (CUP)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls	CC
				Meeting facility, public or private (CUP); Meeting facility, religious (CUP)	Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC

**TABLE 4-8**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 4**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
123 (cont.)	111-030-018	297,758	(M-2) General Industry	Laboratory - Medical, analytical, research and development (P); Music recording studio (CUP); Medical services - Clinic (CUP); Office - Accessory (P); Charitable or philanthropic organization (CUP); Music recording studio (CUP);	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments;	CC
				Chemical product manufacturing (CUP); Oil and gas uses (S); Explosives, fireworks, and ordinance manufacturing (CUP); Oil refining (CUP); Petroleum product storage and distribution (P); Pipeline - Oil or gas (P)	Processing and Above Ground Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >60,000 gallons): oil refineries, chemical plants	I
				Fairgrounds (CUP)	Outdoor Major Assembly Facility (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	I
				Sports and outdoor recreation facilities (CUP)	Outdoor Small Assembly Facility (capacity 50 to 299 people): community swimming pools, group camps	CC

**TABLE 4-8**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 4**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
123 (cont.)	111-030-018	297,758	(M-2) General Industry	Appliance manufacturing (P); Bakery and baked goods production and distribution (P); Business machine manufacturing and assembly (P); Ceramic product manufacturing (P); Cosmetic and pharmaceutical manufacturing (P); Electronics assembly (P); Electronics equipment manufacturing (P); Fertilizer plant (CUP); Fish cannery (CUP); Food and beverage product manufacturing (P); Foundry (P); Furniture/fixtures manufacturing, cabinet shops (P); Handcraft industry, small scale manufacturing (P); Lumber and wood product manufacturing (CUP); Merchandise manufacturing (P); Metal products fabrication, machine and welding shops (P); Motor vehicle and transportation equipment manufacturing (P); Paving and roofing material manufacturing (CUP); Precision machine shop (P); Primary metal industries (CUP); Printing and publishing (P); Research and development (P); Sign fabrication and painting shop (P); Stone and cut stone products (CUP); Tannery (CUP)	Manufacturing, Research & Development	CC
43	107-250-023	1,732,359	(REC) Recreation	Library, museum (CUP); School (CUP); Day care center, Non-residential (MCUP)	Children Schools, K – 12 Day Care Centers (>14 children)	CC
44	107-250-024	34,780		School - Business, professional or trade (CUP)	Colleges and Universities	CC
				Telecommunications facility (S)	Emergency Communications Facilities	CC
				Large family day care home (P); Small family day care home (E); Day care center, Residential (MCUP)	Family Day Care Homes (≤14 children)	CC
				Medical services - Extended care (CUP); Medical services - Hospital (CUP)	Hospitals, Health Care Centers, Mental Hospitals, Other Medical Facilities (except doctors offices)	CC



**TABLE 4-8**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 4**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
43	107-250-023	1,732,359	(REC) Recreation	Medical services - Clinic (CUP); Charitable or philanthropic organization (CUP); Music recording studio (CUP)	Hotels, Motels (except conference/assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/ Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments	CC
44 (cont.)	107-250-024	34,780		Conference center (CUP)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls	CC
				Meeting facility, public or private (CUP); Meeting facility, religious (CUP)	Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC
				Fairgrounds (CUP); Zoo (CUP)	Outdoor Major Assembly Facility (capacity ≥ 1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	I
				Sports and outdoor recreation facilities (CUP)	Outdoor Small Assembly Facility (capacity 50 to 299 people): community swimming pools, group camps	CC
				Oil and gas uses (S); Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	I
				Drive-through facility (CUP); Restaurant, café, coffee shop - Accessory to recreation use (CUP); Drive-through facility, accessory (CUP)	Small Eating/Drinking Establishments in free-standing building (capacity <50 people)	CC

**TABLE 4-8**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 4**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
NOTES:						
1	I: Incompatible Land Use					
2	CC: Conditionally Compatible Land Use					
3	(P): Permitted					
4	(CUP): Conditional Use Permit					
5	(MCUP): Minor Conditional Use Permit					
6	(S): Permit determined by Specific Use Regulations					
SOURCE: Santa Barbara County Land Use Development Code, 2011, 2017; Orcutt Community Plan, 1997, 2004.						

#### **4.3.2.6        Safety Zone 6**

All or parts of 95 parcels are located in Safety Zone 6. There are no incompatible uses in Safety Zone 6. **Table 4-9** identifies the two land uses that are currently permitted or conditionally permitted in the zoning districts in Safety Zone 6 that are considered conditionally compatible under the Draft ALUCP. These two land uses are “fairgrounds” and “pipelines.” In addition, “oil and gas uses,” “explosives, fireworks, and ordinance manufacturing,” “oil refining,” and “petroleum product storage and distribution” are permissible uses in the (M-2) General Industry zoning district that are considered conditionally compatible in Safety Zone 6 under the Draft ALUCP. Per the compatibility criteria in the Draft ALUCP, “fairgrounds” would be considered a compatible use if the facility included fixed seating for no more than 1,000 people. “Pipelines” and the other uses considered conditionally compatible so long as these uses were in compliance with all federal, state, and local standards. In addition, permitting agencies shall evaluate need for special measures to minimize hazards if facility struck by aircraft. As these conditions are minimal and as regards those uses involving hazardous substances, required by law, there is no potential for displacement in Safety Zone 6.

**TABLE 4-9**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 6**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
1	103-021-003	39,170	(10-R-1) Single Family/Minimum Lot Size- 10,000 sq. feet net	Fairgrounds (CUP)	Outdoor Major Assembly Facility (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	CC
2	103-021-005	49,221				
3	103-041-013	45,746				
4	103-041-014	24,951				
5	103-041-019	115,867				
6	103-080-004	13,900				
7	103-080-006	22,713				
12	107-031-015	129,781		Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
13	107-031-052	14,007				
20	107-161-003	128,055				
33	107-210-035	17,793				
34	107-210-036	5,458				
50	107-281-039	31,364				
51	107-290-006	31,605				
54	107-400-041	11,235		Telecommunications facility (S)	Emergency Communications Facilities	CC
55	107-400-042	11,102				
56	107-400-043	11,266				
63	107-660-015	20,340				
181	111-391-020	383,912				
182	111-391-021	140,836				

**TABLE 4-9**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 6**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
116	109-182-015	16,907	(15-R-1) Single Family/Minimum Lot Size- 15,000 sq. feet net	Fairgrounds (CUP)	Outdoor Major Assembly Facility (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	CC
				Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
				Telecommunications facility (S)	Emergency Communications Facilities	CC
158	111-251-001	167,093	(1-E-1) Single Family/Minimum Lot Size- 1 Acre gross	Fairgrounds (CUP)	Outdoor Major Assembly Facility (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	CC
159	111-251-002	104,348				
160	111-251-003	101,104				
161	111-251-012	85,175				
162	111-251-018	46,957		Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
163	111-251-023	43,945				
165	111-251-046	89,740				
196	111-490-040	44,526				
197	111-570-001	20,800		Telecommunications facility (S)	Emergency Communications Facilities	CC
202	111-670-021	35,454				
203	111-670-023	110,931				
204	111-670-025	86,944				

**TABLE 4-9**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 6**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
164	111-251-034	73,419	(20-R-1) Single Family/Minimum Lot Size- 20,000 sq. feet net	Fairgrounds (CUP)	Outdoor Major Assembly Facility (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	CC
				Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
				Telecommunications facility (S)	Emergency Communications Facilities	CC
8	105-010-029	126,627	(3-E-1) Single Family/Minimum Lot Size- 3 Acres gross	Fairgrounds (CUP)	Outdoor Major Assembly Facility (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	CC
10	105-010-078	50,530		Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
9	105-010-039	200,299		Telecommunications facility (S)	Emergency Communications Facilities	CC

**TABLE 4-9**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 6**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
15	107-070-017	45,670	(7-R-1) Single Family/Minimum Lot Size- 7,000 sq. feet net	Fairgrounds (CUP)	Outdoor Major Assembly Facility (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	CC
16	107-070-043	15,911				
47	107-270-053	2,302				
48	107-270-054	7,337		Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
49	107-270-056	17,513				
193	111-420-021	23,469		Telecommunications facility (S)	Emergency Communications Facilities	CC
28	107-180-001	87,091	(8-R-1) Single Family/Minimum Lot Size- 8,000 sq. feet net	Fairgrounds (CUP)	Outdoor Major Assembly Facility (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	CC
29	107-180-028	26,311				
53	107-362-013	90,043				
67	107-890-003	7,108		Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
68	107-890-004	10,240				
69	107-890-005	10,237				
70	107-890-006	11,779				
71	107-890-007	11,776		Telecommunications facility (S)	Emergency Communications Facilities	CC
72	107-890-008	11,776				
73	107-890-009	10,752				
74	107-890-010	9,911				
115	109-040-001	55,207				

**TABLE 4-9**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 6**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
121	111-020-016	3,387,839	(AG-II-100) Agriculture II/Minimum Lot Size-100 Acres gross	Oil and gas uses (S); Pipeline – oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
206	113-240-006	2,566,257		Telecommunications facility (S)	Emergency Communications Facilities	CC
39	107-250-019	98,689	(C-2) Retail Commercial	Telecommunications facility (S)	Emergency Communications Facilities	CC
40	107-250-020	78,944				
41	107-250-021	99,904				
42	107-250-022	1,015,828				
117	109-200-037	39,127				
149	111-220-015	276,864		Fairgrounds (CUP)	Outdoor Major Assembly Facility (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	CC
				Oil and gas uses (S); Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC



**TABLE 4-9**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 6**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
146	111-120-002	45,973	(C-3) General Commercial	Telecommunications facility (S)	Emergency Communications Facilities	CC
				Fairgrounds (CUP)	Outdoor Major Assembly Facility (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	CC
				Oil and gas uses (CUP); Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
11	107-011-028	35,603	(CN) Neighborhood Commercial	Fairgrounds (CUP)	Outdoor Major Assembly Facility (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	CC
				Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
143	111-110-016	35,157	(DR-12.3) Design Residential 12.3 units/acre gross	Fairgrounds (CUP)	Outdoor Major Assembly Facility (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	CC
				Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
				Telecommunications facility (S)	Emergency Communications Facilities	CC

**TABLE 4-9**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 6**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
38	107-250-017	15,831	(DR-3.3) Design Residential 3.3 units/acre gross	Fairgrounds (CUP)	Outdoor Major Assembly Facility (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	CC
52	107-321-013	201,380				
57	107-470-002	142,261				
60	107-560-033	114,766		Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
64	107-770-027	16,482		Telecommunications facility (S)	Emergency Communications Facilities	CC
30	107-200-014	124,242	(DR-4.6) Design Residential 4.6 units/acre gross	Fairgrounds (CUP)	Outdoor Major Assembly Facility (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	CC
31	107-200-020	136,779				
32	107-200-022	91,961				
142	111-110-009	21,800		Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
				Telecommunications facility (S)	Emergency Communications Facilities	CC
37	107-250-014	86,470	(DR-6) Design Residential 6 units/acre gross	Fairgrounds (CUP)	Outdoor Major Assembly Facility (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	CC
				Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
				Telecommunications facility (S)	Emergency Communications Facilities	CC

**TABLE 4-9**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 6**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
144	111-110-020	21,156	(DR-8) Design Residential 8 units/ acre gross	Fairgrounds (CUP)	Outdoor Major Assembly Facility (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	CC
145	111-110-021	42,172		Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
				Telecommunications facility (S)	Emergency Communications Facilities	CC
123	111-030-018	87,689	(M-2) General Industry	Oil and gas uses (S); Explosives, fireworks, and ordinance manufacturing (CUP); Oil refining (CUP); Petroleum product storage and distribution (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
				Fairgrounds (CUP)	Outdoor Major Assembly Facility (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	CC
				Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
				Telecommunications facility (S)	Emergency Communications Facilities	CC

**TABLE 4-9**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 6**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
79	107-890-019	92,820	(MR-O) Multi-Family Residential-Orcutt/20 units per acre, 8.0 net acres for Key Site 3, 10.6 net acres for Key Site 30	Telecommunications facility (S)	Emergency Communications Facilities	CC
80	107-890-020	24,787				
18	107-101-006	405,899	(PI) Professional and Institutional	Fairgrounds (CUP)	Outdoor Major Assembly Facility (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	CC
				Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
				Telecommunications facility (S)	Emergency Communications Facilities	CC
43	107-250-023	109,912	(REC) Recreation	Telecommunications facility (S)	Emergency Communications Facilities	CC
44	107-250-024	58,459				
180	111-300-027	134,198		Fairgrounds (CUP); Zoo (CUP)	Outdoor Major Assembly Facility (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	CC
				Oil and gas uses (S); Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC

**TABLE 4-9**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 6**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
155	111-240-001	215,034	(RR-20) Residential Ranchette /Minimum Lot Size 20 Acres gross	Oil and gas uses (S)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
156	111-240-022	422,728				
157	111-240-030	4,590,474				
150	111-220-022	5,786,820		Fairgrounds (CUP)	Outdoor Major Assembly Facility (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	CC
				Telecommunications facility (S)	Emergency Communications Facilities	CC
65	107-820-056	45,920	(SLP) Small Lot Planned Development/Minimum Lot Size 4,000 sq. feet net/7 units per acre	Fairgrounds (CUP)	Outdoor Major Assembly Facility (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	CC
66	107-850-039	56,506				
75	107-890-015	1,148				
76	107-890-016	4,671		Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
77	107-890-017	7,588				
78	107-890-018	14,542		Telecommunications facility (S)	Emergency Communications Facilities	CC

## NOTES:

- 1 I: Incompatible Land Use
- 2 CC: Conditionally Compatible Land Use
- 3 (P): Permitted
- 4 (CUP): Conditional Use Permit
- 5 (MCUP): Minor Conditional Use Permit
- 6 (S): Permit determined by Specific Use Regulations

SOURCE: Santa Barbara County Land Use Development Code, 2011, 2017; Orcutt Community Plan, 1997, 2004.

# CHAPTER 5

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## Displacement Analysis Summary

### 5.1 Residential Displacement

The results of the analysis indicates that there would be no displacement of residential land uses in the city of Santa Maria or unincorporated Santa Barbara County under the safety policies and compatibility criteria in the Draft ALUCP.

There is no potential for residential displacement in either the city of Santa Maria or unincorporated Santa Barbara County due to the noise policies and compatibility criteria in the Draft ALUCP.

### 5.2 Non-Residential Displacement

In the city of Santa Maria, there is potential for displacement of non-residential uses on 24 parcels (Parcels 126, 130, 131, 151, 152, 153, 167, 168, 173, 174, 175, 177, 179, 207, 212, 213, 214, 221, 223, 224, 225, 226, 227, and 228) in Safety Zones 2,3, and 4. Displacement in Safety Zone 2 would affect three land uses. In Safety Zone 2, several uses ranging from “child daycare facilities” to “pipelines” would be displaced from Parcels 153 and 179.

In Safety Zone 3, two uses, “pipelines” and “uses involving the storage or handling of explosive materials, the storage or handling of blasting agents, or the storage or handling of flammable liquids in aboveground tanks,” would be displaced from Parcels 151, 152, 153, 173, 174, 175, and 177.

In Safety Zone 4, several uses ranging from “pipelines” to “uses involving the storage or handling of explosive materials, the storage or handling of blasting agents, or the storage or handling of flammable liquids in aboveground tanks” would be displaced from Parcels 126, 130, 131, 167, 168, 207, 212, 213, 214, 221, 223, 224, 225, 226, 227, and 228.

In unincorporated Santa Barbara County, potential displacement is limited to two parcels in Safety Zone 3. Fairgrounds and oil and gas uses would be displaced from Parcel 150 and fairgrounds and pipelines would be displaced from Parcel 19. There is no potential for displacement in Safety Zones 1, 2, 4, 5, or 6.

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## **APPENDIX A**

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### Santa Barbara County Draft ALUCP Noise and Safety Compatibility Criteria Tables





Table III-2

## Rural Noise Compatibility Criteria

Land Use Category		Exterior Noise Exposure (dB CNEL)					
		50–55	55–60	60–65 <sup>1</sup>	65–70 <sup>1</sup>	70–75 <sup>1</sup>	75–80 <sup>1</sup>
<b>Agricultural, Recreational, and Animal-Related</b>							
outdoor amphitheaters	C	CC	I	I	I	I	I
zoos; animal shelters; children-oriented neighborhood parks; playgrounds; interactive nature exhibits	C	C	CC	I	I	I	I
regional parks; athletic fields; golf courses; outdoor spectator sports; water recreation facilities; horse stables	C	C	C	CC	I	I	I
nature preserves; wildlife preserves; livestock breeding or farming	C	CC	CC	CC	CC	CC	I
agriculture (except residences and livestock); fishing	C	C	C	C	C	C	CC
<b>Residential, Lodging, and Care</b>							
residential (including single-family, multi-family, and mobile homes)	C	C	I	I	I	I	I
residential hotels; retirement homes	C	C	CC 45	I	I	I	I
hospitals; nursing homes; intermediate care facilities	C	C	CC 45	CC 45	I	I	I
hotels; motels; other transient lodging	C	C	CC 45	CC 45	I	I	I
<b>Public</b>							
schools; libraries	C	C	CC 45	I	I	I	I
auditoriums; concert halls; indoor arenas places of worship; cemeteries	C	C	CC 45	CC 45	I	I	I
<b>Commercial and Industrial</b>							
office buildings; office areas of industrial facilities; medical clinics; clinical laboratories	C	C	C	CC 50	CC 50	I	I
commercial – retail; shopping centers restaurants; movie theaters	C	C	C	C	CC 50	I	I
commercial – wholesale; research & development	C	C	C	C	C	CC	CC
extractive industry; industrial; manufacturing; utilities; public rights-of-way	C	C	C	C	C	CC	CC
<b>Land Use</b>	<b>Acceptability</b>	<b>Interpretation/Comments</b>					
C	Compatible	<i>Indoor Uses:</i> Standard construction methods will sufficiently attenuate exterior noise to an acceptable indoor community noise equivalent level (CNEL) <i>Outdoor Uses:</i> Activities associated with the land use may be carried out with essentially no interference from aircraft noise					
CC 45	Conditionally Compatible	<i>Indoor Uses:</i> Building structure must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice <i>Outdoor Uses:</i> CNEL is acceptable for outdoor activities, although some noise interference may occur; caution should be exercised with regard to noise-sensitive uses					
I	Incompatible	<i>Indoor Uses:</i> Unacceptable noise interference if window are open; at exposures above 65 dB CNEL, extensive mitigation techniques required to make the indoor environment acceptable for performance of activities <i>Outdoor Uses:</i> Severe noise interference makes outdoor activities unacceptable					

Notes:

- 1 An aviation easement is required for properties within the 60 dB CNEL or greater noise contour (consistent with Section 2.11.3 (a)(3)).

Table III-5

## Rural Safety Compatibility Policies

Land Use Types / Typical Uses Note: Multiple categories may apply to a land use action	Safety Zone						Criteria for Conditionally Compatible (Yellow) Uses (in addition to Maximum Nonresidential Intensity and Lot Coverage limits)
	1	2	3	4	5	6	
<b>Maximum Nonresidential Intensity</b> (People/Acre)	10	60	120	150	150	no limit	
<b>Maximum Lot Coverage</b>	0%	50%	60%	70%	70%	100%	
<b>Residential Uses</b>							
Residential, ,0, ≤4.0 d.u./acre	I	CC	C	C	CC	C	2, 5: Portions of parcel including accessory bldgs can be in Zone 2 or 5, but dwelling must be outside these zones
Residential, >4.0, ≤8.0 d.u./ acre	I	I	CC	CC	I	C	3, 4: If project site size ≥10 acres, buildings to be clustered to provide maximum open land
Residential, >8.0, ≤20.0 d.u./acre; Residential, >20.0 d.u./acre	I	I	I	I	I	C	
<b>Assembly Facilities (≥50 people)</b>							
Indoor Major Assembly Room (capacity ≥1,000 people): major sports arenas, concert halls	I	I	I	CC	I	CC	4, 6: Allowed only if site outside zone would not serve intended function
Outdoor Major Assembly Place (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	I	I	I	I	I	CC	6: Allowed only if site outside zone would not serve intended function
Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls; Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	I	I	CC	CC	I	C	
Outdoor Large Assembly Space (capacity 300 to 999 people); Outdoor Small Assembly Space (capacity 50 to 299 people): community swimming pools, group camps	I	I	CC	CC	I	C	3, 4: Allowed only if site outside zone would not serve intended function
<b>Office, Commercial, Service, and Lodging Uses</b>							
Large Eating/Drinking Establishments in free-standing building (cap'y >300 people)	I	I	CC	CC	I	C	
Mid-Size Eating/Drinking Establishments in free-standing bldg (cap'y 50 to 299 people); Office Buildings: professional services, financial, civic )	I	CC	CC	CC	CC	C	
Small Eating/Drinking Establishments in free-standing building (capacity <50 people)	I	CC	C	C	C	C	2: Maximum bldg size ≤2,500 s.f.
Retail Shopping Centers with mixture of uses including restaurants	I	CC	CC	CC	CC	C	2: No rooms with capacity ≥50 people 3, 5: No rooms with cap'y ≥300 people
Hotels, Motels (except conference/ assembly facilities); Retail Stores, no Restaurants	I	CC	C	C	CC	C	
Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy eqpt, nurseries, lumber yards, boat yards; Misc. Service Uses: car washes, barbers, animal kennels, print shops	I	CC	C	C	C	C	

Table III-5 Continued

## Rural Safety Compatibility Policies

Land Use Types / Typical Uses Note: Multiple categories may apply to a land use action	Safety Zone						Criteria for Conditionally Compatible (Yellow) Uses (in addition to Maximum Nonresidential Intensity and Lot Coverage limits)
	1	2	3	4	5	6	
<b>Maximum Nonresidential Intensity</b> (People/Acre)	10	60	120	150	150	no limit	
<b>Maximum Lot Coverage</b>	0%	50%	60%	70%	70%	100%	
<b>Office, Commercial, Service, and Lodging Uses</b>							
Bed & Breakfast Establishments; Low-Hazard Storage: mini-storage, greenhouses	I	C	C	C	C	C	
<b>Industrial, Manufacturing, and Warehouse Uses</b>							
Processing and Above-Ground Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >60,000 gallons): oil refineries, chemical plants	I	I	I	I	I	CC	6: Allowed only if site outside zone would not serve intended function
Manufacturing, Research & Development	I	CC	CC	CC	CC	C	
Industrial Outdoor Storage, except hazardous uses: public works yards, auto wrecking yards	I	C	C	C	C	C	1: No structures; not in Object Free Area
Auto, Aircraft, Marine Repair Services; Distribution Facilities; Gas Stations and Repair Garages; Warehouses	I	C	C	C	C	C	
<b>Educational and Institutional Uses</b>							
Colleges and Universities	I	I	CC	CC	I	C	3, 4: Evaluate individual component uses
Children Schools, K – 12; Day Care Centers (>14 children)	I	I	CC	CC	I	C	3, 4: No new school sites or land acquisition; bldg replacement/expansion allowed for existing schools; no rooms with capacity ≥50 people
Family Day Care Homes (≤14 children)	I	I	CC	C	I	C	3: Allowed only in existing residential areas
Hospitals, Health Care Centers	I	I	CC	CC	I	C	3, 4: No new sites or land acquisition;
Congregate Care Facilities (>5 clients): nursing homes, assisted living facilities	I	I	CC	C	I	C	
Emergency Services Facilities: police stations (except jails), fire stations	I	I	CC	CC	CC	C	3 - 5: Allowed only if risks can be adequately mitigated
Inmate Facilities: prisons, reformatories, mental hospitals	I	I	CC	CC	I	C	3, 4: Allowed only if site outside zone would not serve intended function
<b>Transportation, Communication, and Utilities</b>							
Airport and Truck Terminals; Antenna Farms; Automobile Parking Structures; Small Transportation Hubs: bus stops; Wind Turbines	I	C	C	C	C	C	

### Table III-5 Continued

## Rural Safety Compatibility Policies

Land Use Types / Typical Uses	Safety Zone						Criteria for Conditionally Compatible
Note: Multiple categories may apply to a land use action	1	2	3	4	5	6	<b>(Yellow) Uses</b> (in addition to Maximum Nonresidential Intensity and Lot Coverage limits)
<b>Maximum Nonresidential Intensity</b> (People/Acre)	10	60	120	150	150	no limit	
<b>Maximum Lot Coverage</b>	0%	50%	60%	70%	70%	100%	
<b>Transportation, Communication, and Utilities</b>							
Electrical Substations; Transportation Terminals: rail, bus	I	CC	C	C	CC	C	2, 5: Allowed only if site outside zone would not serve intended function
Aircraft Storage; Automobile Parking Surface Lots; Public Transit Lines Railroads; Street, Highway Rights-of-Way;	I	C	C	C	C	C	1: Not allowed in Object Free Area
Power Plants	I	I	CC	CC	I	CC	3, 6: Allowed only if site outside zone would not serve intended function
<b>Agricultural Uses and Uses without Buildings</b>							
Agricultural Buildings: barns, feed lots, stockyards, riding stables, picnic areas; Cemeteries (no places of assembly) and Memorial Parks; Marinas (no group activities); Sanitary Landfills; Sewage Treatment and Disposal Facilities; Wooded Areas: forests, tree farms, orchards;	I	C	C	C	C	C	
Lands with Low or Vegetation: brush lands, deserts, beaches, flood hazard areas, pasture, rangelands, field crops, grain crops, dry farming, vineyards; Non-Group Recreation: golf courses, tennis courts, parks, camp grounds	I	C	C	C	C	C	1: Not allowed in Object Free Area
Water: rivers, creeks, canals, wetlands, bays, lakes, reservoirs	CC	C	C	C	C	C	1: Not allowed in Runway Safety Area
Large Group Recreation: team athletic fields	I	I	CC	C	I	C	3: Allowed only in existing residential areas
Shooting Ranges	I	I	C	C	I	C	
<b>Legend</b>							
<b>Land Use</b>	<b>Acceptability</b>	<b>Interpretation/Comments</b>					
I	Incompatible	Use should not be permitted under any circumstances					
CC	Conditionally Compatible	Use is acceptable if indicated conditions are met					
C	Compatible	Use is acceptable without safety-related conditions (noise, airspace protection, and/or overflight limitations may apply)					
** <b>Runway Safety Area (RSA), Object Free Area (OFA):</b> Dimensions are as established by FAA airport design standards for the runway.							

Table 3-1

## Urban Noise Compatibility Criteria

Land Use Category <sup>1</sup>	Exterior Noise Exposure (dB CNEL)				
	55–60	60–65	65–70 <sup>4</sup>	70–75 <sup>4</sup>	75–80 <sup>4</sup>
<b>Note:</b> Multiple categories may apply to a land use action					
<b>Agricultural and Animal-Related</b>					
nature preserves; wildlife preserves; horse stables; livestock breeding or farming	CC A	CC A	CC A	CC A	I
zoos; animal shelters/kennels; interactive nature exhibits	C	CC A	I	I	I
agriculture (except residences and livestock); greenhouses; fishing	C	C	C	C	CC A
<b>Recreational</b>					
children-oriented neighborhood parks; playgrounds	C	CC A	I	I	I
campgrounds; recreational vehicle/motor home parks	C	C	I	I	I
community parks; regional parks; golf courses; tennis courts; athletic fields; outdoor spectator sports; fairgrounds; water recreation facilities	C	C	CC A	I	I
recreation buildings; gymnasiums; club houses; athletic clubs; dance studios	C	C	CC 50	CC 50	I
<b>Public</b>					
outdoor amphitheaters	CC A	CC A	I	I	I
children's schools (K-12); day care centers (>14 children); libraries	C	CC 45	I	I	I
auditoriums; concert halls; indoor arenas; places of worship; adult schools; colleges; universities <sup>2</sup>	C	CC 45	CC 45	I	I
prisons; reformatories	C	C	CC 50	I	I
public safety facilities (e.g., police, fire stations)	C	C	CC 50	CC 50	I
cemeteries; cemetery chapels; mortuaries	C	C	CC 45 A	CC 45 A	I
<b>Residential, Lodging, and Care</b>					
residential (including single-family, multi-family, and mobile homes); family day care homes (≤14 children); extended-stay hotels; retirement homes; assisted living; hospitals; nursing homes; intermediate care facilities	C	CC 45	I	I	I
hotels; motels; other transient lodging <sup>3</sup>	C	CC 45	CC 45	I	I
<b>Commercial and Industrial</b>					
office buildings; office areas of industrial facilities; medical clinics; clinical laboratories; radio, television, recording studios	C	C	CC 50	CC 50	I
retail sales; eating/drinking establishments; movie theaters; personal services	C	C	CC 50	CC 50 B	I

**Table 3-1 Continued****Urban Noise Compatibility Criteria**

Land Use Category <sup>1</sup>	Exterior Noise Exposure (dB CNEL)				
	55–60	60–65	65–70 <sup>4</sup>	70–75 <sup>4</sup>	75–80 <sup>4</sup>
Note: Multiple categories may apply to a land use action					
wholesale sales; warehouses; mini/other indoor storage; industrial; manufacturing; research & development; auto, marine, other sales & repair services; car washes; gas stations; trucking, transportation terminals	C	C	C	CC 50 D	I
extractive industry; utilities; road, rail rights-of-way; outdoor storage; public works yards; automobile parking; automobile dismantling; solid waste facilities	C	C	C	C	CC 50 D

Land Use Acceptability		Interpretation/Comments
C	Compatible	<i>Indoor Uses:</i> Standard construction methods will sufficiently attenuate exterior noise to an acceptable indoor community noise equivalent level (CNEL) <i>Outdoor Uses:</i> Activities associated with the land use may be carried out with essentially no interference from aircraft noise
CC 45 50	Conditionally Compatible <sup>4</sup>	<i>Indoor Uses:</i> Building structure must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice <i>Outdoor Uses:</i> CNEL is acceptable for outdoor activities, although some noise interference may occur.
CC A B D	Conditionally Compatible <sup>4</sup>	<i>Indoor or Outdoor Uses:</i> A -- Caution should be exercised with regard to noise-sensitive outdoor uses; these uses are likely to be disrupted by aircraft noise events; acceptability is dependent upon characteristics of the specific use <sup>5</sup> B -- Outdoor dining or gathering places incompatible above 70 dB CNEL D-- Sound attenuation must be provided for associated office, retail, and other noise-sensitive indoor spaces sufficient to reduce exterior noise to an interior maximum of 50 dB CNEL
I	Incompatible	Use is not compatible under any circumstances.

## Notes:

- 1 Land uses not specifically listed shall be evaluated, as determined by the ALUC, using the criteria for similar uses.
- 2 Applies only to classrooms, offices, and related indoor uses. Laboratory facilities, gymnasiums, outdoor athletic facilities, and other uses to be evaluated as indicated for those land use categories.
- 3 Lodging intended for stays by an individual person of no more than 25 days consecutively and no more than 90 days total per year; facilities for longer stays are in the extended- stay hotel category.
- 4 An aviation easement is required for properties within the 65 dB CNEL or greater noise contour (consistent with Section 2.11.3 (a)(3)).
- 5 Noise-sensitive land uses are ones for which the associated primary activities, whether indoor or outdoor, are susceptible to disruption by loud noise events. The most common types of noise-sensitive land uses include, but are not limited to, the following: residential, hospitals, nursing facilities, intermediate care facilities, educational facilities, libraries, museums, places of worship, child-care facilities, and certain types of passive recreational parks and open space.

Table 3-4

## Urban Safety Compatibility Criteria

Land Use Types / Typical Uses	Safety Zone						Criteria for Conditionally Compatible (Yellow) Uses
	1	2	3	4	5	6	
• Multiple land use categories and compatibility criteria may apply to a land use action							
<b>Maximum Intensity (People/Acre – sitewide average)</b> Nonresidential Development	0	60	100	100	150	No limit	• Maximum Intensity and Lot Coverage limits apply to all conditionally compatible uses • Numbers below refer to zones in which additional specified conditions (i.e., those beyond the maximum intensity and lot coverage limits) are applicable
<b>Intensity with Risk Reduction (People/Acre – sitewide average)</b> Nonresidential Development <sup>2</sup>	n/a	75-90	150-200	150-200	225-300	No limit	
<b>Maximum Lot Coverage (Bldg footprint/site size)</b> Applicable to all Conditionally Compatible Development	0%	50%	60%	70%	70%	100%	
<b>Residential Uses</b>							
Residential, 0, ≤4.0 d.u./acre	I	CC	C	C	CC	C	2, 5: Portions of parcel including accessory buildings can be in Zone 2 or 5, but dwelling must be outside these zones
Residential, >4.0, ≤8.0 d.u./ acre	I	I	CC	CC	I	C	3, 4: 10% of site must meet "open land" criteria; maximum allowable density in any single acre limited to 20.0 d.u./ac. in Zone 3, 25.0 d.u./ac. in Zone 4
Residential, >8.0, ≤13.0 d.u./acre	I	I	CC	CC	I	C	3, 4: 15% of site must meet "open land" criteria; maximum allowable density in any single acre limited to 20.0 d.u./ac. in Zone 3, 25.0 d.u./ac. in Zone 4
Residential, >13.0, ≤16.0 d.u./acre	I	I	CC	CC	I	C	3, 4: 15% of site must meet "open land" criteria; this density permitted only on sites or parts of sites located within 0.25 mile of a 4-lane divided highway, golf course, or other public land qualifying as "open land;" utility lines on site and along perimeter must be underground or placed underground in conjunction with project; maximum allowable density in any single acre limited to 20.0 d.u./ac. in Zone 3, 25.0 d.u./ac. in Zone 4
Residential, >16.0 d.u./acre, ≤20.0 d.u./acre	I	I	I	CC	I	C	4: Same conditions as for >13.0, ≤16.0 d.u./acre residential land use category
Residential, >20.0 d.u./acre	I	I	I	I	I	C	
<b>Assembly Facilities (≥50 people)</b>							
Indoor Major Assembly Room (capacity ≥1,000 people): major sports arenas, concert halls	I	I	I	I	I	CC	6: Enhanced exiting capabilities required
Outdoor Major Assembly Facility (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	I	I	I	I	I	CC	6: No fixed seating with capacity ≥1,000 people; 1 additional exit/1,000 people in enclosed areas
Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls	I	I	CC	CC	I	C	
Outdoor Large Assembly Facility (capacity 300 to 999 people)	I	I	I	CC	I	C	4: No fixed seating with capacity ≥300 people; 1 additional exit required in enclosed areas



Table 3-4 Continued

## Urban Safety Compatibility Criteria

Land Use Types / Typical Uses	Safety Zone						Criteria for Conditionally Compatible (Yellow) Uses
	1	2	3	4	5	6	
<ul style="list-style-type: none"> <li>Multiple land use categories and compatibility criteria may apply to a land use action</li> </ul>							
<b>Maximum Intensity (People/Acre – sitewide average)</b> Nonresidential development	0	60	100	100	150	No limit	<ul style="list-style-type: none"> <li>Maximum Intensity and Lot Coverage limits apply to all conditionally compatible uses</li> <li>Numbers below refer to zones in which additional specified conditions (i.e., those beyond the maximum intensity and lot coverage limits) are applicable</li> </ul>
<b>Intensity with Risk Reduction (People/Acre – sitewide average)</b> Nonresidential development <sup>2</sup>	n/a	75-90	150-200	150-200	225-300	No limit	
<b>Maximum Lot Coverage (Bldg footprint/site size)</b> Applicable to all conditional development	0%	50%	60%	70%	70%	100%	
Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	I	CC	CC	CC	CC	C	
Outdoor Small Assembly Facility (capacity 50 to 299 people): community swimming pools, group camps	I	I	CC	CC	I	C	3: No fixed seating with capacity ≥240 people
<b>Office, Commercial, Service, and Lodging Uses</b>							
Large Eating/Drinking Establishments in free-standing building (capacity ≥300 people)	I	I	CC	CC	I	C	
Small Eating/Drinking Establishments in free-standing building (capacity <50 people)	I	CC	CC	CC	CC	C	2: Building size limited to 3,000 s.f.
Community/Neighborhood Shopping Centers <300,000 s.f. with mixture of uses including eating/drinking establishments; Regional Shopping Centers ≥300,000 s.f. with mixture of uses including eating/drinking establishments	I	CC	CC	CC	CC	C	2: Max. 3,000 s.f. devoted to eating/drinking uses 2, 5: No space with capacity ≥300 people; auto parking preferred
Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments;	I	CC	CC	CC	CC	C	
Low-Hazard Storage: mini-storage, greenhouses	I	C	C	C	C	C	
Misc. Service Uses: car washes, barbers, animal kennels, print shops	I	CC	C	C	C	C	
Bed & Breakfast Establishments	I	CC	CC	CC	CC	C	2: Maximum 5 rooms
<b>Industrial, Manufacturing, and Warehouse Uses</b>							
Processing and Above Ground Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >60,000 gallons): oil refineries, chemical plants	I	I	I	I	I	CC	6: Must comply with all federal, State, and local standards; permitting agencies shall evaluate need for special measures to minimize hazards if facility struck by aircraft
Storage or Use of Hazardous (flammable, explosive, corrosive, or toxic) Materials	I	CC	CC	CC	CC	C	

Table 3-4 Continued

## Urban Safety Compatibility Criteria

Land Use Types / Typical Uses	Safety Zone						Criteria for Conditionally Compatible (Yellow) Uses
	1	2	3	4	5	6	
<ul style="list-style-type: none"> <li>Multiple land use categories and compatibility criteria may apply to a land use action</li> </ul>							
<b>Maximum Intensity (People/Acre – sitewide average)</b> Nonresidential development	0	60	100	100	150	No limit	<ul style="list-style-type: none"> <li>Maximum Intensity and Lot Coverage limits apply to all conditionally compatible uses</li> <li>Numbers below refer to zones in which additional specified conditions (i.e., those beyond the maximum intensity and lot coverage limits) are applicable</li> </ul>
<b>Intensity with Risk Reduction (People/Acre – sitewide average)</b> Nonresidential development <sup>2</sup>	n/a	75-90	150-200	150-200	225-300	No limit	
<b>Maximum Lot Coverage (Bldg footprint/site size)</b> Applicable to all conditional development	0%	50%	60%	70%	70%	100%	
Auto, Aircraft, Marine Repair Services; Gas Stations, Repair Garages; Warehouses, Distribution Facilities	I	C	C	C	C	C	
Manufacturing; Research & Development	I	CC	CC	CC	CC	C	
Industrial Outdoor Storage, except hazardous uses; public works yards, auto wrecking yards	I	C	C	C	C	C	1: No habitable structures (e.g., offices); no development in Object Free Area **
<b>Educational and Institutional Uses</b>							
Colleges and Universities	I	I	CC	CC	I	C	3, 4: Evaluate individual component uses
Children Schools, K – 12 Day Care Centers (>14 children)	I	I	CC	CC	I	C	3, 4: No new school sites or land acquisition; bldg replacement/expansion allowed for existing schools if required by State law; expansion limited to ≤50 students
Family Day Care Homes (≤14 children)	I	I	CC	CC	I	C	3, 4: Allowed only in existing residential areas
Hospitals, Health Care Centers, Mental Hospitals, Other Medical Facilities (except doctors offices)	I	I	CC	CC	I	C	3, 4: No new sites or land acquisition
Congregate Care Facilities (>5 clients): nursing homes, assisted living facilities	I	I	CC	CC	I	C	
Public Emergency Services Facilities: police stations (except jails), fire stations	I	I	CC	CC	C	C	3 - 4: Allowed only if site outside zone would not serve intended public function consistent with statutory requirements
Public Inmate Facilities: prisons, reformatories	I	I	CC	CC	I	C	3, 4: No new sites or land acquisition; building replacement/expansion allowed for existing facilities if required by State law
<b>Transportation, Communication, and Utilities</b>							
Airport Terminals; Automobile Parking Structures; Cell Phone Towers; Small Transportation Hubs: bus stops; Truck Terminals; Truck Storage; Wind Turbines	I	C	C	C	C	C	

Table 3-4 Continued

## Urban Safety Compatibility Criteria

Land Use Types / Typical Uses	Safety Zone						
	1	2	3	4	5	6	
<ul style="list-style-type: none"> <li>Multiple land use categories and compatibility criteria may apply to a land use action</li> </ul>							<b>Criteria for Conditionally Compatible (Yellow) Uses</b> <ul style="list-style-type: none"> <li>Maximum Intensity and Lot Coverage limits apply to all conditionally compatible uses</li> <li>Numbers below refer to zones in which additional specified conditions (i.e., those beyond the maximum intensity and lot coverage limits) are applicable</li> </ul>
<b>Maximum Intensity (People/Acre – sitewide average)</b> Nonresidential development	0	60	100	100	150	No limit	
<b>Intensity with Risk Reduction (People/Acre – sitewide average)</b> Nonresidential development <sup>2</sup>	n/a	75-90	150-200	150-200	225-300	No limit	
<b>Maximum Lot Coverage (Bldg footprint/site size)</b> Applicable to all conditional development	0%	50%	60%	70%	70%	100%	
Transportation Terminals: rail, bus, marine	I	I	C	C	CC	C	5: Allowed only if associated with airport access
Aircraft Storage; Automobile Parking Surface Lots; Street, Highway Rights-of-Way; Railroads; Public Transit Lines	I	C	C	C	C	C	1: Not allowed in Object Free Area **
Power Plants	I	I	CC	CC	I	CC	3, 4, 6: No new sites or land acquisition; modification, replacement, expansion of facilities on existing sites allowed 6: Peaker plants allowed
Electrical Substations	I	I	C	C	I	C	
Emergency Communications Facilities	I	CC	CC	CC	CC	CC	2 - 6: No new sites or land acquisition; modification, replacement, expansion of facilities on existing sites allowed
<b>Agricultural and Other Uses</b>							
Agricultural Lands: pasture, rangelands, field crops, grain crops, dry farming, vineyards; Non-Group Recreation: golf courses, tennis courts, parks, camp grounds, picnic areas	I	C	C	C	C	C	1: Not allowed in Object Free Area **
Agricultural Buildings: barns, feed lots, stockyards, riding stables; Sanitary Landfills; Wastewater Treatment and Disposal Facilities; Wooded Areas: forests, tree farms, orchards;	I	C	C	C	C	C	
Lands with Low or No Vegetation: brush lands, deserts, beaches, flood hazard areas	CC	C	C	C	C	C	1: Subject to FAA standards (in accordance with FAA AC 150/5300-13)
Water: rivers, creeks, canals, wetlands, bays, lakes, reservoirs	CC	C	C	C	C	C	1: Not allowed in Runway Safety Area **
Cemeteries; Marinas; Memorial Parks	I	CC	CC	C	C	C	2, 3: No group activities exceeding usage intensity limits
Large Group Recreation: team athletic fields	I	I	CC	C	I	C	3: Allowed only in existing residential areas
Shooting Ranges	I	I	C	C	I	C	

Table 3-4 Continued

## Urban Safety Compatibility Criteria

Land Use	Acceptability	Interpretation/Comments
<b>C</b>	<i>Compatible</i>	Use is compatible if the basic criteria are met; no additional safety criteria apply (noise, airspace protection, and/or overflight limitations may apply).
<b>CC</b>	<i>Conditionally Compatible</i>	Use is compatible if additional conditionals are met; additionally, the following condition applies to the indicated land uses and safety zones:  A -- This land use is compatible in Safety Zone 2 only if risk reduction features are incorporated into the design of the structure in accordance with Note 2, Risk Reduction Design Features, below. To the maximum extent that the site permits, buildings associated with this use should be situated outside of Safety Zone 2 and the Safety Zone 2 portion devoted primarily to automobile parking, circulation, landscaping, or other low-intensity functions.
<b>I</b>	<i>Incompatible</i>	Use is not compatible under any circumstances.

## Notes:

d.u. = dwelling units

s.f. = square feet

\*\* **Runway Safety Area (RSA), Object Free Area (OFA):** Dimensions are as established by FAA airport design standards for the runway.

2 **Risk Reduction Design Features:** Increased intensities are permitted for nonresidential developments that incorporate specified risk reduction design features and enhance safety for building occupants.

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## **APPENDIX B**

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### Vacant and Underutilized Parcels around Santa Maria Public Airport

**Table B-1** identifies the vacant and underutilized parcels in Review Area 1 of the AIA for Santa Maria Public Airports evaluated for purposes of this displacement analysis.



**Table B-1**  
**Vacant or Underutilized Parcels in the Vicinity of Santa Maria Public Airport**

Parcel ID #	APN	Safety Zone	Noise Contour	Jurisdiction	Zoning District	Specific Plan/Community Plan	Acreage of Parcel Portion in Safety Zone	Percentage of Parcel in Safety Zone
1	103-021-003	6		Santa Barbara County	10-R-1	Orcutt	0.90	100%
2	103-021-005	6		Santa Barbara County	10-R-1	Orcutt	1.13	100%
3	103-041-013	6		Santa Barbara County	10-R-1	Orcutt	1.05	100%
4	103-041-014	6		Santa Barbara County	10-R-1	Orcutt	0.57	100%
5	103-041-019	6		Santa Barbara County	10-R-1	Orcutt	2.66	100%
6	103-080-004	6		Santa Barbara County	10-R-1	Orcutt	0.32	92%
		Outside Safety Zones		Santa Barbara County	10-R-1	Orcutt	0.03	8%
7	103-080-006	6		Santa Barbara County	10-R-1	Orcutt	0.52	35%
		Outside Safety Zones		Santa Barbara County	10-R-1	Orcutt	0.99	65%
8	105-010-029	6		Santa Barbara County	3-E-1	Orcutt	2.91	61%
		Outside Safety Zones		Santa Barbara County	3-E-1	Orcutt	1.89	39%
9	105-010-039	6		Santa Barbara County	3-E-2	Orcutt	4.60	76%
		Outside Safety Zones		Santa Barbara County	3-E-2	Orcutt	1.48	24%
10	105-010-078	6		Santa Barbara County	3-E-1	Orcutt	1.16	16%
		Outside Safety Zones		Santa Barbara County	3-E-1	Orcutt	6.22	84%
11	107-011-028	6		Santa Barbara County	CN	Orcutt	0.82	100%
12	107-031-015	6		Santa Barbara County	10-R-1	Orcutt	2.98	100%
13	107-031-052	6		Santa Barbara County	10-R-1	Orcutt	0.32	100%



**Table B-1**  
**Vacant or Underutilized Parcels in the Vicinity of Santa Maria Public Airport**

Parcel ID #	APN	Safety Zone	Noise Contour	Jurisdiction	Zoning District	Specific Plan/Community Plan	Acreage of Parcel Portion in Safety Zone	Percentage of Parcel in Safety Zone
14	107-070-009	6		City of Santa Maria	PD/C-2	n/a	4.58	68%
		Outside Safety Zones		City of Santa Maria	PD/C-2	n/a	2.17	32%
15	107-070-017	6		Santa Barbara County	7-R-1	Orcutt	1.05	100%
16	107-070-043	6		Santa Barbara County	7-R-1	Orcutt	0.37	100%
17	107-070-046	6		City of Santa Maria	PD/C-2	n/a	1.39	55%
		Outside Safety Zones		City of Santa Maria	PD/C-2	n/a	1.14	45%
18	107-101-006	6		Santa Barbara County	PI	Orcutt	9.32	100%
19	107-110-025	3		Santa Barbara County	10-R-1	Orcutt	0.65	100%
20	107-161-003	6		Santa Barbara County	10-R-1	Orcutt	2.94	100%
21	107-161-018	2		Santa Barbara County	10-R-1	Orcutt	0.67	100%
22	107-161-031	2		Santa Barbara County	10-R-1	Orcutt	0.34	100%
23	107-170-024	2		Santa Barbara County	10-R-1	Orcutt	1.00	100%
24	107-170-025	2		Santa Barbara County	10-R-1	Orcutt	0.48	100%
25	107-170-030	2		Santa Barbara County	10-R-1	Orcutt	0.75	100%
26	107-170-032	2		Santa Barbara County	10-R-1	Orcutt	0.49	100%
27	107-170-038	2		Santa Barbara County	10-R-1	Orcutt	0.74	100%
28	107-180-001	6		Santa Barbara County	8-R-1	Orcutt	2.00	100%
29	107-180-028	6		Santa Barbara County	8-R-1	Orcutt	0.60	100%
30	107-200-014	6		Santa Barbara County	DR-4.6	Orcutt	2.85	100%
31	107-200-020	6		Santa Barbara County	DR-4.6	Orcutt	3.14	100%
32	107-200-022	6		Santa Barbara County	DR-4.6	Orcutt	2.11	100%
33	107-210-035	2		Santa Barbara County	10-R-1	Orcutt	0.35	46%

**Table B-1**  
**Vacant or Underutilized Parcels in the Vicinity of Santa Maria Public Airport**

Parcel ID #	APN	Safety Zone	Noise Contour	Jurisdiction	Zoning District	Specific Plan/Community Plan	Acreage of Parcel Portion in Safety Zone	Percentage of Parcel in Safety Zone
		6		Santa Barbara County	10-R-1	Orcutt	0.41	54%
34	107-210-036	2		Santa Barbara County	10-R-1	Orcutt	1.41	92%
		6		Santa Barbara County	10-R-1	Orcutt	0.13	8%
35	107-210-041	2		Santa Barbara County	10-R-1	Orcutt	0.50	100%
36	107-210-043	2		Santa Barbara County	10-R-1	Orcutt	0.28	100%
37	107-250-014	6		Santa Barbara County	DR-6	Orcutt	1.99	100%
38	107-250-017	4		Santa Barbara County	DR-3.3	Orcutt	10.60	97%
		6		Santa Barbara County	DR-3.3	Orcutt	0.36	3%
39	107-250-019	6		Santa Barbara County	C-2	Orcutt	2.27	100%
40	107-250-020	6		Santa Barbara County	C-2	Orcutt	1.81	100%
41	107-250-021	2		Santa Barbara County	C-2	Orcutt	8.42	69%
		4		Santa Barbara County	C-2	Orcutt	1.45	12%
		6		Santa Barbara County	C-2	Orcutt	2.29	19%
42	107-250-022	4		Santa Barbara County	C-2	Orcutt	4.02	15%
		6		Santa Barbara County	C-2	Orcutt	23.32	85%
43	107-250-023	4		Santa Barbara County	REC	Orcutt	39.77	89%
		6		Santa Barbara County	REC	Orcutt	2.52	6%
		Outside Safety Zones		Santa Barbara County	REC	Orcutt	2.32	5%
44	107-250-024	4		Santa Barbara County	REC	Orcutt	0.80	27%
		6		Santa Barbara County	REC	Orcutt	1.34	45%
		Outside Safety Zones		Santa Barbara County	REC	Orcutt	0.82	28%
45	107-270-002	4		Santa Barbara County	7-R-1	Orcutt	1.33	100%

**Table B-1**  
**Vacant or Underutilized Parcels in the Vicinity of Santa Maria Public Airport**

Parcel ID #	APN	Safety Zone	Noise Contour	Jurisdiction	Zoning District	Specific Plan/Community Plan	Acreage of Parcel Portion in Safety Zone	Percentage of Parcel in Safety Zone
46	107-270-051	4		Santa Barbara County	DR-4.6	Orcutt	4.47	100%
47	107-270-053	4		Santa Barbara County	7-R-1	Orcutt	0.34	87%
		6		Santa Barbara County	7-R-1	Orcutt	0.05	13%
48	107-270-054	4		Santa Barbara County	7-R-1	Orcutt	0.24	59%
		6		Santa Barbara County	7-R-1	Orcutt	0.17	41%
49	107-270-056	4		Santa Barbara County	7-R-1	Orcutt	0.01	3%
		6		Santa Barbara County	7-R-1	Orcutt	0.40	97%
50	107-281-039	6		Santa Barbara County	10-R-1	Orcutt	0.72	100%
51	107-290-006	6		Santa Barbara County	10-R-1	Orcutt	0.73	100%
52	107-321-013	6		Santa Barbara County	DR-3.3	Orcutt	4.62	100%
53	107-362-013	6		Santa Barbara County	8-R-1	Orcutt	2.07	100%
54	107-400-041	6		Santa Barbara County	10-R-1	Orcutt	0.26	100%
55	107-400-042	6		Santa Barbara County	10-R-1	Orcutt	0.25	100%
56	107-400-043	6		Santa Barbara County	10-R-1	Orcutt	0.26	100%
57	107-470-002	2		Santa Barbara County	DR-3.3	Orcutt	1.95	15%
		4		Santa Barbara County	DR-3.3	Orcutt	7.63	59%
		6		Santa Barbara County	DR-3.3	Orcutt	3.27	25%
58	107-470-003	2		Santa Barbara County	DR-3.3	Orcutt	2.90	36%
		4		Santa Barbara County	DR-3.3	Orcutt	5.09	64%
59	107-470-007	4		Santa Barbara County	DR-3.3	Orcutt	0.92	100%
60	107-560-033	6		Santa Barbara County	DR-3.3	Orcutt	2.63	100%
61	107-580-027	4		Santa Barbara County	DR-3.3	Orcutt	6.58	100%
62	107-590-001	4		Santa Barbara County	DR-3.3	Orcutt	3.16	100%
63	107-660-015	6		Santa Barbara County	10-R-1	Orcutt	0.47	100%
64	107-770-027	4		Santa Barbara County	DR-3.3	Orcutt	6.08	94%

**Table B-1**  
**Vacant or Underutilized Parcels in the Vicinity of Santa Maria Public Airport**

Parcel ID #	APN	Safety Zone	Noise Contour	Jurisdiction	Zoning District	Specific Plan/Community Plan	Acreage of Parcel Portion in Safety Zone	Percentage of Parcel in Safety Zone
		6		Santa Barbara County	DR-3.3	Orcutt	0.38	6%
65	107-820-056	6		Santa Barbara County	SLP	Orcutt	1.05	100%
66	107-850-039	6		Santa Barbara County	SLP	Orcutt	1.30	100%
67	107-890-003	6		Santa Barbara County	8-R-1	Orcutt	0.16	69%
		Outside Safety Zones		Santa Barbara County	8-R-1	Orcutt	0.07	31%
68	107-890-004	6		Santa Barbara County	8-R-1	Orcutt	0.24	100%
69	107-890-005	6		Santa Barbara County	8-R-1	Orcutt	0.24	100%
70	107-890-006	6		Santa Barbara County	8-R-1	Orcutt	0.27	100%
71	107-890-007	6		Santa Barbara County	8-R-1	Orcutt	0.27	100%
72	107-890-008	6		Santa Barbara County	8-R-1	Orcutt	0.27	100%
73	107-890-009	6		Santa Barbara County	8-R-1	Orcutt	0.25	100%
74	107-890-010	6		Santa Barbara County	8-R-1	Orcutt	0.23	100%
75	107-890-015	6		Santa Barbara County	SLP	Orcutt	0.03	15%
		Outside Safety Zones		Santa Barbara County	SLP	Orcutt	0.15	85%
76	107-890-016	6		Santa Barbara County	SLP	Orcutt	0.11	60%
		Outside Safety Zones		Santa Barbara County	SLP	Orcutt	0.07	40%
77	107-890-017	6		Santa Barbara County	SLP	Orcutt	0.17	97%
		Outside Safety Zones		Santa Barbara County	SLP	Orcutt	0.01	3%
78	107-890-018	6		Santa Barbara County	SLP	Orcutt	0.33	100%
79	107-890-019	6		Santa Barbara County	MR-O	Orcutt	2.13	100%

**Table B-1**  
**Vacant or Underutilized Parcels in the Vicinity of Santa Maria Public Airport**

Parcel ID #	APN	Safety Zone	Noise Contour	Jurisdiction	Zoning District	Specific Plan/Community Plan	Acreage of Parcel Portion in Safety Zone	Percentage of Parcel in Safety Zone
80	107-890-020	6		Santa Barbara County	MR-O	Orcutt	0.57	42%
		Outside Safety Zones		Santa Barbara County	MR-O	Orcutt	0.79	58%
81	107-910-001	4		Santa Barbara County	8-R-1	Orcutt	0.22	100%
82	107-910-002	4		Santa Barbara County	8-R-1	Orcutt	0.25	100%
83	107-910-003	4		Santa Barbara County	8-R-1	Orcutt	0.25	100%
84	107-910-004	4		Santa Barbara County	8-R-1	Orcutt	0.24	100%
85	107-910-005	4		Santa Barbara County	8-R-1	Orcutt	0.24	100%
86	107-910-006	4		Santa Barbara County	8-R-1	Orcutt	0.24	100%
87	107-910-007	4		Santa Barbara County	8-R-1	Orcutt	0.24	100%
88	107-910-008	4		Santa Barbara County	8-R-1	Orcutt	0.24	100%
89	107-910-009	4		Santa Barbara County	8-R-1	Orcutt	0.24	100%
90	107-910-010	4		Santa Barbara County	8-R-1	Orcutt	0.27	100%
91	107-910-011	4		Santa Barbara County	8-R-1	Orcutt	0.33	100%
92	107-910-012	4		Santa Barbara County	8-R-1	Orcutt	0.24	100%
93	107-910-013	4		Santa Barbara County	8-R-1	Orcutt	0.24	100%
94	107-910-014	4		Santa Barbara County	8-R-1	Orcutt	0.24	100%
95	107-910-015	4		Santa Barbara County	8-R-1	Orcutt	0.24	100%
96	107-910-016	4		Santa Barbara County	8-R-1	Orcutt	0.24	100%
97	107-910-017	4		Santa Barbara County	8-R-1	Orcutt	0.32	100%
98	107-910-018	4		Santa Barbara County	8-R-1	Orcutt	0.36	100%
99	107-910-019	4		Santa Barbara County	8-R-1	Orcutt	0.24	100%
100	107-910-020	4		Santa Barbara County	8-R-1	Orcutt	0.24	100%
101	107-910-021	4		Santa Barbara County	8-R-1	Orcutt	0.24	100%

**Table B-1**  
**Vacant or Underutilized Parcels in the Vicinity of Santa Maria Public Airport**

Parcel ID #	APN	Safety Zone	Noise Contour	Jurisdiction	Zoning District	Specific Plan/Community Plan	Acreage of Parcel Portion in Safety Zone	Percentage of Parcel in Safety Zone
102	107-910-022	4		Santa Barbara County	8-R-1	Orcutt	0.36	100%
103	107-910-023	4		Santa Barbara County	8-R-1	Orcutt	0.23	100%
104	107-910-024	4		Santa Barbara County	8-R-1	Orcutt	0.23	100%
105	107-910-025	4		Santa Barbara County	8-R-1	Orcutt	0.23	100%
106	107-910-026	4		Santa Barbara County	8-R-1	Orcutt	0.23	100%
107	107-910-027	4		Santa Barbara County	8-R-1	Orcutt	0.52	100%
108	107-910-028	4		Santa Barbara County	8-R-1	Orcutt	0.30	100%
109	107-910-029	4		Santa Barbara County	8-R-1	Orcutt	0.36	100%
110	107-910-030	4		Santa Barbara County	8-R-1	Orcutt	0.36	100%
111	107-910-031	4		Santa Barbara County	8-R-1	Orcutt	0.33	100%
112	109-010-008	6		City of Santa Maria	PD/C-2	n/a	12.99	100%
113	109-010-010	6		City of Santa Maria	PD/C-2	n/a	1.95	100%
114	109-010-029	6		City of Santa Maria	PD/R-3	n/a	6.24	100%
115	109-040-001	6		Santa Barbara County	8-R-1	Orcutt	1.27	28%
		Outside Safety Zones		Santa Barbara County	8-R-1	Orcutt	3.19	72%
116	109-182-015	6		Santa Barbara County	15-R-1	Orcutt	0.39	100%
117	109-200-037	6		Santa Barbara County	C-2	Orcutt	0.90	100%
118	109-200-045	6		City of Santa Maria	PD/C-2	n/a	3.34	25%
		Outside Safety Zones		City of Santa Maria	PD/C-2	n/a	10.23	75%
119	109-210-063	6		City of Santa Maria	RMH	n/a	0.91	25%
		Outside Safety Zones		City of Santa Maria	RMH	n/a	2.68	75%

**Table B-1**  
**Vacant or Underutilized Parcels in the Vicinity of Santa Maria Public Airport**

Parcel ID #	APN	Safety Zone	Noise Contour	Jurisdiction	Zoning District	Specific Plan/Community Plan	Acreage of Parcel Portion in Safety Zone	Percentage of Parcel in Safety Zone
120	111-020-015	2		City of Santa Maria	PD/OS	Mahoney Ranch North	37.28	29%
		3		City of Santa Maria	PD/OS	Mahoney Ranch North	9.84	8%
		6		City of Santa Maria	PD/OS	Mahoney Ranch North	82.79	64%
121	111-020-016	6		Santa Barbara County	AG-II-100	n/a	77.77	100%
122	111-030-010	2		City of Santa Maria	PD/CM - PD/R-1 6,500	Mahoney Ranch North	2.85	96%
		4		City of Santa Maria	PD/CM - PD/R-1 6,500	Mahoney Ranch North	0.12	4%
123	111-030-018	2		Santa Barbara County	M-2	n/a	1.19	12%
		4		Santa Barbara County	M-2	n/a	6.84	68%
		6		Santa Barbara County	M-2	n/a	2.01	20%
124	111-040-002	4		City of Santa Maria	PD/CM	n/a	1.48	100%
125	111-040-005	6		City of Santa Maria	PD/M-1	n/a	0.51	100%
126	111-040-013	2		City of Santa Maria	PD/CM	n/a	0.07	0%
		3		City of Santa Maria	PD/CM	n/a	0.76	2%
		4		City of Santa Maria	PD/CM	n/a	21.45	64%
		6		City of Santa Maria	PD/CM	n/a	11.09	33%
127	111-051-011	6		City of Santa Maria	PD/M-1	n/a	1.89	100%
128	111-060-018	4		City of Santa Maria	CM - PD/CM - PD/CPO	n/a	0.94	8%
		6		City of Santa Maria	CM - PD/CM - PD/CPO	n/a	9.92	83%
		Outside Safety Zones		City of Santa Maria	CM - PD/CM - PD/CPO	n/a	1.03	9%
129	111-060-081	6		City of Santa Maria	PD/R-3 18 DU/AC	n/a	1.68	34%

**Table B-1**  
**Vacant or Underutilized Parcels in the Vicinity of Santa Maria Public Airport**

Parcel ID #	APN	Safety Zone	Noise Contour	Jurisdiction	Zoning District	Specific Plan/Community Plan	Acreage of Parcel Portion in Safety Zone	Percentage of Parcel in Safety Zone
		Outside Safety Zones		City of Santa Maria	PD/R-3 18 DU/AC	n/a	3.26	66%
130	111-060-092	4		City of Santa Maria	PD/CPO	n/a	0.47	62%
		6		City of Santa Maria	PD/CPO	n/a	0.29	38%
131	111-060-093	4		City of Santa Maria	PD/CPO	n/a	0.26	28%
		6		City of Santa Maria	PD/CPO	n/a	0.67	72%
132	111-082-002	6		City of Santa Maria	R-1	n/a	0.21	100%
133	111-092-012	6		City of Santa Maria	R-1	n/a	1.35	100%
134	111-092-017	6		City of Santa Maria	R-1	n/a	0.27	100%
135	111-092-023	6		City of Santa Maria	R-1	n/a	0.54	100%
136	111-092-027	6		City of Santa Maria	R-1	n/a	0.37	100%
137	111-092-040	6		City of Santa Maria	R-1	n/a	0.42	100%
138	111-092-048	6		City of Santa Maria	R-1	n/a	0.44	100%
139	111-100-005	6		City of Santa Maria	OS	n/a	1.03	100%
140	111-100-008	6		City of Santa Maria	PD/R-3 - PD/C-2	n/a	4.06	100%
141	111-100-010	6		City of Santa Maria	PD/C-2	n/a	1.23	100%
142	111-110-009	6		Santa Barbara County	DR-4.6	Orcutt	0.50	100%
143	111-110-016	6		Santa Barbara County	DR-12.3	Orcutt	0.81	100%
144	111-110-020	6		Santa Barbara County	DR-8	Orcutt	0.49	100%
145	111-110-021	6		Santa Barbara County	DR-8	Orcutt	0.97	100%
146	111-120-002	6		Santa Barbara County	C-3	Orcutt	1.06	100%
147	111-130-006	6		City of Santa Maria	PD/R-1 - PD/R-2 - PD/R-3 - PD/OS - PD/CC	Mahoney Ranch South	160.32	97%



**Table B-1**  
**Vacant or Underutilized Parcels in the Vicinity of Santa Maria Public Airport**

Parcel ID #	APN	Safety Zone	Noise Contour	Jurisdiction	Zoning District	Specific Plan/Community Plan	Acreage of Parcel Portion in Safety Zone	Percentage of Parcel in Safety Zone
		Outside Safety Zones		City of Santa Maria	PD/R-1 - PD/R-2 - PD/R-3 - PD/OS - PD/CC	Mahoney Ranch South	4.45	3%
148	111-140-007	6		City of Santa Maria	PD/OS - PD/R-3 - PD/CC - PD/PF/OS - PD/R-1	Mahoney Ranch South	105.83	72%
		Outside Safety Zones		City of Santa Maria	PD/OS - PD/R-3 - PD/CC - PD/PF/OS - PD/R-1	Mahoney Ranch South	41.34	28%
149	111-220-015	6		Santa Barbara County	C-2 - SC	Orcutt	6.36	100%
		Outside Safety Zones		Santa Barbara County	C-2 - SC	Orcutt	0.00	0%
150	111-220-022	3		Santa Barbara County	RR-20 - DR-3.3	Orcutt	21.08	14%
		6		Santa Barbara County	RR-20 - DR-3.3	Orcutt	132.85	86%
151	111-231-001	3		City of Santa Maria	PD/M-1	n/a	19.43	100%
152	111-231-002	3		City of Santa Maria	PD/M-1 - OS - AS II	n/a	2.66	13%
		6		City of Santa Maria	PD/M-1 - OS - AS II	n/a	17.54	87%
153	111-231-003	2		City of Santa Maria	PD/M-1 - OS	n/a	2.24	30%
		3		City of Santa Maria	PD/M-1 - OS	n/a	5.27	70%
154	111-231-004	3		City of Santa Maria	PF	n/a	8.27	11%
		6		City of Santa Maria	PF	n/a	63.91	89%
155	111-240-001	6		Santa Barbara County	RR-20	Orcutt	4.94	100%
156	111-240-022	6		Santa Barbara County	RR-20	Orcutt	9.70	100%
157	111-240-030	6		Santa Barbara County	RR-20	Orcutt	105.38	71%
		Outside Safety Zones		Santa Barbara County	RR-20	Orcutt	42.29	29%

**Table B-1**  
**Vacant or Underutilized Parcels in the Vicinity of Santa Maria Public Airport**

Parcel ID #	APN	Safety Zone	Noise Contour	Jurisdiction	Zoning District	Specific Plan/Community Plan	Acreage of Parcel Portion in Safety Zone	Percentage of Parcel in Safety Zone
158	111-251-001	6		Santa Barbara County	1-E-1	Orcutt	3.84	100%
159	111-251-002	6		Santa Barbara County	1-E-1	Orcutt	2.40	100%
160	111-251-003	6		Santa Barbara County	1-E-1	Orcutt	2.32	100%
161	111-251-012	6		Santa Barbara County	1-E-1	Orcutt	1.96	100%
162	111-251-018	6		Santa Barbara County	1-E-1	Orcutt	1.08	100%
163	111-251-023	6		Santa Barbara County	1-E-1	Orcutt	1.01	48%
		Outside Safety Zones		Santa Barbara County	1-E-1	Orcutt	1.11	52%
164	111-251-034	6		Santa Barbara County	20-R-1	Orcutt	1.69	26%
		Outside Safety Zones		Santa Barbara County	20-R-1	Orcutt	4.92	74%
165	111-251-046	6		Santa Barbara County	1-E-1	Orcutt	2.06	100%
166	111-270-004	4		City of Santa Maria	CM	n/a	0.91	33%
		6		City of Santa Maria	CM	n/a	1.86	67%
167	111-270-009	4		City of Santa Maria	CM	n/a	1.62	100%
168	111-270-042	4		City of Santa Maria	CM	n/a	1.52	100%
169	111-291-009	6		City of Santa Maria	PD/M-1	n/a	3.47	100%
170	111-291-022	3		City of Santa Maria	PD/M-1	n/a	2.03	65%
		6		City of Santa Maria	PD/M-1	n/a	1.07	35%
171	111-291-035	6		City of Santa Maria	PD/M-1	n/a	1.33	100%
172	111-291-036	6		City of Santa Maria	PD/M-1	n/a	1.37	100%
173	111-291-038	3		City of Santa Maria	PD/M-1	n/a	0.68	49%
		6		City of Santa Maria	PD/M-1	n/a	0.72	51%
174	111-291-039	3		City of Santa Maria	PD/M-1	n/a	1.00	100%

**Table B-1**  
**Vacant or Underutilized Parcels in the Vicinity of Santa Maria Public Airport**

Parcel ID #	APN	Safety Zone	Noise Contour	Jurisdiction	Zoning District	Specific Plan/Community Plan	Acreage of Parcel Portion in Safety Zone	Percentage of Parcel in Safety Zone
175	111-291-040	3		City of Santa Maria	PD/M-1	n/a	0.51	67%
		6		City of Santa Maria	PD/M-1	n/a	0.25	33%
176	111-291-045	6		City of Santa Maria	PD/M-1	n/a	1.34	100%
177	111-292-008	2		City of Santa Maria	PD/M-1	n/a	13.84	28%
		3		City of Santa Maria	PD/M-1	n/a	35.67	71%
		6		City of Santa Maria	PD/M-1	n/a	0.48	1%
178	111-292-010	2		City of Santa Maria	PD/M-1	n/a	9.99	100%
179	111-292-025	2		City of Santa Maria	PD/M-1	n/a	3.99	100%
180	111-300-027	6		Santa Barbara County	REC	Orcutt	3.08	100%
181	111-391-020	6		Santa Barbara County	10-R-1	Orcutt	8.81	100%
182	111-391-021	6		Santa Barbara County	10-R-1	Orcutt	3.23	100%
183	111-391-022	6		City of Santa Maria	PD/R-1 9,000	n/a	0.64	100%
184	111-400-018	6		City of Santa Maria	PD/M-1	n/a	2.33	100%
185	111-400-032	6		City of Santa Maria	PD/C-2	n/a	0.50	100%
186	111-400-039	6		City of Santa Maria	PD/CM	n/a	1.06	100%
187	111-400-051	6		City of Santa Maria	PD/CM	n/a	1.48	100%
188	111-400-064	6		City of Santa Maria	PD/CM	n/a	1.75	100%
189	111-400-065	6		City of Santa Maria	PD/CM	n/a	1.81	100%
190	111-400-070	6		City of Santa Maria	PD/CM	n/a	0.55	100%
191	111-400-074	6		City of Santa Maria	PD/CM	n/a	2.57	100%
192	111-400-075	6		City of Santa Maria	PD/CM	n/a	1.22	100%
193	111-420-021	6		Santa Barbara County	7-R-1	Orcutt	0.54	100%
194	111-440-015	6		City of Santa Maria	PD/M-1	n/a	1.37	100%
195	111-440-042	6		City of Santa Maria	PD/M-1	n/a	0.38	100%
196	111-490-040	6		Santa Barbara County	1-E-1	Orcutt	1.02	100%

**Table B-1**  
**Vacant or Underutilized Parcels in the Vicinity of Santa Maria Public Airport**

Parcel ID #	APN	Safety Zone	Noise Contour	Jurisdiction	Zoning District	Specific Plan/ Community Plan	Acreage of Parcel Portion in Safety Zone	Percentage of Parcel in Safety Zone
197	111-570-001	6		Santa Barbara County	1-E-1	Orcutt	0.48	100%
198	111-590-073	6		City of Santa Maria	PD/M-1	n/a	3.95	100%
199	111-610-041	6		City of Santa Maria	PD/R-1 6,500	n/a	0.21	100%
200	111-610-048	6		City of Santa Maria	PD/R-1 6,500	n/a	1.99	100%
201	111-620-012	6		City of Santa Maria	PD/R-1 6,500	n/a	0.24	100%
202	111-670-021	6		Santa Barbara County	1-E-1	Orcutt	0.81	100%
203	111-670-023	6		Santa Barbara County	1-E-1	Orcutt	2.55	100%
204	111-670-025	6		Santa Barbara County	1-E-1	Orcutt	2.00	100%
205	111-750-034	6		City of Santa Maria	PD/CM	n/a	0.38	100%
206	113-240-006	6		Santa Barbara County	AG-II-100	n/a	58.91	25%
		Outside Safety Zones		Santa Barbara County	AG-II-100	n/a	181.05	75%
207	117-310-004	4		City of Santa Maria	PD/CM	Area 9	9.95	100%
208	117-310-005	2		City of Santa Maria	PD/CM	Area 9	0.18	2%
		4		City of Santa Maria	PD/CM	Area 9	9.85	98%
209	117-310-006	4		City of Santa Maria	PD/CM	Area 9	9.91	99%
		6		City of Santa Maria	PD/CM	Area 9	0.15	1%
210	117-310-007	4		City of Santa Maria	PD/CM	Area 9	8.08	81%
		6		City of Santa Maria	PD/CM	Area 9	1.94	19%
211	117-310-008	4		City of Santa Maria	PD/M-2	Area 9	9.69	100%
212	117-310-009	4		City of Santa Maria	PD/M-1	Area 9	16.91	50%
		6		City of Santa Maria	PD/M-1	Area 9	16.74	50%
213	117-310-010	4		City of Santa Maria	PD/M-1	Area 9	0.03	0%
		6		City of Santa Maria	PD/M-1	Area 9	33.72	100%

**Table B-1**  
**Vacant or Underutilized Parcels in the Vicinity of Santa Maria Public Airport**

Parcel ID #	APN	Safety Zone	Noise Contour	Jurisdiction	Zoning District	Specific Plan/Community Plan	Acreage of Parcel Portion in Safety Zone	Percentage of Parcel in Safety Zone
214	117-310-019	4		City of Santa Maria	PD/M-1	Area 9	52.52	25%
		6		City of Santa Maria	PD/M-1	Area 9	10.10	5%
		6		City of Santa Maria	PD/M-1	Area 9	129.89	61%
		Outside Safety Zones		City of Santa Maria	PD/M-1	Area 9	18.70	9%
215	117-320-003	6		City of Santa Maria	PD/CM	Area 9	3.49	100%
216	117-320-004	6		City of Santa Maria	PD/CM	Area 9	3.15	100%
217	117-320-005	6		City of Santa Maria	PD/C-2	Area 9	3.13	100%
218	117-320-007	6		City of Santa Maria		Area 9	0.02	100%
219	117-320-008	6		City of Santa Maria	PD/C-2	Area 9	9.54	100%
220	117-320-011	6		City of Santa Maria	PD/CM	Area 9	4.86	100%
221	117-320-012	4		City of Santa Maria	PD/CM	Area 9	2.15	43%
		6		City of Santa Maria	PD/CM	Area 9	2.80	57%
222	117-320-013	4		City of Santa Maria	PD/CM	Area 9	0.01	0%
		6		City of Santa Maria	PD/CM	Area 9	4.68	100%
223	117-320-014	4		City of Santa Maria	PD/CM	Area 9	3.76	83%
		6		City of Santa Maria	PD/CM	Area 9	0.79	17%
224	117-320-015	4		City of Santa Maria	PD/CM	Area 9	4.83	100%
225	117-320-016	4		City of Santa Maria	PD/CM	Area 9	5.22	100%
226	117-320-017	4		City of Santa Maria	PD/CM	Area 9	7.55	100%
227	117-330-082	4		City of Santa Maria	PD/M-1	n/a	0.74	1%
		6		City of Santa Maria	PD/M-1	n/a	23.70	43%
		Outside Safety Zones		City of Santa Maria	PD/M-1	n/a	30.74	56%

**Table B-1**  
**Vacant or Underutilized Parcels in the Vicinity of Santa Maria Public Airport**

Parcel ID #	APN	Safety Zone	Noise Contour	Jurisdiction	Zoning District	Specific Plan/Community Plan	Acreage of Parcel Portion in Safety Zone	Percentage of Parcel in Safety Zone
228	117-770-001	4		City of Santa Maria	PD/M-1 - PD/CPO - PD/CM	Area 9	22.45	18%
		6		City of Santa Maria	PD/M-1 - PD/CPO - PD/CM	Area 9	105.39	82%
229	117-770-002	6		City of Santa Maria	PD/CM	Area 9	2.02	100%
230	117-770-013	6		City of Santa Maria	PD/CM	n/a	7.19	100%
231	117-770-014	6		City of Santa Maria	PD/C-M	n/a	7.31	100%
232	117-770-016	6		City of Santa Maria	PD/CC	n/a	0.50	100%
233	117-770-017	6		City of Santa Maria	PD/CC	n/a	1.34	100%
234	117-770-044	6		City of Santa Maria	PD/CM	n/a	5.21	100%
235	117-770-047	6		City of Santa Maria	PD/CC	Area 9	2.55	65%
		Outside Safety Zones		City of Santa Maria	PD/CC	Area 9	1.36	35%
236	117-770-051	6		City of Santa Maria	PD/CPO	Area 9	6.15	100%
237	117-790-001	6		City of Santa Maria	PD/R-1 5,500	n/a	1.08	100%
238	117-820-018	6		City of Santa Maria	PD/CM AG - PD/M-1	Area 9	33.24	47%
		Outside Safety Zones		City of Santa Maria	PD/CM AG - PD/M-1	Area 9	38.13	53%
239	117-820-019	6		City of Santa Maria	PD/CM AG	Area 9	17.58	61%
		Outside Safety Zones			PD/CM AG	Area 9	11.43	39%
240	117-820-022	6		City of Santa Maria	PD/CPO - PD/M-1	Area 9	14.86	100%
241	117-820-036	6		City of Santa Maria	PD/CPO - PD/M-1	Area 9	37.19	99%
		Outside Safety Zones			PD/CPO - PD/M-1	Area 9	0.29	1%
242	117-820-037	6		City of Santa Maria	PD/CM AG - PD/M-1 - PD/CPO	Area 9	21.24	35%

**Table B-1  
Vacant or Underutilized Parcels in the Vicinity of Santa Maria Public Airport**

Parcel ID #	APN	Safety Zone	Noise Contour	Jurisdiction	Zoning District	Specific Plan/Community Plan	Acreage of Parcel Portion in Safety Zone	Percentage of Parcel in Safety Zone
		Outside Safety Zones		City of Santa Maria	PD/CM AG - PD/M-1 - PD/CPO	Area 9	39.29	65%
243	117-860-078	6		City of Santa Maria	OS	n/a	1.72	100%
244	128-090-004	6		City of Santa Maria	PD/C-2	n/a	0.59	100%
245	128-090-008	6		City of Santa Maria	PD/C-2	n/a	4.66	100%
246	128-090-011	6		City of Santa Maria	PD/C-2	n/a	2.73	100%
247	128-090-013	6		City of Santa Maria	PD/C-2	n/a	1.22	100%
248	128-090-014	6		City of Santa Maria	PD/C-2	n/a	1.55	100%
249	128-090-023	6		City of Santa Maria	PD/R-3	n/a	3.82	100%
250	128-090-050	6		City of Santa Maria	PD/C-2	n/a	1.59	100%
251	128-140-033	6		City of Santa Maria	R-1, 6,500	n/a	4.82	94%
		Outside Safety Zones		City of Santa Maria	R-1, 6,500	n/a	0.29	6%

SOURCE: Santa Barbara County Tax Assessor, 2017; Google Earth, 2018; ESA, 2018.

# APPENDIX C

## Housing Opportunity Sites around Santa Maria Public Airport

**Table C-1** lists the housing opportunity sites in Review Area 1 of the AIA for Santa Maria Public Airport identified by the City of Santa Maria and Santa Barbara County in the Housing Elements to their respective general/comprehensive plans.

**TABLE C-1**  
**HOUSING OPPORTUNITY SITES IN THE VICINITY OF SANTA MARIA PUBLIC AIRPORT**

Jurisdiction	ID #	APN	Existing Land Use	Area (Acres)	Maximum Dwelling Units	Realistic/ Forecast Dwelling Units
City of Santa Maria	M-7 and M-8	117-770-001 117-770-051 117-820-017 117-820-022 117-820-036 117-820-037	Truck Crops, Irrigated Miscellaneous Rancho Estates (Rural Home Sites)	128.6	2,892	409
City of Santa Maria	M-5	111-060-015 111-060-081	Vacant and Undeveloped Land	7.20	158	125
City of Santa Maria	M-4	111-130-006	Pasture	16.35	196	173
City of Santa Maria	L-5		Pasture	13.25	292	265
City of Santa Maria	M-3	111-140-007	Pasture	16.62	366	216
City of Santa Maria	AM-10	111-140-007	Pasture	33.91	-	787
City of Santa Maria	AM-11	111-140-007	Pasture	29.18	-	
City of Santa Maria	AM-9	111-130-006	Pasture	78.69	-	
City of Santa Maria	L-7	111-100-008	Commercial	2.35	52	50
City of Santa Maria	L-2	128-090-023	Vacant and Undeveloped Land	4.26	86	86
City of Santa Maria	AM-6	109-010-029	Vacant and Undeveloped Land	5.95	131	70
Santa Barbara County	ORC-5	107-031-052	Vacant	0.32	1	1



**TABLE C-1**  
**HOUSING OPPORTUNITY SITES IN THE VICINITY OF SANTA MARIA PUBLIC AIRPORT**

<b>Jurisdiction</b>	<b>ID #</b>	<b>APN</b>	<b>Existing Land Use</b>	<b>Area (Acres)</b>	<b>Maximum Dwelling Units</b>	<b>Realistic/ Forecast Dwelling Units</b>
Santa Barbara County	ORC-6	103-041-021	Vacant	0.23	1	1
Santa Barbara County	ORC-7	103-042-007	Vacant	0.23	1	1
Santa Barbara County	ORC-8	103-042-008	Vacant	0.23	1	1
Santa Barbara County	ORC-9	103-042-009	Vacant	0.25	1	1
Santa Barbara County	ORC-10	103-042-017	Vacant	0.23	1	1
Santa Barbara County	ORC-11	103-080-004	Vacant	0.35	1	1
Santa Barbara County	ORC-36	107-031-039	Vacant	0.32	1	1
Santa Barbara County	ORC-37	107-110-065	Vacant	0.39	1	1
Santa Barbara County	ORC-38	107-161-031	Vacant	0.34	1	1
Santa Barbara County	ORC-39	107-210-014	Vacant	0.17	1	1
Santa Barbara County	ORC-40	107-210-043	Vacant	0.28	1	1
Santa Barbara County	ORC-41	107-250-014	Vacant	2.04	16	16
Santa Barbara County	ORC-42	107-400-041	Vacant	0.26	1	1
Santa Barbara County	ORC-43	107-400-042	Vacant	0.25	1	1
Santa Barbara County	ORC-44	107-400-043	Vacant	0.26	1	1
Santa Barbara County	ORC-45	107-660-015	Vacant	0.49	1	1
Santa Barbara County	ORC-46	109-040-001	Vacant	4.83	22	22

**TABLE C-1**  
**HOUSING OPPORTUNITY SITES IN THE VICINITY OF SANTA MARIA PUBLIC AIRPORT**

<b>Jurisdiction</b>	<b>ID #</b>	<b>APN</b>	<b>Existing Land Use</b>	<b>Area (Acres)</b>	<b>Maximum Dwelling Units</b>	<b>Realistic/ Forecast Dwelling Units</b>
Santa Barbara County	ORC-47	111-420-021	Vacant	0.54	2	2

Notes:

APN = Assessor Parcel Number

SOURCE: City of Santa Maria General Plan, Housing Element, Adopted 2003, Amended 2015; Santa Barbara County Comprehensive Plan, 2015-2023 Housing Element, Adopted February 2015.

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## Appendix D

### Development Displacement Analysis - Lompoc Airport & Vandenberg Air Force Base

Draft

# SANTA BARBARA COUNTY AIRPORT LAND USE COMPATIBILITY PLAN UPDATE

Development Displacement Analysis

Lompoc Airport  
Vandenberg Air Force Base

Prepared for  
Santa Barbara County  
Association of Governments

June 2019





Draft

# SANTA BARBARA COUNTY AIRPORT LAND USE COMPATIBILITY PLAN UPDATE

Development Displacement Analysis

Lompoc Airport  
Vandenberg Air Force Base

Prepared for  
Santa Barbara County  
Association of Governments

June 2019

2600 Capitol Ave Suite 200  
Sacramento, CA 95816

Bend	Oakland	San Francisco
Camarillo	Orlando	Santa Monica
Delray Beach	Pasadena	Sarasota
Destin	Petaluma	Seattle
Irvine	Portland	Sunrise
Los Angeles	Sacramento	Tampa
Miami	San Diego	



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# CHAPTER 1

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## Introduction

### 1.1 Introduction

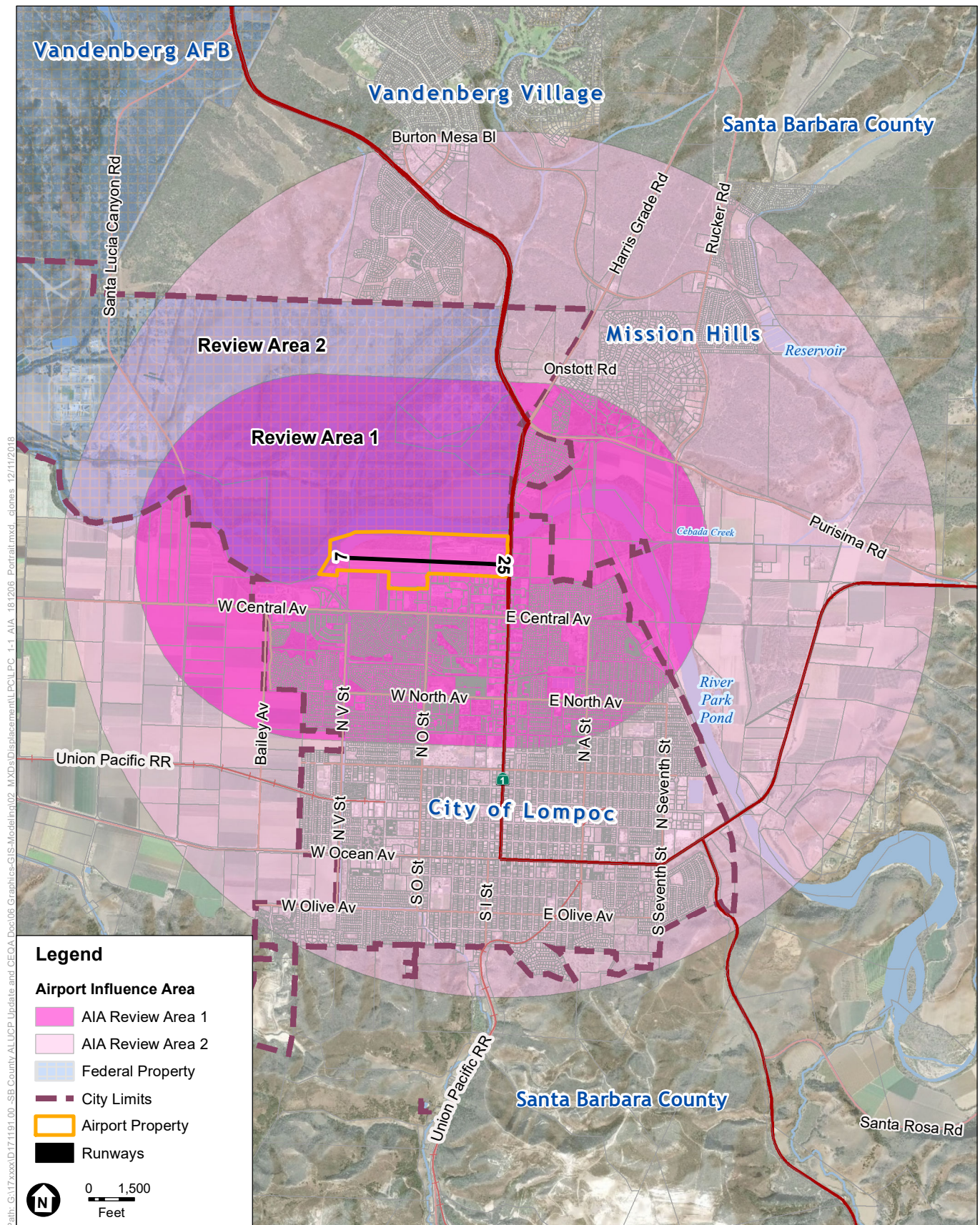
Under State law, when an Airport Land Use Commission (ALUC) adopts an Airport Land Use Compatibility Plan (ALUCP), local agencies are required to make their land use documents consistent with the ALUCP or to take steps to override all or part of the ALUCP (Govt. Code §§ 65302(a)-(c)). Because the policies in an updated ALUCP may differ from those in existing land use documents, adoption of an ALUCP may have the effect of “displacing” future development by rendering a previously compatible land use incompatible. Therefore, it is necessary to determine if adoption of an ALUCP would displace future land uses within an Airport Influence Area (AIA). By displacing land use(s) in parts of an AIA, there is the potential for increased growth pressure in other areas. Consequently, displaced development may lead to potential environmental impacts such as localized increases in traffic volumes, noise, and air pollution. The AIA for Lompoc Airport (LPC or Airport) is depicted on **Figure 1-1**.

The Draft ALUCP for Santa Barbara County addresses land use in the environs of six airports: Lompoc Airport, New Cuyama Airport, Santa Barbara Municipal Airport, Santa Maria Public Airport, Santa Ynez Airport, and Vandenberg Air Force Base. Separate reports have been prepared for areas around each Airport included in the ALUCP. This report provides the results of the development displacement analysis prepared for Lompoc Airport and discusses displacement for Vandenberg Air Force Base.

It is important to note that the policies and compatibility criteria in the ALUCP do not apply to land uses that are already existing at the time the ALUCP is adopted. Therefore, there is no potential for displacement of already existing development. This also applies to future land use development that although not started or completed has already been “entitled” or approved for development by the responsible local agency. Policies 2.10.1, *Nonconforming Uses*, and 2.10.2, *Development by Right*, in the Draft ALUCP address the applicability of the ALUCP policies to existing land uses.

The Draft ALUCP includes policies focused on noise, safety, airspace protection, and overflight notification. These four “compatibility factors” guide the policy framework of the Draft ALUCP. Compatibility criteria that identify specific land uses as “compatible”, “conditionally compatible”, or “incompatible” are associated with the noise and safety policies. Therefore, this analysis is focused on areas located within the noise contours and safety zones (Review Area 1) included in the Draft ALUCP. The Community Noise Equivalent Level (CNEL) contours for Lompoc Airport are shown on **Figure 1-2** and the safety zones are shown on **Figure 1-3**.





SOURCE: ESA Airports, 2018.

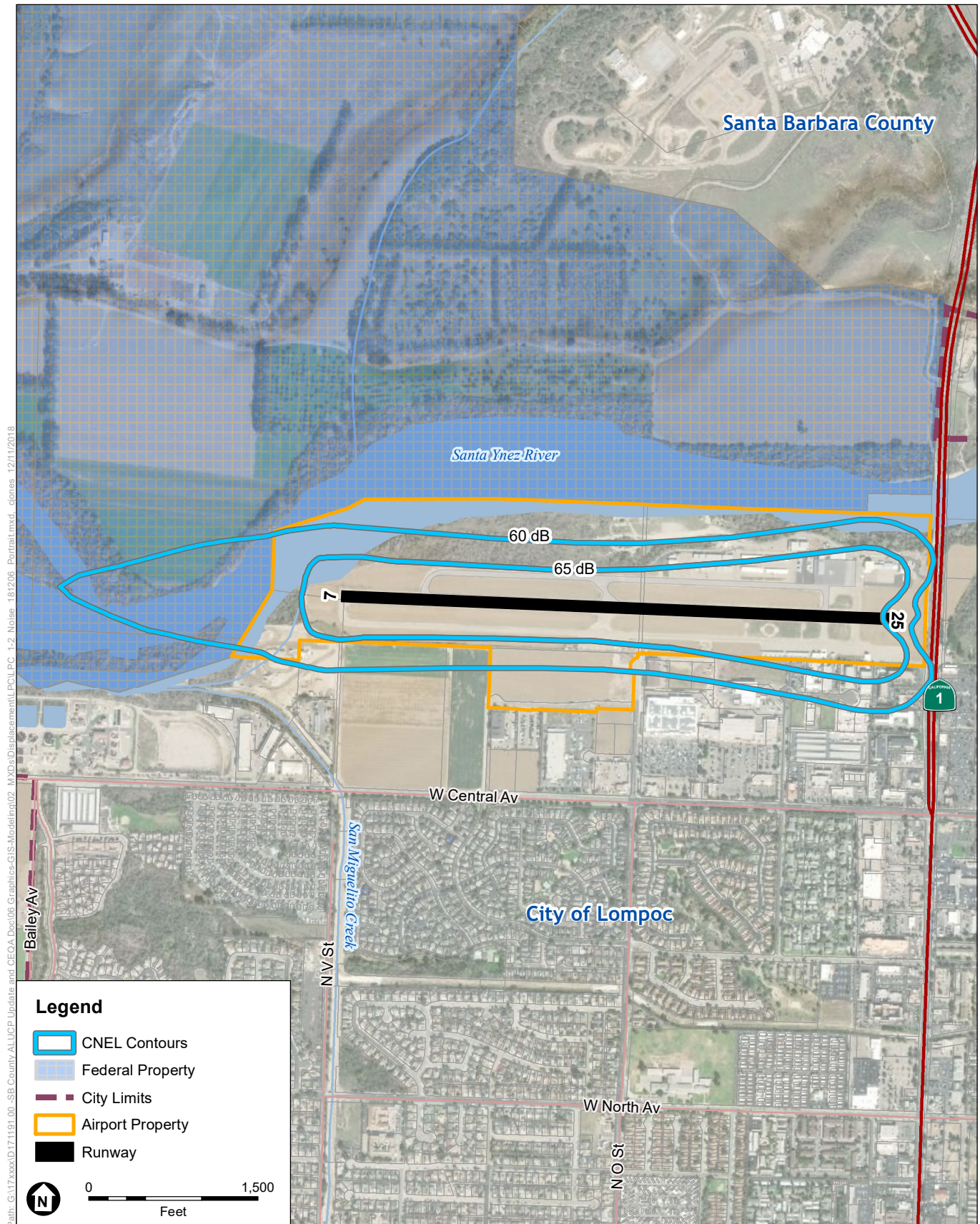
Santa Barbara County ALUCP Update

**DRAFT- For Discussion Purposes Only**



**Figure 1-1**  
Lompoc Airport  
Airport Influence Area





SOURCE: ESA Airports, 2018.

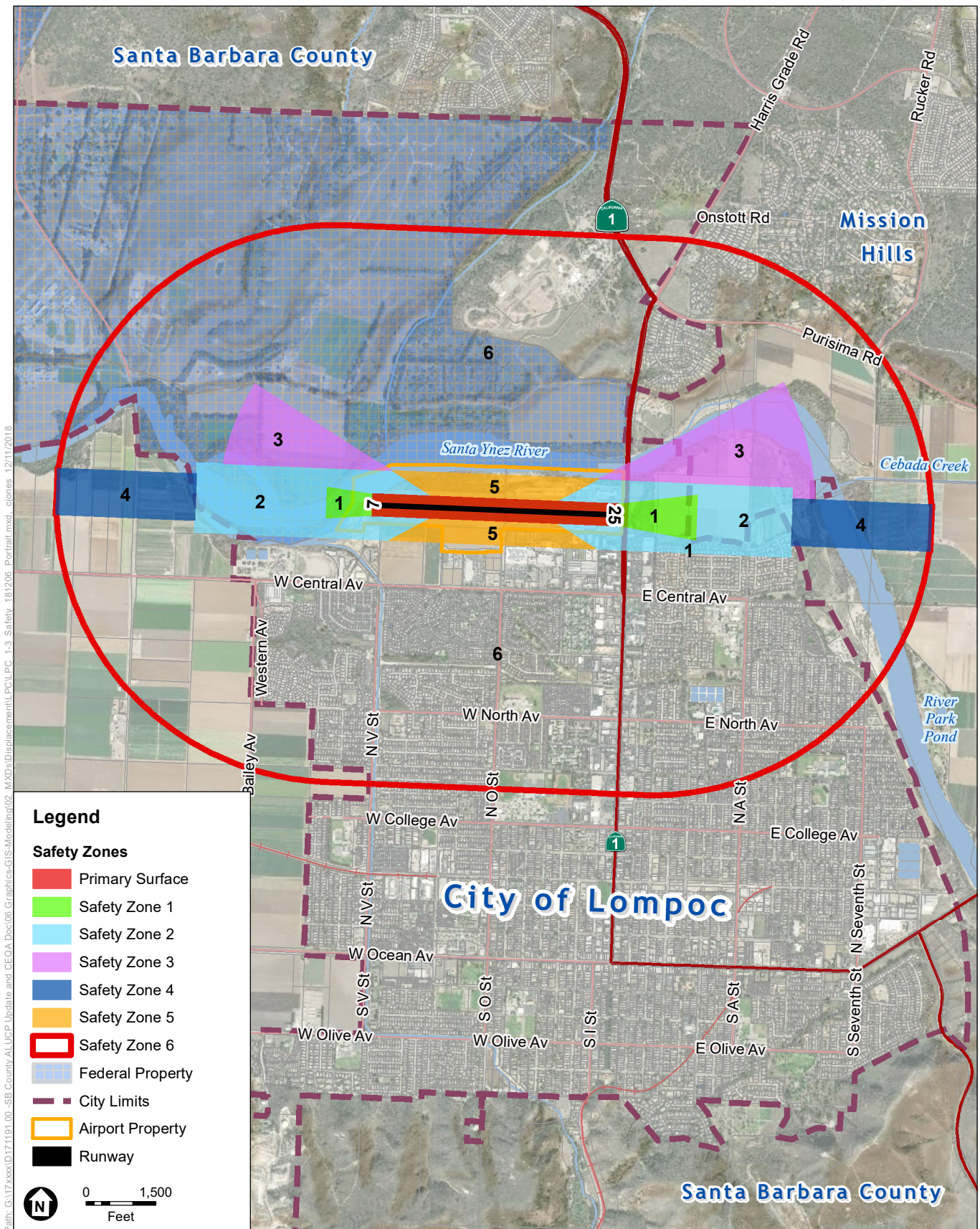
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**Figure 1-2**  
Lompoc Airport  
CNEL Contours





SOURCE: ESA Airports, 2018.

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**Figure 1-3**  
Lompoc Airport  
Safety Zones

All future development within the AIA, whether it is displaced or not, will be subject to the zoning and permitting authority of the City of Lompoc and Santa Barbara County. It is likely that future development projects within the updated AIA will undergo environmental review at the project level. Environmental impacts arising from future development projects will have to be specifically considered in the appropriate environmental documents prepared for those projects as a condition of permit issuance.

This development displacement analysis was completed in two phases. Phase 1 identified the land use planning areas and zoning districts that are located in Review Area 1 for the Airport. This included identification of the land uses permitted in these areas. This information was provided in Appendix B to the *Santa Barbara County Airport Land Use Compatibility Plan Update Development Displacement Analysis – Phase 1 - City of Lompoc* (Phase 1 Technical Report). All vacant and underutilized parcels analyzed for potential displacement were also identified in Phase 1. Information on these parcels was provided in Appendix C to the Phase 1 Technical Report. This Phase 2 Technical Report brings the development displacement analysis to a conclusion by identifying those parcels where there is potential for displaced land use and quantifying it as residential dwelling units or acreage/square footage of non-residential land use. The following sections introduce the development displacement analysis discussed in this technical report.

## **1.2 Analysis Approach**

Identification of vacant or underutilized parcels was completed during Phase 1 of this analysis. All parcels located within Review Area 1 for the Airport were selected and screened for inclusion in the displacement analysis. A discussion of the screening process completed during Phase 1 is provided in Chapter 2.

## **1.3 Development Displacement Analysis for Residential Land Uses**

Housing opportunity sites included in the Housing Elements of the Santa Barbara County Comprehensive Plan and City of Lompoc General Plan were reviewed and compared to the noise and safety zone maps, policies, and compatibility criteria in the Draft ALUCP to determine the potential for the displacement of residential land uses within Review Area 1. The results of the development displacement analysis for residential land uses are presented in Chapter 3 of this technical report.

## **1.4 Development Displacement Analysis for Non-Residential Land Uses**

The vacant and underutilized parcels identified during Phase 1 of this analysis were evaluated for potential displacement of future non-residential land uses by comparing the noise and safety compatibility criteria and policies provided in the Draft ALUCP with the applicable local land use

regulations. A more detailed description of the analysis is provided in Chapter 4 of this technical report.



# CHAPTER 2

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## Analysis Approach

### 2.1 Analysis Approach

The development displacement analysis is focused on the potential for conflicts between existing zoning and the proposed policies and compatibility criteria in the Draft ALUCP that may result in the potential displacement of future development. To that end, it was necessary to 1) identify where the ALUCP policies conflict with current zoning and/or general plan land use in the AIA, and 2) identify vacant and partially developed parcels within these areas where the potential for future development may be affected by the policies in the ALUCP. The first step is referred to as the “Crosswalk Analysis” and the second step is called the “Parcel Selection Analysis.” The development displacement analysis was conducted during two phases. Phase 1 provided the results for the first two steps by identifying the vacant and underutilized parcels in Review Area 1 as well as the applicable land use designations, zoning, and permissible land uses. The purpose of Phase 1 of the analysis was two-fold – 1) to identify and, if possible, reconcile any conflicts between existing zoning and the compatibility criteria in the Draft ALUCP before moving on to Phase 2 of the development displacement analysis; and, 2) to identify any parcels that should be included in the analysis. This process is described in detail in the Phase 1 Technical Report. Phase 2 calculates potential displacement by quantifying the number of residential dwelling units and maximum acreage/square footage of area from which non-residential land uses would potentially be displaced. The following sections discuss the approaches taken to complete the entire displacement analysis.

#### 2.1.1 Phase 1 – Land Use and Parcel Identification

##### 2.1.1.1 Crosswalk Analysis

The purpose of this analysis is to identify potential conflicts that may exist between the proposed noise and safety compatibility criteria presented in the Draft ALUCP and existing zoning within the noise contours and safety zones for Lompoc Airport. The Draft ALUCP includes five compatibility criteria tables for a range of generic land uses – two tables addressing noise and safety compatibility criteria for urban airports, two tables addressing noise and safety compatibility criteria for rural airports, and one table that includes the noise and safety compatibility criteria for military airports. Lompoc Airport is considered a rural airport and Vandenberg Air Force Base is a military airport. The applicable compatibility criteria tables (Tables 3-2, 3-4, and 3-5) are provided in this report as **Appendix A**.

This analysis is primarily conducted using geographical information system (GIS) data. **Table 1** lists the GIS data used, the source, and the date of the files. GIS shapefiles delineating the noise contours and safety zones for each airport are overlaid on shapefiles identifying the underlying zoning and general plan land uses. Areas subject to overlay zoning are included in the analysis as well as areas subject to specific plans. The land use data for areas within the noise contours and safety zones is selected for further analysis. The ALUC has no authority over areas owned by the federal government, reservations or tribal trust lands, or lands owned by the State of California, including the University of California Regents. Accordingly, these areas are excluded from the analysis. In addition, the ALUC has no authority over airport operations and airport property devoted to these uses is also excluded from further analysis. For purposes of determining potential displacement, the Santa Barbara County Tax Assessor's parcel database is used to identify parcels located within a noise contour or safety zone.

Once areas belonging to these agencies are identified and removed from the parcel database, data for the remaining areas is then exported to a Microsoft Excel spreadsheet for further processing. The permissible land uses for each zoning district included in the data set are tabulated and then "cross walked" to the equivalent generic land uses provided in the compatibility criteria tables. The compatibility criteria tables identify land uses as "Compatible (C)", "Conditionally Compatible (CC)", or "Incompatible (I)" based on CNEL contour and safety zone. Tables identifying all land uses determined to be Conditionally Compatible or Incompatible were provided in Appendix B to the Phase 1 Technical Report. For purposes of the displacement analysis, land uses identified as being Compatible are not reported.

**TABLE 2-1**  
**GIS DATA USED IN THE ANALYSIS**

Data File	File Contents	Date of File and Source
LPC_ParcelsInAOI.shp	Zoning	January 3, 2018, Santa Barbara County Department of Planning and Development
AssessorParcels20170731.shp	Tax Assessor Parcel Database	July 31, 2017, Santa Barbara County Tax Assessor's Office
Santa Barbara County SIDs	Aerial photography for Santa Barbara County	November 2016, Santa Barbara County Association of Governments
Draft Safety Zones	Draft Safety Zones –LPC	2017-2018, various.
Draft Noise Contours	Draft Noise Contours –LPC	2012-2017, various.

SOURCE: ESA Airports, 2018.

## 2.1.2 Parcel Selection Analysis

The following sections describe the parcel selection process for the development displacement analysis.

### 2.1.2.1 Analysis Approach

The development displacement analysis is focused on the potential for conflicts between existing zoning and the proposed policies and compatibility criteria provided in the Draft ALUCP. Specifically, the policies and compatibility criteria associated with the noise contours and safety zones. Accordingly, for purposes of determining potential displacement of future land use, the study area for each airport is determined by its noise contours and safety zones. Parcels within

these areas were then subjected to further screening to determine whether they should be included in the analysis.

### **2.1.2.2 Exclusion of Non-Qualifying and Exempt Parcels**

As the study area boundaries do not conform to the boundaries of individual parcels and the jurisdiction of the ALUC is limited, it was necessary to screen the parcels to determine if they should be included in the displacement analysis parcel database. The following sections describe the screening process.

#### ***Ten Percent Threshold***

Parcels with less than 10 percent of their total area located within Review Area 1 were excluded from further analysis.

#### ***Airport Property***

As the ALUC has no authority over airport operations, airport property devoted to aviation uses was removed from the parcel database.

#### ***Federally Owned Parcels***

The ALUC has no authority to review land use actions on federal lands. Accordingly, all parcels owned by the federal government were removed from the parcel database.

#### ***Tribal Lands***

Similarly, the ALUC has no authority over tribal lands. Lands held in trust for a tribe by the United States government and/or are part of a federally-recognized Indian reservation were removed from the database. However, parcels owned by tribes that are not a part of the reservation or tribal trust lands were retained for further analysis.

#### ***State Lands***

State-owned lands are not subject to the authority of the ALUC. This includes lands owned by the Regents of the University of California. Parcels owned by the State were removed from the parcel database.

#### ***Entitled Parcels***

Existing land uses are not subject to the ALUC's review authority. This includes parcels with land uses under development or already approved for development. For purposes of identifying these parcels within the city of Lompoc, a list of current projects provided on the city's website was reviewed for parcels located within Review Area 1. The list was dated June 2017 and identified new development in the city between January and June 2017. The website was reviewed for updates in November 2018, but none were identified. For purposes of identifying these parcels within unincorporated Santa Barbara County, a "Cumulative Projects List" produced by the Santa Barbara County Planning and Development Department was retained and

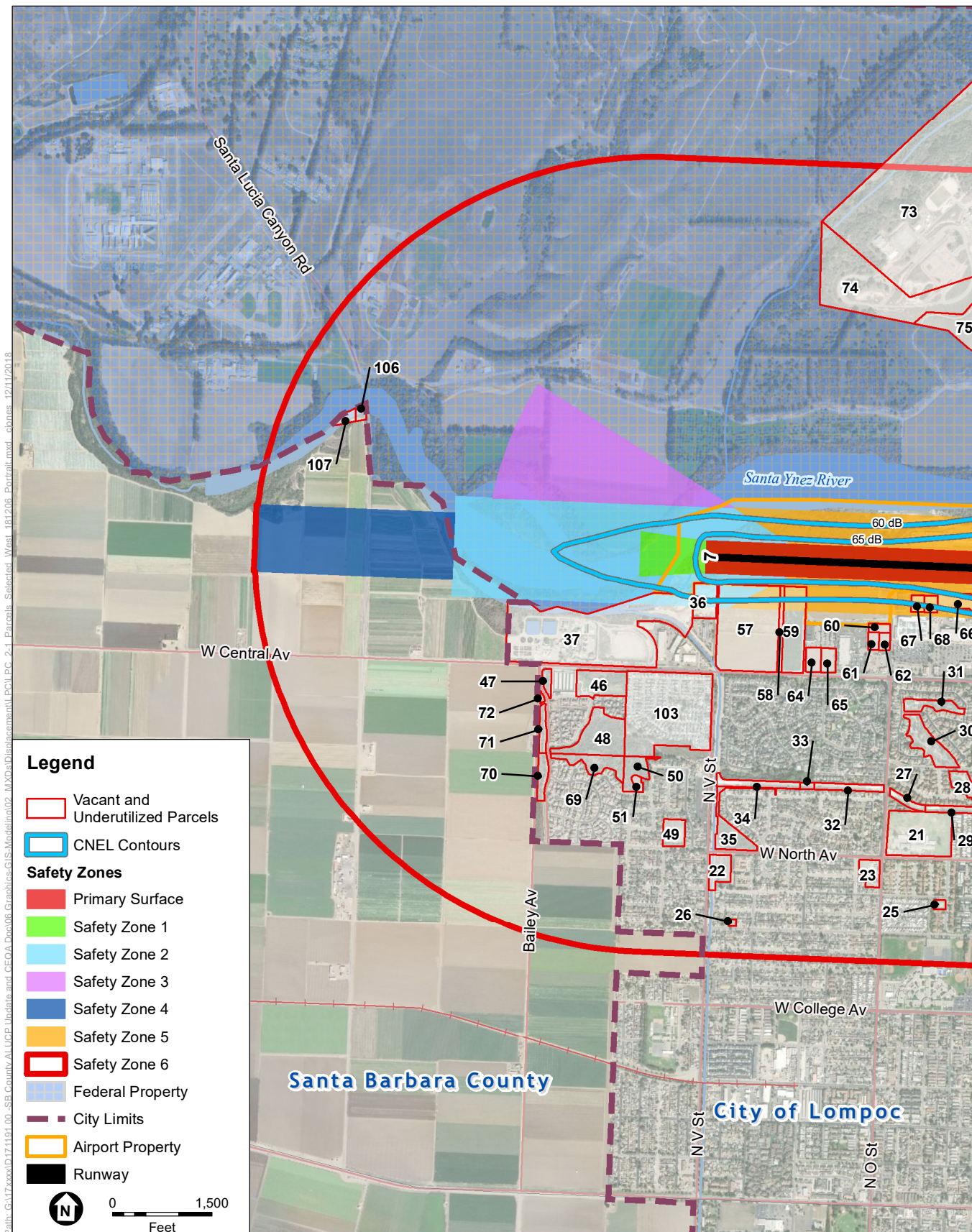
reviewed. The latest Cumulative Projects List is dated August 30, 2018. Parcels identified on these lists were reviewed for inclusion in the parcel database. Vacant parcels identified on the Cumulative Project List as approved for development, under development, or developed were removed from the database. Parcels to be only partially developed were retained for analysis of potential infill development. In total, five parcels were removed from the database.

### ***Parcels with Existing Development***

Parcels were further screened by overlaying parcel boundaries on aerial photography dated September 2016. Each parcel was examined for existing development. Parcels found to be fully developed were flagged for removal from the analysis. Vacant parcels and parcels that appeared only partially developed or otherwise having infill potential were retained for further analysis. Parcels identified as having infill potential were further reviewed using Google Earth imagery and the approximate area available for further development was identified.

## 2.3 Parcels Selected for Further Analysis

**Figures 2-1 and 2-2** depicts the parcels retained for further analysis of potential displacement of development. In the city of Lompoc, a total of 103 vacant and underutilized parcels out of 4,495 parcels in Review Area 1 were ultimately retained for further analysis. In unincorporated Santa Barbara County, a total of 49 parcels out of 161 parcels in Review Area 1 were retained for further analysis. Details on these parcels, including parcel ID number, APN, jurisdiction, parcel area (square feet) noise contour/safety zone, and zoning district, are provided in **Appendix B**.



SOURCE: ESA Airports, 2018.

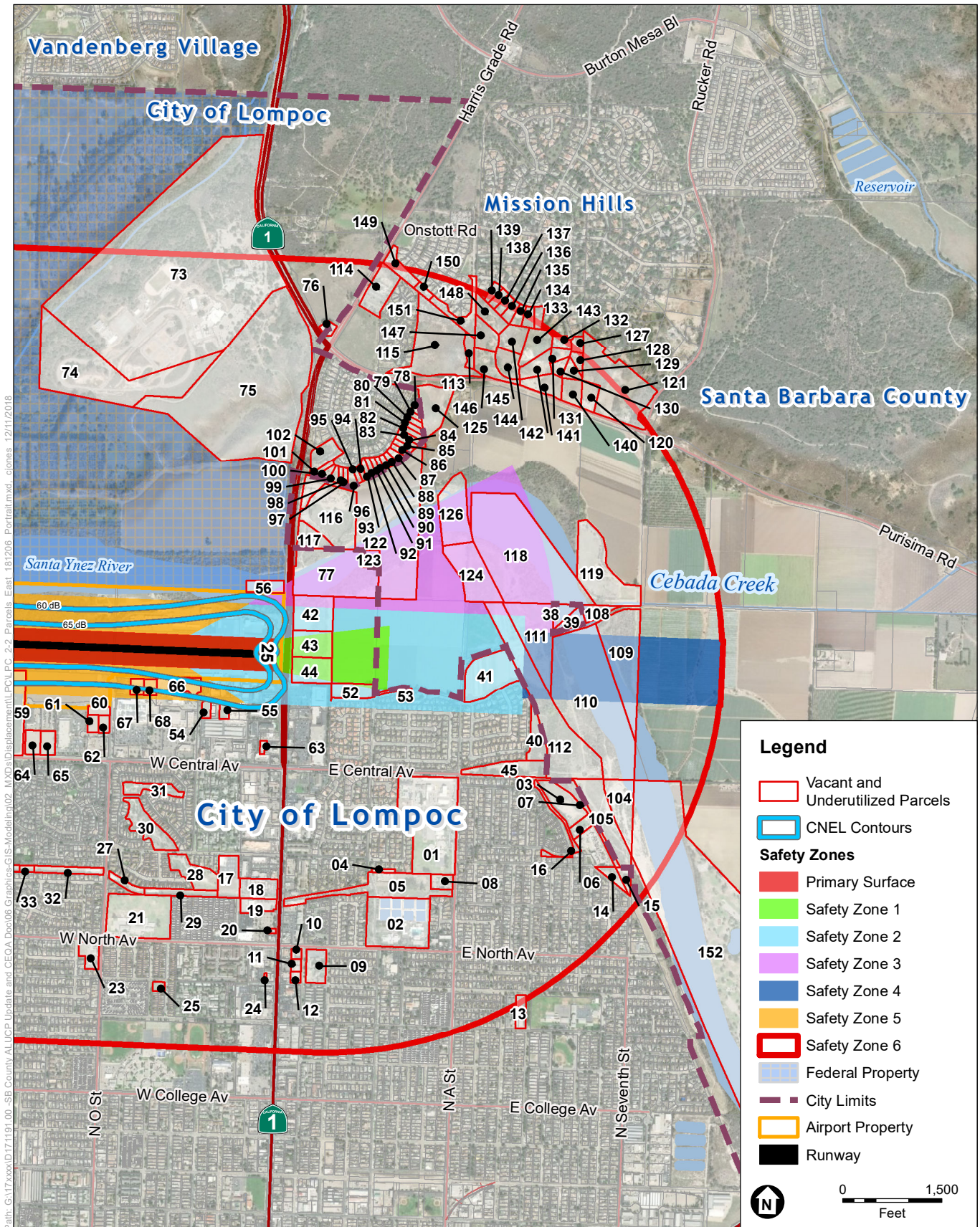
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**Figure 2-1**  
Lompoc Airport  
Parcels Selected for Further Analysis - West Side





SOURCE: ESA Airports, 2018.

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**Figure 2-2**  
Lompoc Airport  
Parcels Selected for Further Analysis - East Side

# CHAPTER 3

## Residential Displacement Analysis

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### 3.1 Introduction

This chapter presents the results of the development displacement analysis conducted for future residential land use within Review Area 1 of the AIA for Lompoc Airport. Review Area 1 for Lompoc Airport covers portions of the city of Lompoc and unincorporated Santa Barbara County. This residential displacement analysis was conducted to determine if future residential uses would conflict with the policies in the Draft ALUCP. Separate displacement calculations were performed for the city of Lompoc and unincorporated Santa Barbara County using information on the housing opportunity sites provided in the Housing Element of the adopted City of Lompoc General Plan, the Housing Element of the Santa Barbara County Comprehensive Plan, and the noise and safety policies and compatibility criteria contained in the Draft ALUCP. The residential displacement analysis revealed that implementation of the Draft ALUCP would not result in displacement of residential land uses in areas around Lompoc Airport.

Data on the housing opportunity sites identified in areas of the city of Lompoc and unincorporated Santa Barbara County found in Review Area 1 for Lompoc Airport is provided in **Appendix C. Figures 3-1** and **3-2** depict their locations.

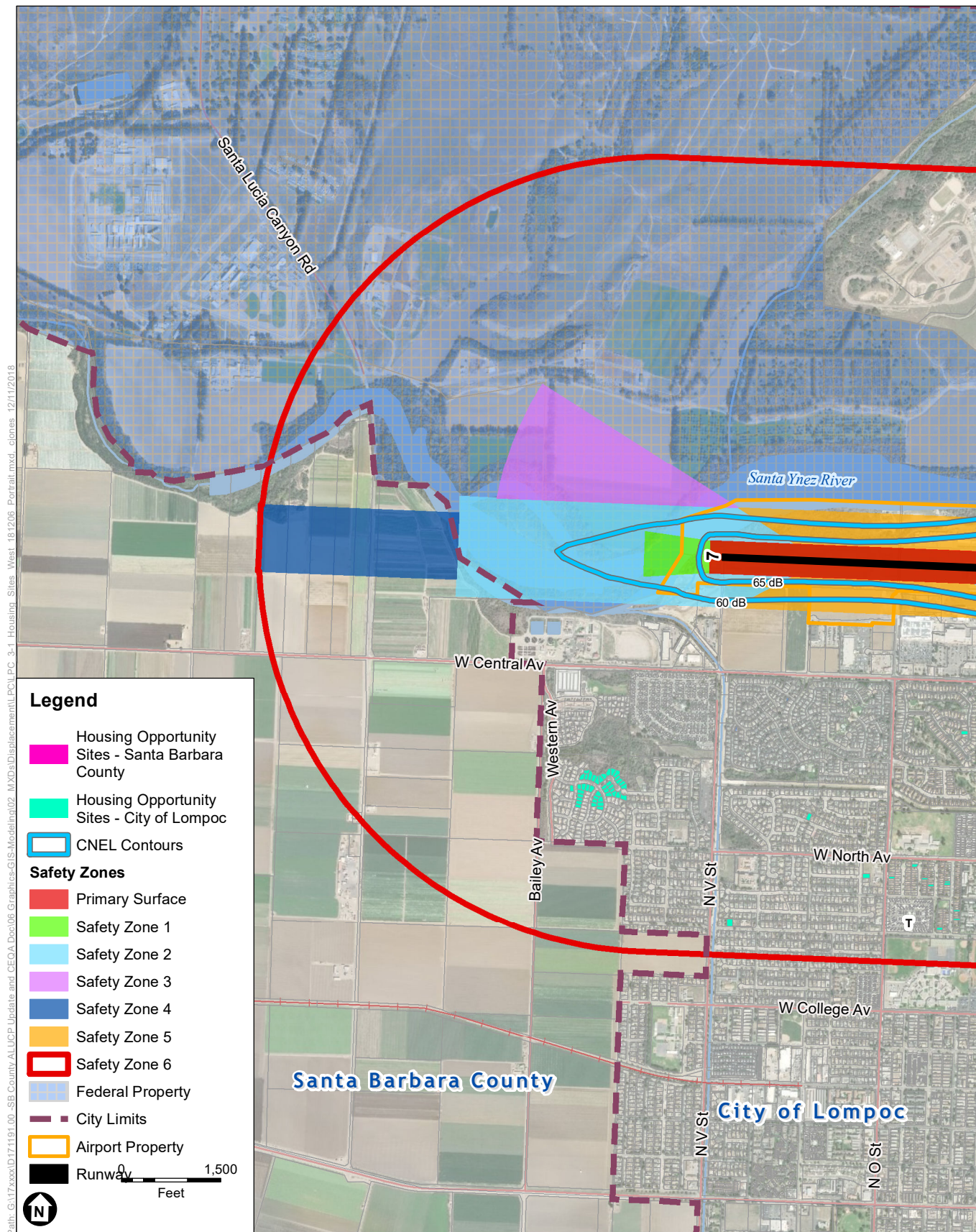
#### 3.1.1 City of Lompoc

Data regarding vacant and underutilized housing opportunity sites were derived from the land inventory included as Appendix B to the City of Lompoc's 2030 General Plan Housing Element. The land inventory identifies vacant and underutilized residential parcels (housing opportunity sites) in the city of Lompoc. The data provided includes the assessor parcel number (APN), general plan designation, zoning classification, acreage, development status, and maximum and forecast dwelling unit counts. The housing opportunity site parcels were mapped relative to the noise contours and safety zones for Lompoc Airport. The following sections describe the results of the residential displacement analysis.

##### 3.1.1.1 Potential for Displacement Due to Noise Policies

The CNEL 60 and 65 decibels (dB) contours were used as the criterion levels for the noise analysis. Two specific ranges of noise exposure were used to determine if residential development displacement could occur: (1) CNEL 60 dB to 65 dB and (2) CNEL 65 dB and higher. The CNEL contours for Lompoc Airport were derived from the Airport's Draft 2030 Master Plan. None of the housing opportunity sites within the city of Lompoc or unincorporated





SOURCE: ESA Airports, 2018.

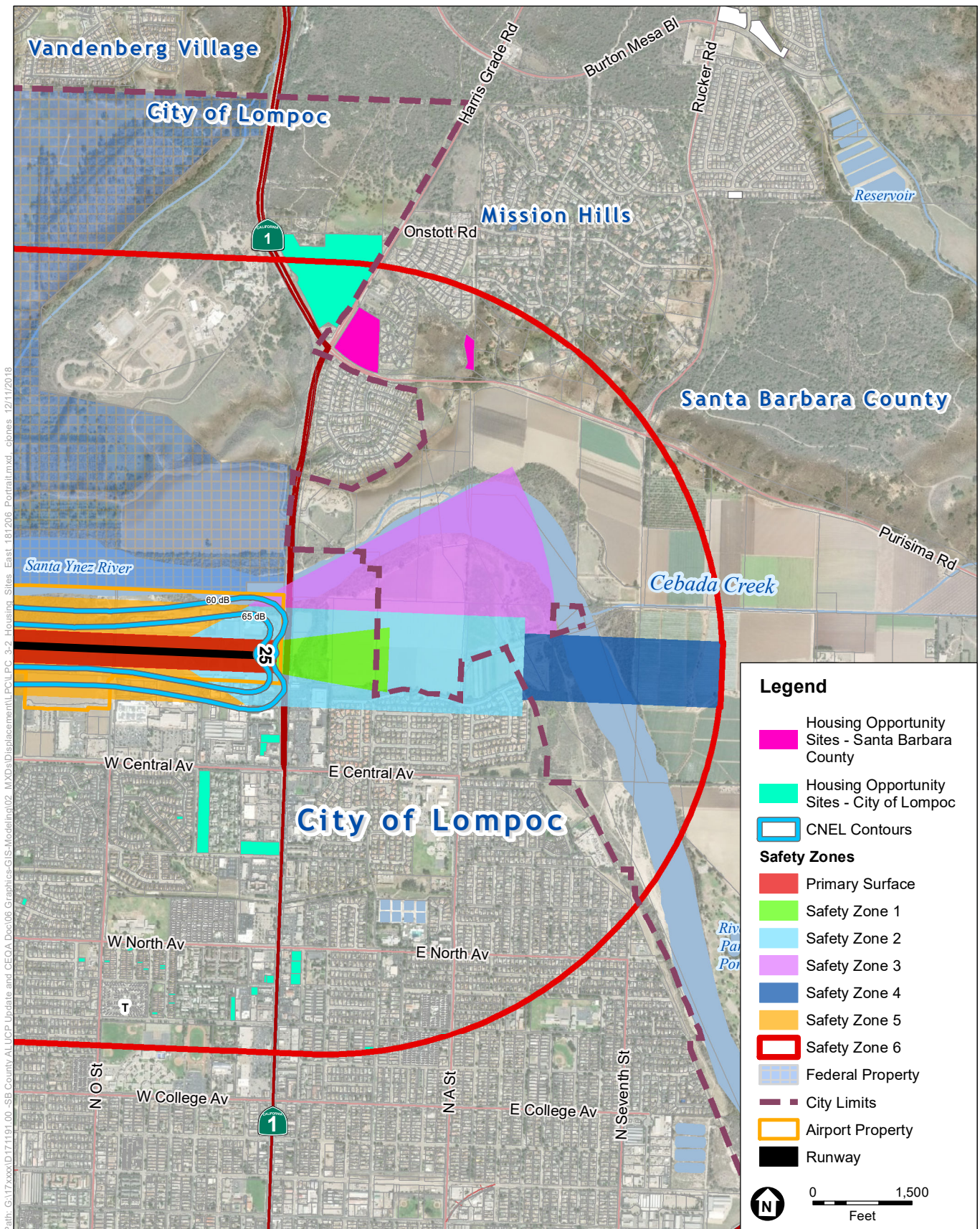
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**Figure 3-1**  
Lompoc Airport  
Housing Opportunity Sites - West Side





SOURCE: ESA Airports, 2018.

Santa Barbara County ALUCP Update

**DRAFT- For Discussion Purposes Only**



**Figure 3-2**  
Lompoc Airport  
Housing Opportunity Sites - East Side

Santa Barbara County are located within the noise contours shown on Figures 3-1 or 3-2. Accordingly, future residential dwelling units in in the AIA for Lompoc Airport would not be displaced as a result of the noise policies contained in the Draft ALUCP for Santa Barbara County.

### **3.1.1.2 Potential for Displacement Due to Safety Policies**

Some residential land uses in areas within the safety zones for Lompoc Airport may be incompatible or compatible only under certain conditions with the policies and compatibility criteria in the Draft ALUCP for Santa Barbara County. It is important to note that the Draft ALUCP applies only to future residential development and existing residential uses are typically not subject to the ALUCP policies. The city of Lompoc has 69 housing opportunity sites, representing 158 forecasted dwelling units, in the safety zones for the Airport. All of these housing opportunity sites are located in Safety Zone 6. As discussed in the Draft ALUCP, all residential uses are considered compatible with the ALUCP's safety policies and compatibility criteria in Safety Zone 6 (see Table 3-5 in Appendix A). Therefore, no future residential dwelling units within the city of Lompoc would be potentially displaced as a result of the safety policies in the Draft ALUCP for Santa Barbara County.

## **3.2.1 Santa Barbara County**

Data regarding vacant and underutilized housing opportunity sites were derived from the 2015-2023 Residential Sites Survey included as Appendix B to the Santa Barbara County Comprehensive Plan Housing Element. The Residential Sites Survey identifies vacant and underutilized residential parcels (housing opportunity sites) in unincorporated Santa Barbara County. The data provided includes the APN, existing zoning classification, allowed residential density, land use designation, acreage, and maximum and realistic dwelling unit counts. The housing opportunity site parcels were mapped relative to the noise contours and safety zones for Lompoc Airport. The following sections describe the results of the analysis residential displacement analysis.

### **3.2.1.1 Potential for Displacement Due to Noise Policies**

None of the Santa Barbara County housing opportunity sites fall within the noise contours for Lompoc Airport. Therefore, no future residential dwelling units in parts of unincorporated Santa Barbara County located in the noise contours for Lompoc Airport would be displaced as a result of the noise policies contained in the Draft ALUCP.

### **3.2.1.2 Potential for Displacement Due to Safety Policies**

Santa Barbara County has two housing opportunity sites, representing a realistic count of 51 dwelling units, in the safety zones for the Airport. These housing opportunity sites are located in Safety Zone 6. As previously discussed, all residential uses are considered compatible with the ALUCP's safety policies and compatibility criteria in Safety Zone 6. Therefore, no future residential dwelling units within unincorporated Santa Barbara County would be potentially displaced as a result of the safety policies in the Draft ALUCP.

## CHAPTER 4

# Non-Residential Displacement Analysis

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### 4.1 Introduction

This chapter presents the results of the development displacement analysis for future non-residential land uses within Review Area 1 of the AIA for Lompoc Airport. The displacement analysis documented in this chapter focuses on vacant and underutilized parcels within the AIA that have the potential to be developed in the future with non-residential land uses. The displacement analysis was conducted to determine if there were any non-residential land uses allowed under current zoning that would no longer be permitted following adoption of the Draft ALUCP. The displacement analysis was conducted using information from land use plans and zoning ordinances adopted by Santa Barbara County and the City of Lompoc, and the noise and safety zone maps, policies, and criteria contained in the Draft ALUCP. The following sections discuss the results of the displacement analysis for areas around the Airport within the city of Lompoc and unincorporated Santa Barbara County that fall within Review Area 1.

### 4.2 Non-Residential Displacement Analysis - Noise

#### 4.2.1 City of Lompoc

The noise contour for Lompoc Airport is derived from the Draft 2030 Master Plan. It includes two CNEL bands: 60-65 dB and 65 and greater dB. The areas around Lompoc Airport are subject to the rural noise compatibility criteria presented in Table 3-2 in the Draft ALUCP (See **Appendix A**).

As shown on Figure 1-2, the noise contours are primarily limited to Airport property with portions of the contours extending south and west of the Airport property into the city of Lompoc. The noise contour does not extend into unincorporated Santa Barbara County. The CNEL 60-65 contour band that extends off Airport property to the south covers areas located within the (BP) Business Park zoning district and the Central Coast Business Park Specific Plan Area. The CNEL 65 and greater contour band extends south of the airport property boundary and covers areas located within the (BP) Business Park zoning district.

In total, nine parcels are located entirely or in part in the CNEL 60-65 dB and 65 and greater dB contours. Less than ten percent of the area of two of these parcels (Parcels 37 and 55) is located in the contours. Accordingly, these parcels are excluded from further analysis. **Table 4-1** presents information regarding six vacant parcels in the city of Lompoc that would be exposed to CNEL 60 dB to 65 dB in 2038 and **Table 4-2** presents information regarding one vacant parcel that would be exposed to CNEL 65 dB and higher.



#### **4.2.1.1 CNEL 60-65 dB Contour**

All seven parcels retained for further analysis (Parcels 36, 57, 58, 59, 66, 67, and 68) are partially located in the CNEL 60-65 dB contour. Parcels 57, 58, and 59 are located in the Central Coast Business Park Specific Plan area. As shown in Table 4-1, there would be no incompatible uses in this area. However, several land uses ranging from auditoriums to trade schools would be considered compatible on the condition that interior noise levels would be attenuated to CNEL 45 dB.

Parcels 36, 66, 67, and 68 are located within the (BP) Business Park zoning district. As shown in Table 4-1, there would be no incompatible uses in this area. Two permissible uses, churches and caretaker units, would be considered compatible on the condition that interior noise levels would be attenuated to CNEL 45 dB.

Reduction of interior noise to acceptable levels is easily accomplished during the construction process; therefore, conditionally compatible land uses would not be considered displaced for purposes of this analysis. As there would be no incompatible land uses in the CNEL 60-65 dB contour, there would be no potential for displaced land uses.

#### **4.2.1.2 CNEL 65 dB and Greater Contour**

As shown in Table 4-2, one parcel, Parcel 66, is partially located in the CNEL 65 dB and higher contour. Parcel 66 is located in the (BP) Business Park zoning district. Two uses, churches and caretaker units, would be considered compatible on the condition that interior noise levels would be attenuated to CNEL 45 dB. Similarly, several other uses ranging from administrative and executive offices to wine tasting rooms would be considered compatible on the condition that interior noise levels would be attenuated to CNEL 50 dB. Attenuation of interior noise to the levels identified in the Draft ALUCP would typically be accomplished during project construction.

As there would be no incompatible land uses in the CNEL 65 dB and higher contour, and the conditions to achieve compatibility would be accomplished during project construction, there would be no potential for displaced land uses.

#### **4.2.2 Santa Barbara County**

The Airport noise contours do not extend into unincorporated Santa Barbara County; therefore, there would be no displacement of any land uses associated with noise.

**TABLE 4-1  
POTENTIALLY DISPLACED LAND USES – CITY OF LOMPOC – CNEL 60 dB – 65 dB**

Parcel ID #	APN	Parcel Size (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
55	093-450-008	39,204	(BP) Business Park District	Churches (CUP)	auditoriums; concert halls; indoor arenas; places of worship; cemeteries	CC 45
67	093-450-063	49,876		Caretaker Unit (CUP)	hotels; motels; other transient lodging	CC 45
68	093-450-064	49,963				
57	093-450-014	1,156,518	Central Coast Business Park Specific Plan (APN 593-070-074)	Churches (CUP); Health Clubs (CUP); Recreational enterprises and facilities (CUP)	auditoriums; concert halls; indoor arenas; places of worship; cemeteries	CC 45
58	093-450-015	87,120		Animal Hospitals, Kennels and Veterinary Clinics (CUP)	nature preserves; wildlife preserves; livestock breeding or farming	CC
59	093-450-016	418,176				
				Day Care Center (CUP); Day Care Center, Employer-Sponsored Child (P); Trade School (CUP)	schools; libraries	CC 45

## NOTES:

- 1 CC: Conditionally Compatible
- 2 CC 45: Indoor Uses: Building structure must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice
- 3 Outdoor Uses: CNEL is acceptable for outdoor activities, although some noise interference may occur; caution should be exercised with regard to noise-sensitive uses
- 4 (P): Permitted
- 5 (CUP): Conditional Use Permit

SOURCE: City of Lompoc Zoning Ordinance; ESA Airports, 2018.

**TABLE 4-2**  
**POTENTIALLY DISPLACED LAND USES – CITY OF LOMPOC – CNEL 65 dB+**

Parcel ID #	APN	Parcel Size (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
66	093-450-058	155,945	(BP) Business Park District	Churches (CUP)	auditoriums; concert halls; indoor arenas places of worship; cemeteries	CC 45
				Caretaker Unit (CUP)	hotels; motels; other transient lodging	CC 45
				Administrative and Executive Offices (DR, A); Administrative offices (P); Blueprinting, Printing, Photocopy (DR, A); Food (DR, A); Wine Tasting Rooms (CUP)	office buildings; office areas of industrial facilities; medical clinics; clinical laboratories commercial – retail; shopping centers; restaurants; movie theaters	CC 50

## NOTES:

- 1 CC: Conditionally Compatible
- 2 CC 45, 50: Indoor Uses: Building structure must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice
- 3 Outdoor Uses: CNEL is acceptable for outdoor activities, although some noise interference may occur; caution should be exercised with regard to noise-sensitive uses
- 4 (P): Permitted
- 5 (CUP): Conditional Use Permit

SOURCE: City of Lompoc Zoning Ordinance ESA Airports, 2018.

### 4.3 Non-Residential Displacement Analysis - Safety

Lompoc Airport includes six safety zones subject to the safety compatibility criteria for rural airports, included in Table 3-5 in the Draft ALUCP (See Appendix A). Figure 1-3 depicts the safety zones for the Airport. Areas located within the safety zones fall within 16 zoning districts and two specific plan areas. The zoning districts include:

- (7-R-1) Single Family Residential District 7,000 Square Foot Lot
- (7-R-1-PD) Single Family Residential District 7,000 Square Foot Lot / Planned Development
- (BP) Business Park
- (C-C) Convenience Center District
- (I) Industrial District
- (MU) Mixed-Use District
- (O-S) Open Space District
- (P-C-D) Planned Commercial District
- (P-F) Public Facilities and Institutional District
- (R-2) Medium Density Residential District
- (R-2-PD) Medium Density Residential District / Planned Development
- (R-3) High Density Residential District
- (R-3) High Density Residential District / Planned Development
- (R-A) Residential Agriculture District
- (SP) Specific Plan District
- (T) Residential Mobilehome Park District

Part of the Burton Ranch Specific Plan is located in Safety Zone 6, north of the Airport in an area where Harris Grade Road forks off Highway 1, known as “The Wye.” The other specific plan area, the Central Coast Business Park, is located immediately south of the Airport property and is divided between Safety Zones 5 and 6. Both specific plan areas are shown on Figures 2-1 and 2-2. Most of the land northwest of the Airport, beyond the Santa Ynez River in Safety Zones 2, 3, and 6 is located in the (P-F) Public Facilities and Institutional District. This land is owned by the federal government and is excluded from further analysis.

All of Safety Zone 1, most of Safety Zone 2, and portions of Safety Zone 4 off both runway ends, as well as part of Safety Zone 3 off the Runway 25 end fall within the Airport Approach Overlay Zone. The Airport Approach Overlay Zone represents Safety Areas 1 (Clear Zone) and Safety Area 2 (Approach Zone) from the current Santa Barbara County Airport Land Use Plan (ALUP) as delineated on the City of Lompoc’s Zoning Map. The overlay limits permissible land uses within the Clear Zone (FC) and requires all projects within the Approach Zone (F) and Clear Zone be submitted to the ALUC for consistency review prior to issuance of grading or building permits. The Airport Approach Overlay Zone will remain in effect until the Draft ALUCP has been adopted by the ALUC and the relevant jurisdictions update their land use plans to be consistent with the ALUCP.

#### 4.3.1 City of Lompoc

The following sections discuss the potential for displacement due to the safety policies in the Draft ALUCP for those areas of the city of Lompoc within Review Area 1.

##### 4.3.1.1 Safety Zone 1

The portion of Safety Zone 1 off the Runway 7 end that extends beyond Airport property falls on

federally owned land within the city of Lompoc. As the ALUC has no authority over federal lands, this area would not be considered further for purposes of analyzing potential displacement of future development.

Four parcels (Parcels 43, 44, 52, and 53) are partially located in Safety Zone 1 off the Runway 25 end. Two parcels (Parcels 43 and 44) are within the (P-C-D) Planned Commercial Development district and one parcel (Parcel 52) is zoned for (O-S) Open Space. A small portion of the southeastern corner of Safety Zone 1 (approximately 415 square feet) falls over Parcel 53. However, because the area is too small for development and the remainder of the parcel is in Safety Zone 2, it is evaluated for compatibility with the criteria for Safety Zone 2 (see Section 4.3.1.2).

A total of 87 percent of Parcel 43, 81 percent of Parcel 44, and 14 percent of Parcel 52 are located in Safety Zone 1. The remaining area of these parcels are located in Safety Zone 2. Unless an area within a safety zone is too small to be developed, potential displacement is calculated for each portion of the parcel according to the criteria of the safety zone in which it is located. **Table 4-3** identifies the land uses that are currently permitted or conditionally permitted in the (P-C-D) Planned Commercial Development and (O-S) Open Space zoning districts that under the Draft ALUCP would be considered incompatible in Safety Zone 1.

Although the land uses identified in Table 4-3 are incompatible under the Draft ALUCP, the entirety of Safety Zone 1 falls within the existing Airport Approach Overlay Zone. As previously discussed, the current Airport Approach Overlay Zone is divided into two areas, the clear zones and the approach zones. The clear zones are located adjacent to the ends of each runway and the approach zones are located beyond the clear zones, extending 4,000 feet. The 1993 ALUP identifies compatible land uses in both areas and the City of Lompoc Zoning Ordinance has been updated to be consistent with the ALUP. Per the City of Lompoc Zoning Ordinance, all development located within Airport Approach Overlay Zone is subject to consistency review by the ALUC:

Development of any size, involving the erection or placement of buildings or the locating of any object including movable objects, on any parcel designated with the “F” or “FC” suffix, shall be approved for development by the Santa Barbara County Airport Land Use Commission prior to the issuance of any grading or building permit. (Prior code § 8710)(Lompoc City Zoning Ordinance, § 17.076.110).

The City’s zoning ordinance identifies permissible land uses in the clear zones, but is silent as to the uses permitted or prohibited in the approach zone. The ALUP identifies compatible land uses in both the clear zone and the approach zone. As regards the (P-C-D) Planned Commercial Development district, excluding “parking lots” and “automotive, boat, and camper and mobile home sales,” none of the other land uses identified in Table 4-3 would be allowed under the current ALUP. Accordingly, although these uses are incompatible with the policies of the Draft ALUCP, they would not be considered displaced for purposes of this analysis. “Parking lots” and “automotive, boat, and camper and mobile home sales” are currently permitted uses that would be



incompatible with the policies in the Draft ALUCP. The policies in the Draft ALUCP are consistent with the FAA's guidance on land use within Runway Protection Zones (RPZs). FAA guidance discourages these land uses in RPZs. Accordingly, these uses would be potentially displaced from approximately 90,574 square feet on Parcel 43 and approximately 90,574 square feet on Parcel 44. This represents a total area of approximately 166,434 square feet (3.82 acres).

Parcel 52 is zoned for (O-S) Open Space. Similar to the (P-C-D) Planned Commercial Development district, the incompatible land uses shown in Table 4-3 would not be allowed under the current ALUP and would not be considered displaced for purposes of this analysis. Those uses identified as conditionally compatible in Table 4-3 would be considered compatible if located outside the Object Free Area (OFA) and in the case of "rivers and streams," the Runway Safety Area (RSA). Parcel 52 is located outside both the OFA and the RSA. Accordingly, there would be no potential for displacement on Parcel 52.

**TABLE 4-3**  
**POTENTIAL DISPLACEMENT – CITY OF LOMPOC – SAFETY ZONE 1**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
43	093-051-013	90,574	(P-C-D) Planned Commercial Development District	Parking lots, commercial (P); Parking lots (P)	Aircraft Storage; Automobile Parking Surface Lots; Street, Highway Rights-of-Way; Railroads; Public Transit Lines	I
44	093-051-014	75,860		Automobile service stations (CUP)	Auto, Aircraft, Marine Repair Services; Gas Stations, Repair Garages; Warehouses, Distribution Facilities	I
				Mortuaries (P)	Cemeteries; Marinas; Memorial Parks	I
				Music schools (P); Nursery schools (P)	Children Schools, K – 12; Day Care Centers (>14 children)	I
				Commercial schools (secretarial, business, dance, beauty) (P)	Colleges and Universities	I
				Nursing homes (P); Rest homes (P)	Congregate Care Facilities (>5 clients): nursing homes, assisted living facilities	I
				Auditoriums (P); Theaters (walk-in) (P)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls	I
				Church (CUP); Community centers (P); Lodges and clubs (P); Multiple-family uses, not less than 200 square feet of open area per unit shall be provided on the site, which may include landscaped areas, walkways and recreational areas, but not structures or driveways or parking areas. (Prior code § 7902) (CUP)	Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	I
				Draperies and yardage stores (P)	Low-Hazard Storage: mini-storage, greenhouses	I
				Newspaper printing establishments (P)	Manufacturing; Research & Development	I

**TABLE 4-3**  
**POTENTIAL DISPLACEMENT – CITY OF LOMPOC – SAFETY ZONE 1**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
43	093-051-013	90,574	(P-C-D) Planned Commercial Development District	Barbershops (P); Beauty shops (P); Laundry and cleaning establishments (retail to general public including self-service laundries) (P); Print shops and other reproduction services (P)	Misc. Service Uses: car washes, barbers, animal kennels, print shops	I
44	093-051-014	75,860		Parking lots, commercial (P); Parking lots (P)	Aircraft Storage; Automobile Parking Surface Lots; Street, Highway Rights-of-Way; Railroads; Public Transit Lines	I
				Emergency shelters providing beds up to the City's current unmet need per the adopted Housing Element. (Ord. 1609(15) § 1, 2015; prior code § 7801) (P); Emergency shelters providing beds up to the City's current unmet need per the adopted Housing Element. (Ord. 1609(15) § 2, 2015; prior code § 7901) (P); Emergency shelters providing beds up to the City's current unmet need per the adopted Housing Element. (Ord. 1609(15) § 3, 2015; prior code § 8001) (P)	Public Emergency Services Facilities: police stations (except jails), fire stations	I
				Cocktail lounges and beer bars (P); Delicatessens (P); Restaurants (including the sale and consumption of alcoholic beverages on the premises). (Prior code § 7802) (CUP); Restaurants (including the sale and consumption of alcoholic beverages) (CUP); Restaurants (no sale or consumption of alcoholic beverages on the premises) (P); Restaurants (whether or not including the sale and consumption of alcoholic beverages on the premises) (P)	Small Eating/Drinking Establishments in free-standing building (capacity <50 people)	I

**TABLE 4-3**  
**POTENTIAL DISPLACEMENT – CITY OF LOMPOC – SAFETY ZONE 1**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
43 44 (cont.)	093-051-013 093-051-014	90,574 75,860	(P-C-D) Planned Commercial Development District	Antiques (retail sales) (P); Apparel shops (P); Appliance stores (P); Art studios (P); Art supply stores (P); Auto parts and accessories (retail sales) (P); Auto sales (new and used) (P); Bakeries (retail) (P); Banks and financial institutions (P); Boat sales (P); Book stores (P); Business and professional offices (P); Camper and mobile home sales (P); Department stores (P); Dressmaking shops (P); Drug stores (P); Electronic parts and supplies (retail sales) (P); Florist shops (P); Food stores (P); Furniture stores (including rugs and appliance sales) (P); Furrier shops (P); Gift shops (P); Hardware stores (P); Hobby shops (P); Hospitals (P); Hotels (P); Insurance sales (P); Interior decorating stores (P); Jewelry stores (P); Liquor stores (P); Locksmith shops (P); Medical and dental laboratories, offices and pharmacies (P); Millinery shops (P); Motels (P); Paint and wallpaper stores (P); Pet shops (P); Photographic studios (P); Photographic supplies stores (P); Pottery shops (P); Professional offices (P); Public utility offices (P); Record shops (P); Shoe repair shops (P); Shoe stores (retail sales) (P); Smoke shops (P); Sporting goods stores (P); Stationery and office supplies stores (P); Stationery and office (P); Supplies stores (P); Tailor shops (P); Toy stores (P); Trailer (P); Variety stores (P); Watch repair shops (P)	Hotels, Motels (except conference/assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments;	I

**TABLE 4-3**  
**POTENTIAL DISPLACEMENT – CITY OF LOMPOC – SAFETY ZONE 1**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
52	093-430-050	2,805	(OS) Open Space	Areas required for the preservation of plants and animal life, including habitat for fish and wildlife species (P); Extraction of natural resources, including buildings and structures necessary to the production of such natural resources on the site. (CUP)	Agricultural Buildings: barns, feed lots, stockyards, riding stables, picnic areas;  Cemeteries (no places of assembly) and Memorial Parks;  Marinas (no group activities);  Sanitary Landfills;  Sewage Treatment and Disposal Facilities;  Wooded Areas: forests, tree farms, orchards;	I
				Agricultural land, and areas of economic importance for the production of food or fiber (P); Forest lands (P); Open space for outdoor recreation, including parks, utility easements, trails, and scenic highway corridors (P); Range lands (P)	Lands with Low or Vegetation: brush lands, deserts, beaches, flood hazard areas, pasture, rangelands, field crops, grain crops, dry farming, vineyards;  Non-Group Recreation: golf courses, tennis courts, parks, camp grounds	CC
				Electrical substations. (CUP); Public utility structures. (CUP)	Electrical Substations	I
				Commercial recreation facilities (CUP)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls	I
				Areas containing major mineral deposits, including those in short supply (P); Areas required for recharge of groundwater basin (P); Areas which require special management or regulation because of hazardous conditions such as earthquake fault zones, unstable soil areas, floodplains, watersheds, areas presenting high fire risks, and areas required for the protection of water quality and water reservoirs. (Prior code § 8601) (P)	Lands with Low or No Vegetation: brush lands, deserts, beaches, flood hazard areas	CC

**TABLE 4-3**  
**POTENTIAL DISPLACEMENT – CITY OF LOMPOC – SAFETY ZONE 1**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
52 (cont.)	093-430-050	2,805	(OS) Open Space	Keeping of animals within a governmental or educational institution for study or observation, treatment or scientific purposes or within a publicly owned and operated or licensed zoo. (Prior code § 8602) (CUP)	Outdoor Major Assembly Facility (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	I
				Keeping of household pets and fish in connection with a residence. (CUP)	Residential, >4.0, ≤8.0 d.u./ acre	I
				Residential uses on lots or parcels within a minimum size of 20 acres. (CUP)	Residential, 0, ≤4.0 d.u./acre	I
				Rivers and streams (reservoirs) (P)	Water: rivers, creeks, canals, wetlands, bays, lakes, reservoirs	CC

## NOTES:

- 1 I: Incompatible Land Use.
- 2 CC: Conditionally Compatible
- 3 (P): Permitted
- 4 (CUP): Conditional Use Permit

SOURCE: City of Lompoc Zoning Ordinance; ESA Airports, 2018.

### 4.3.1.2 Safety Zone 2

Most of Safety Zone 2 off the Runway 7 end extends beyond Airport property over federally-owned land located within the city of Lompoc and over areas of unincorporated Santa Barbara County. Unincorporated Santa Barbara County is discussed in Section 4.3.2. Three parcels in the city of Lompoc (Parcels 36, 37, and 57) are partially located in Safety Zone 2 off the Runway 7 end. A total of 67 percent of Parcel 36, seven percent of Parcel 37, and 14 percent of Parcel 57 are located in safety Zone 2. The rest of Parcels 36 and 37 are in Safety Zone 6 (See Section 4.3.1.6) and the rest of parcel 57 is in Safety Zones 5 and 6 (see Sections 4.3.1.6 and 4.3.1.5). Parcel 36 is in the (BP) Business Park zoning district, Parcel 37 is in the (PF) Public Facilities and Institutional zoning district, and Parcel 57 is located in the Central Coast Business Park Specific Plan area.

Parts of six vacant parcels (Parcels 41, 42, 43, 44, 52, and 53) have been identified in Safety Zone 2 off the Runway 25 end. Parcel 41 is in the (P-F) Public Facilities and Institutional zoning district, Parcels 42, 43, and 44 are in the (P-C-D) Planned Commercial Development district, Parcel 52 is in the (OS) Open Space zoning district, and Parcel 53 is located in the (7R1) R-1 Single Family Residential District-7,000 Sq. Ft zoning district. A total of 69 percent of Parcel 42, 13 percent of Parcel 43, 19 percent of Parcel 44, and 86 percent of Parcel 52 are in Safety Zone 2. The rest of Parcels 43 and 44 are located in Safety Zone 1 (see Section 4.3.1.1) and the rest of Parcel 42 is in Safety Zone 3 (see Section 4.3.1.3). All of Parcel 41 and 99 percent of Parcel 53 are located in Safety Zone 2.

**Table 4-4** identifies the land uses that are currently permitted or conditionally permitted in the (BP) Business Park, (P-F) Public Facilities and Institutional, (7R1) R-1 Single Family Residential District-7,000 Sq. Ft., (OS) Open Space, and (P-C-D) Planned Commercial Development zoning districts and Central Coast Business Park Specific Plan area, that under the Draft ALUCP are considered incompatible or conditionally compatible in Safety Zone 2.

Parcel 36 off the Runway 7 end is in the (BP) Business Park zoning district. As shown in Table 4-4, all uses but “churches” and “electrical and electronics equipment” are considered compatible if maximum nonresidential intensity (60 people per acres in Safety Zone 2) and maximum lot coverage (50 percent in Safety Zone 2) were satisfied. “Electrical and electronics equipment” land uses are considered compatible only if there is no appropriate site for these land uses outside Safety Zone 2. “Churches” are considered incompatible in Safety Zone 2. Accordingly, this use would be potentially displaced from approximately 61,289 square feet (1.4 acres) of Parcel 36.

Parcel 37 off the Runway 7 end is in the (PF) Public Facilities and Institutional zoning district. Approximately 65 percent of this parcel is already developed, leaving approximately 35 percent of the parcel developable with infill uses. The portion of Parcel 37 located in Safety Zone 2 is undeveloped. As shown in Table 4-4, all uses but “public libraries, museums, and schools,” and “keeping of animals within a governmental or educational institution for study or observation, treatment or scientific purposes or within a publicly owned and operated or licensed zoo,” are considered compatible or conditionally compatible in Safety Zone 2. Accordingly, these uses would be potentially displaced from approximately 145,926 square feet (3.35 acres) of Parcel 37.

Parcel 57 off the Runway 7 end is in the Central Coast Business Park Specific Plan area. As shown in Table 4-4, “day care centers” are considered an incompatible land use and would not be allowed on the portion of Parcel 57 that lies within Safety Zone 2. The Central Coast Business Park Specific Plan includes a floor area ratio of 0.75 percent. Accordingly, there is a potential for displacement of approximately 13,378 square feet of the “day care centers” land use.

Parcel 41 and most of Parcels 43, 44, and 53 are located within the existing Airport Approach Overlay Zone. As discussed in Section 4.3.1.1, uses that would normally be permissible or subject to conditional use permitting within this zoning district may not be allowed and all development is subject to review by the ALUC (Lompoc City Zoning Ordinance, § 17.076.110). None of the non-residential uses identified in Table 4-4 would be allowed under the current ALUP (single-family residential uses are conditionally compatible in the approach zone in the current ALUP). Accordingly, although some uses allowed on these parcels are incompatible with the policies of the Draft ALUCP, they would not be considered displaced for purposes of this analysis.

Off the Runway 25 end, Parcel 42 is located in the (P-C-D) Planned Commercial Development zoning district. As shown in Table 4-4, numerous uses ranging from “music schools” to “walk-in movie theaters” are considered incompatible. Accordingly, these uses would be potentially displaced from approximately 75,592 square feet of Parcel 42.

Parcel 52, off the Runway 25 end, is located in the (OS) Open Space zoning district. Three land uses allowable in this zoning district are considered incompatible uses in Safety Zone 2. These land uses include “commercial recreation facilities,” “electrical substations,” “public utility structures;,” and “keeping of animals within a governmental or educational institution for study or observation, treatment or scientific purposes or within a publicly owned and operated or licensed zoo”. Accordingly, these uses would be potentially displaced from approximately 108,638 square feet (2.49 acres) on Parcel 52.



**TABLE 4-4**  
**POTENTIAL DISPLACEMENT – CITY OF LOMPOC – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
36	093-040-024	61,289	(BP) Business Park District	Electrical and Electronics Equipment (DR, A)	Electrical Substations; Transportation Terminals: rail, bus	CC
				Caretaker Unit (CUP); Wine Tasting Rooms (CUP)	Hotels, Motels (except conference/assembly facilities); Retail Stores, no Restaurants	CC
				Churches (CUP)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls; Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	I
				Bakery (wholesale) (DR, A); Blueprinting, Printing, Photocopy (DR, A); Boat Building and Repair (DR, A); Cabinet Shop, Furniture (DR, A); Wholesale, warehousing, and storage (P); Wineries (DR, A)	Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy eqpt, nurseries, lumber yards, boat yards; Misc. Service Uses: car washes, barbers, animal kennels, print shops	CC
				Bottling Plants (DR, A); Ceramic Product Manufacture (DR, A); Drug and Pharmaceutical (DR, A); Garment (DR, A); Ice and Cold Storage Plant (DR, A); Laboratory (chemical or scientific) (DR, A); Manufacturing (P); Research and development (P); Research and Development Facilities (DR, A)	Manufacturing, Research & Development	CC
				Food Processing (DR, A)	Manufacturing, Research & Development	CC
				Administrative and Executive Offices (DR, A); Administrative offices (P)	Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, financial, civic)	CC

**TABLE 4-4**  
**POTENTIAL DISPLACEMENT – CITY OF LOMPOC – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
57	093-450-014	13,378	Central Coast Business Park Specific Plan (APN 593-070-074)	Distribution (low-intensity, e.g. local distribution)(P); Distribution (high intensity, e.g. regional distribution, freight terminal)(P); Distribution – wholesale alcohol (P); Vehicle parts and equipment distribution (CUP)	Airport Terminals; Automobile Parking Structures; Cell Phone Towers; Small Transportation Hubs: bus stops; Truck Terminals; Truck Storage; Wind Turbines	CC
				Day Care Center (CUP); Day Care Center, Employer-Sponsored Child (P)	Children Schools, K – 12 Day Care Centers (>14 children)	I
				Animal Hospitals, Kennels and Veterinary Clinics (CUP); Commercial Service Businesses – 10,000 square feet or smaller (P); Commercial Service Businesses – over 10,000 square feet (P); Equipment Rental (CUP); New Farm Vehicle Sales, storage, repair and auction (CUP); Food Processing (wholesale) (P); Furniture Sales, Rentals or Repairs (CUP); Laboratories( CUP); Motion Picture Studio (P); Offices – As primary use or accessory to primary industrial use (P); Public Facilities for governmental purposes (P); Research and Development Businesses (P); Vehicle sales – wholesale (CUP); Vehicle rental agency (CUP); Warehouse (other than distribution) (P); Wholesaling (P); Winery, tasting room (CUP)	Hotels, Motels (except conference/ assembly facilities); Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy equipment, nurseries, lumber yards, boat yards; Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, doctors, financial, civic; Retail Stores (stand-alone buildings <25,000 s.f.) no eating/drinking establishments;	CC
				Health Clubs (CUP); Recreational enterprises and facilities (CUP); Trade School (CUP);	Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC
				Churches (CUP)	Manufacturing; Research & Development	CC
				Assembly (small scale) (CUP); Assembly (large scale) (CUP); Manufacturing (small scale) (P); Manufacturing (large scale) (P); Processing (small scale) (P); Processing (large scale) (P)	Electrical Substations; Transportation Terminals: rail, bus	CC

**TABLE 4-4**  
**POTENTIAL DISPLACEMENT – CITY OF LOMPOC – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
37	093-040-040	145,926	(PF) Public Facilities and Institutional District	Caretaker's residences (Prior code § 8501) (P)	Hotels, Motels (except conference/assembly facilities); Retail Stores, no Restaurants	CC
41	093-051-008	445,183		Public libraries, museums, and schools (P)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls; Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	I
				Keeping of animals within a governmental or educational institution for study or observation, treatment or scientific purposes or within a publicly owned and operated or licensed zoo (P)	Outdoor Major Assembly Place (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	I
				Eleemosynary and philanthropic institutions (P); Governmental buildings and facilities designed for public use and accommodation (P)	Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, financial, civic)	CC
42	093-051-012	75,592	(P-C-D) Planned Commercial District	Music schools (P); Nursery schools (P)	Children Schools, K – 12; Day Care Centers (>14 children)	I
43	093-051-013	1,982		Commercial schools (secretarial, business, dance, beauty) (P)	Colleges and Universities	I
44	093-051-014	4,180		Nursing homes (P); Rest homes (P)	Congregate Care Facilities (>5 clients): nursing homes, assisted living facilities	I

**TABLE 4-4**  
**POTENTIAL DISPLACEMENT – CITY OF LOMPOC – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
42	093-051-012	75,592	(P-C-D) Planned Commercial District	Emergency shelters providing beds up to the City's current unmet need per the adopted Housing Element. (Ord. 1609(15) § 1, 2015; prior code § 7801) (P); Emergency shelters providing beds up to the City's current unmet need per the adopted Housing Element. (Ord. 1609(15) § 2, 2015; prior code § 7901) (P); Emergency shelters providing beds up to the City's current unmet need per the adopted Housing Element. (Ord. 1609(15) § 3, 2015; prior code § 8001) (P)	Emergency Services Facilities: police stations (except jails), fire stations	I
43	093-051-013	1,982				
44	093-051-014	4,180				
(cont.)				Antiques (retail sales) (P); Apparel shops (P); Appliance stores (P); Art studios (P); Art supply stores (P); Auto parts and accessories (retail sales) (P); Bakeries (retail) (P); Banks and financial institutions (P); Book stores (P); Department stores (P); Dressmaking shops (P); Drug stores (P); Electronic parts and supplies (retail sales) (P); Florist shops (P); Food stores (P); Furniture stores (including rugs and appliance sales) (P); Furrier shops (P); Gift shops (P); Hardware stores (P); Hobby shops (P); Hotels (P); Interior decorating stores (P); Jewelry stores (P); Liquor stores (P); Locksmith shops (P); Millinery shops (P); Motels (P); Paint and wallpaper stores (P); Pet shops (P); Photographic studios (P); Photographic supplies stores (P); Pottery shops (P); Record shops (P); Shoe repair shops (P); Shoe stores (retail sales) (P); Smoke shops (P); Sporting goods stores (P); Stationery and office supplies stores (P); Stationery and office (P); Supplies stores (P); Tailor shops (P); Toy stores (P); Variety stores (P); Watch repair shops (P)	Hotels, Motels (except conference/assembly facilities); Retail Stores, no Restaurants	CC

**TABLE 4-4**  
**POTENTIAL DISPLACEMENT – CITY OF LOMPOC – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
42	093-051-012	75,592	(P-C-D) Planned Commercial District	Auditoriums (P); Church (CUP); Community centers (P); Lodges and clubs (P); Theaters (walk-in) (P)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls; Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	I
43	093-051-013	1,982				
44	093-051-014	4,180				
(cont.)				Multiple-family uses, not less than 200 square feet of open area per unit shall be provided on the site, which may include landscaped areas, walkways and recreational areas, but not structures or driveways or parking areas. (Prior code § 7902) (CUP)	Residential, >4.0, ≤8.0 d.u./acre	I
				Auto sales (new and used) (P); Barbershops (P); Beauty shops (P); Boat sales (P); Camper and mobile home sales (P); Laundry and cleaning establishments (retail to general public including self-service laundries) (P); Print shops and other reproduction services (P)	Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy eqpt, nurseries, lumber yards, boat yards; Misc. Service Uses: car washes, barbers, animal kennels, print shops	CC
				Newspaper printing establishments (P)	Manufacturing, Research & Development	CC
				Cocktail lounges and beer bars (P); Delicatessens (P); Restaurants (including the sale and consumption of alcoholic beverages on the premises) (Prior code § 7802) (CUP); and consumption of alcoholic beverages on Restaurants (including the sale and consumption of alcoholic beverages) (CUP); Restaurants (no sale or consumption of alcoholic beverages on the premises) (P); Restaurants (whether or not including the sale and consumption of alcoholic beverages on the premises) (P); Trailer (P)	Small Eating/Drinking Establishments in free-standing building (capacity <50 people)	CC

**TABLE 4-4**  
**POTENTIAL DISPLACEMENT – CITY OF LOMPOC – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
42	093-051-012	75,592	(P-C-D) Planned Commercial District	Auditoriums (P); Church (CUP); Community centers (P); Lodges and clubs (P); Theaters (walk-in) (P)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls; Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	I
43	093-051-013	1,982				
44	093-051-014	4,180				
(cont.)				Business and professional offices (P); Hospitals (P); Insurance sales (P); Medical and dental laboratories, offices and pharmacies (P); Professional offices (P); Public utility offices (P)	Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people; Office Buildings: professional services, financial, civic)	I
53	093-440-018	35,719	(7R1) R-1 Single Family Residential District-7,000 Sq. Ft.	Nursery schools and pre-schools (CUP); Private academic schools (CUP)	Children Schools, K – 12; Day Care Centers (>14 children)	I
				Rest homes for elderly (CUP)	Congregate Care Facilities (>5 clients): nursing homes, assisted living facilities	I
				Family day care homes as defined in Health and Safety Code Section 1596.70 et seq., subject to the requirements set forth in Chapter 17.100. (Prior code § 7401) (P)	Family Day Care Homes (≤14 children)	I
				Churches (CUP)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls; Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	I
				Country club or private recreation club (CUP)	Outdoor Large Assembly Space (capacity 300 to 999 people); Outdoor Small Assembly Space (capacity 50 to 299 people): community swimming pools, group camps	I

**TABLE 4-4**  
**POTENTIAL DISPLACEMENT – CITY OF LOMPOC – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
53 (cont.)	093-440-018	35,719	(7R1) R-1 Single Family Residential District-7,000 Sq. Ft.	Care of nonrelated as defined in Section 17.008.020 (P); ECHO unit or second dwelling unit as provided by Section 17.088.190 of the Zoning Ordinance. (Prior code § 7402) (CUP); Home occupations subject to a home use permit (P); Keeping of household pets and fish (P); Mobile homes (as defined by the National Mobile Home Construction Act of 1974, 42 USC Section 5401 et seq.) on permanent foundations in accordance with Sections 18551 of the Health and Safety Code of the State of California (P); Single-family dwellings (P)	Residential, >4.0, ≤8.0 d.u./acre	I
52	093-430-050	108,639	(OS) Open Space	Commercial recreation facilities (CUP)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls	I
				Electrical substations(CUP); Public utility structures (CUP)	Electrical Substations	I
				Keeping of animals within a governmental or educational institution for study or observation, treatment or scientific purposes or within a publicly owned and operated or licensed zoo. (Prior code § 8602)(CUP)	Outdoor Major Assembly Facility (capacity <1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	I
				Residential uses on lots or parcels within a minimum size of 20 acres(CUP)	Residential, 0, ≤4.0 d.u./acre	CC

## NOTES:

- 1 I: Incompatible Land Use
- 2 CC: Conditionally Compatible
- 3 (P): Permitted
- 4 (CUP): Conditional Use Permit
- 5 (DR A): Development plan for the first development of a vacant site or in accordance with the Architectural Review Guidelines; staff review for reuse of an existing building with no changes in appearance.

SOURCE: City of Lompoc Zoning Ordinance ESA Airports, 2018.

#### **4.3.1.3 Safety Zone 3**

All of Safety Zone 3 off the Runway 7 end and beyond Airport property falls over federally-owned land within the city of Lompoc and this area is not considered further in the development displacement analysis.

Most of Safety Zone 3 off the Runway 25 end falls within unincorporated Santa Barbara County. However, portions of five vacant parcels (Parcels 38, 39, 42, 56, and 77) in the city of Lompoc are found in Safety Zone 3. Only four percent of Parcel 39 is located in Safety Zone 3. This constitutes an area of approximately 91 square feet. As this area is too small for development and the remainder of the parcel is in Safety Zone 6, it is evaluated for compatibility with the criteria for Safety Zone 2 (see Section 4.3.1.6). As regards the other parcels, 15 percent of Parcel 38, 31 percent of Parcel 42, 14 percent of Parcel 56, and 76 percent of Parcel 77 are located in Safety Zone 3.

Parcel 38 is in the (PF) Public Facilities and Institutional zoning district, Parcel 42 is in the (P-C-D) Planned Commercial Development zoning district, and Parcels 56 and 77 are in the (OS) Open Space zoning district. **Table 4-5** identifies the land uses that are currently permitted or conditionally permitted in these zoning districts that under the Draft ALUCP would be considered incompatible or conditionally compatible in Safety Zone 3.

Parcel 38 is in the (PF) Public Facilities and Institutional zoning district. As shown in Table 4-5, “public libraries, museums, and schools” are considered compatible on the condition that maximum nonresidential intensity (120 people per acre in Safety Zone 3) and maximum lot coverage (60 percent in Safety Zone 3) requirements are satisfied. “Keeping of animals within a governmental or educational institution for study or observation, treatment or scientific purposes or within a publicly owned and operated or licensed zoo” would be considered incompatible in Safety Zone 3. Accordingly, this use would be potentially displaced from approximately 4,506 square feet (0.10 acre) of Parcel 38.

Parcel 42 is in the (P-C-D) Planned Community Development zoning district. As shown in Table 4-5, there are multiple uses allowed in this zoning district, ranging from “music schools” to “public utility uses,” that would be considered conditionally compatible in Safety Zone 3. For the most part, these uses are considered compatible on the condition that maximum nonresidential intensity (120 people per acre in Safety Zone 3) and maximum lot coverage (60 percent in Safety Zone 3) requirements are satisfied. There are no incompatible uses. Accordingly, there is no potential for displacement.

Parcels 56 and 77 are located in the (O-S) Open Space zoning district. As shown in Table 4-5, “commercial recreation facilities” and “keeping of household pets and fish in connection with a residence, and multiple-family uses” would be considered compatible on the condition that maximum nonresidential intensity (120 people per acre in Safety Zone 3) and maximum lot coverage (60 percent in Safety Zone 3) requirements are satisfied. Similar to Parcel 38, “the keeping of animals within a governmental or educational institution for study or observation, treatment or scientific purposes or within a publicly owned and operated or licensed zoo,” is



considered incompatible in Safety Zone 3. Accordingly, these uses would be potentially displaced from approximately 663,121 square feet (15.22 acres) of Parcels 56 and 77.

**TABLE 4-5**  
**POTENTIAL DISPLACEMENT – CITY OF LOMPOC – SAFETY ZONE 3**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
38	093-051-002	1,323	(PF) Public Facilities and Institutional District	Public libraries, museums, and schools (P)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls; Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC
				Keeping of animals within a governmental or educational institution for study or observation, treatment or scientific purposes or within a publicly owned and operated or licensed zoo (P)	Outdoor Major Assembly Place (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	I
42	093-051-012	11,343	(P-C-D) Planned Community Development District	Music schools (P); Nursery schools (P)	Children Schools, K – 12; Day Care Centers (>14 children)	CC
				Commercial schools (secretarial, business, dance, beauty) (P)	Colleges and Universities	CC
				Nursing homes (P); Rest homes (P)	Congregate Care Facilities (>5 clients): nursing homes, assisted living facilities	CC
				Emergency shelters providing beds up to the City's current unmet need per the adopted Housing Element (Ord 1609(15) § 1, 2015; prior code § 7801) (P)	Emergency Services Facilities: police stations (except jails), fire stations	CC
				Hospitals (P)	Hospitals, Health Care Centers	CC
				Auditoriums (P); Church (CUP); Community centers (P); Lodges and clubs (P); Multiple-family uses, not less than 200 square feet of open area per unit shall be provided on the site, which may include landscaped areas, walkways and recreational areas, but not structures or driveways or parking areas (Prior code § 7902) (CUP); Theaters (walk-in) (P)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls; Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC

**TABLE 4-5**  
**POTENTIAL DISPLACEMENT – CITY OF LOMPOC – SAFETY ZONE 3**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
42 (cont.)	093-051-012	11,343	(P-C-D) Planned Community Development District	Newspaper printing establishments (P)	Manufacturing, Research & Development	CC
				Business and professional offices (P); Insurance sales (P); Medical and dental laboratories, offices and pharmacies (P); Professional offices (P); Public utility offices (P)	Mid-Size Eating/Drinking Establishments in free-standing bldg. (cap'y 50 to 299 people; Office Buildings: professional services, financial, civic )	CC
56	093-450-011	1,463	(OS) Open Space District	Commercial recreation facilities (CUP)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls; Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC
77	097-270-038	369,955		Keeping of animals within a governmental or educational institution for study or observation, treatment or scientific purposes or within a publicly owned and operated or licensed zoo. (Prior code § 8602) (CUP)	Outdoor Major Assembly Place (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	I
				Keeping of household pets and fish in connection with a residence. (CUP); multiple-family uses, not less than 200 square feet of open area per unit shall be provided on the site, which may include landscaped areas, walkways and recreational areas, but not structures or driveways or parking areas. (Prior code § 7902) (CUP)	Residential, >4.0, ≤8.0 d.u./ acre	CC

## NOTES:

- 1 I: Incompatible Land Use
- 2 CC: Conditionally Compatible
- 3 (P): Permitted
- 4 (CUP): Conditional Use Permit

SOURCE: City of Lompoc Zoning Ordinance ESA Airports, 2018.

#### **4.3.1.4 Safety Zone 4**

Safety Zone 4 off the Runway 7 end falls entirely over federally-owned property and is not considered further for purposes of the displacement analysis. Similarly, Safety Zone 4 off the Runway 25 end falls almost entirely over unincorporated Santa Barbara County. There are no vacant parcels in the city of Lompoc in Safety Zone 4.

#### **4.3.1.5 Safety Zone 5**

Safety Zone 5 north of the runway is located entirely on Airport property and this area would not be considered further for purposes of the displacement analysis.

Safety Zone 5 south of the runway covers portions of six vacant parcels (Parcels 57, 58, 59, 66, 67, and 68) in the city of Lompoc. Parcels 57, 58 and 59 are within the Central Coast Business Park Specific Plan area. Parcels 66, 67, and 68 are located in the (BP) Business Park zoning district. **Table 4-6** identifies the land uses that are currently permitted or conditionally permitted in the Central Coast Business Park Specific Plan area and the (BP) Business Park zoning district that under the Draft ALUCP are considered incompatible or conditionally compatible in Safety Zone 5.

Parcels 57, 58 and 59 are found in the Central Coast Business Park Specific Plan area. As shown in Table 4-6, there are numerous uses, ranging from “winery tasting rooms” to “newspaper printing establishments” that are considered compatible on the condition that maximum nonresidential intensity (150 people per acre in Safety Zone 5) and maximum lot coverage (70 percent in Safety Zone 5) requirements are satisfied. Several uses ranging from “day care centers” to “theaters” are considered incompatible in Safety Zone 5. The Central Coast Business Park Specific Plan includes a floor area ratio of 0.75 percent. Accordingly, there is a potential for displacement of approximately 216,639 square feet (0.56 acre) of these land uses on Parcels 57, 58, and 59.

Parcels 66, 67, and 68 are found in the (BP) Business Park zoning district. As shown in Table 4-6, there are numerous uses, ranging from “electrical and electronics equipment” to “research and development facilities” that are considered compatible on the condition that maximum nonresidential intensity (150 people per acre in Safety Zone 5) and maximum lot coverage (70 percent in Safety Zone 5) requirements are satisfied. One use, “church,” is considered incompatible in Safety Zone 5. Accordingly, these uses would be potentially displaced from approximately 256,697 square feet (5.87 acres) on these three parcels.

**TABLE 4-6**  
**POTENTIAL DISPLACEMENT – CITY OF LOMPOC – SAFETY ZONE 5**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
57	093-450-014	11,244	Central Coast Business Park Specific Plan (APN 593-070-074)	Day Care Center (CUP); Day Care Center, Employer-Sponsored Child (P)	Children Schools, K – 12; Day Care Centers (>14 children)	I
58	093-450-015	3,506				
59	093-450-016	17,597		Winery, tasting room (CUP)	Hotels, Motels (except conference/assembly facilities); Retail Stores, no Restaurants	CC
				Churches (CUP); Health Clubs (CUP); Recreational enterprises and facilities (CUP); Trade School (CUP)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls; Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	I
				Assembly (large scale) (CUP); Assembly (small scale) (CUP); Manufacturing (large scale) (P); Manufacturing (small scale) (P); Processing (large scale) (P); Processing (small scale) (P)	Manufacturing, Research & Development	CC
				Public storage facility/mini warehouse (P); Public Utility Yard (P); Telecommunication Facilities (CUP); Utility Distribution and Transmission Stations (P)	Power Plants	I
				Music schools (P); Nursery schools (P)	Children Schools, K – 12; Day Care Centers (>14 children)	I
				Commercial schools (secretarial, business, dance, beauty) (P)	Colleges and Universities	I
				Nursing homes (P); Rest homes (P)	Congregate Care Facilities (>5 clients): nursing homes, assisted living facilities	I

**TABLE 4-6**  
**POTENTIAL DISPLACEMENT – CITY OF LOMPOC – SAFETY ZONE 5**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
57	093-450-014	11,244	Central Coast Business Park Specific Plan (APN 593-070-074)	Emergency shelters providing beds up to the City's current unmet need per the adopted Housing Element. (Ord. 1609(15) § 1, 2015; prior code § 7801) (P); Emergency shelters providing beds up to the City's current unmet need per the adopted Housing Element. (Ord. 1609(15) § 2, 2015; prior code § 7901) (P); Emergency shelters providing beds up to the City's current unmet need per the adopted Housing Element. (Ord. 1609(15) § 3, 2015; prior code § 8001) (P)	Emergency Services Facilities: police stations (except jails), fire stations	CC
58	093-450-015	3,506				
59	093-450-016	17,597				
(cont.)				Antiques (retail sales) (P); Apparel shops (P); Appliance stores (P); Art studios (P); Art supply stores (P); Auto parts and accessories (retail sales) (P); Bakeries (retail) (P); Banks and financial institutions (P); Book stores (P); Department stores (P); Dressmaking shops (P); Drug stores (P); Electronic parts and supplies (retail sales) (P); Florist shops (P); Food stores (P); Furniture stores (including rugs and appliance sales) (P); Furrier shops (P); Gift shops (P); Hardware stores (P); Hobby shops (P); Hotels (P); Interior decorating stores (P); Jewelry stores (P); Liquor stores (P); Locksmith shops (P); Millinery shops (P); Motels (P); Paint and wallpaper stores (P); Pet shops (P); Photographic studios (P); Photographic supplies stores (P); Pottery shops (P); Record shops (P); Shoe repair shops (P); Shoe stores (retail sales) (P); Smoke shops (P); Sporting goods stores (P); Stationery and office supplies stores (P); Stationery and office (P); Supplies stores (P); Tailor shops (P); Toy stores (P); Variety stores (P); Watch repair shops (P)	Hotels, Motels (except conference/assembly facilities); Retail Stores, no Restaurants	CC

**TABLE 4-6**  
**POTENTIAL DISPLACEMENT – CITY OF LOMPOC – SAFETY ZONE 5**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
57	093-450-014	11,244	Central Coast Business Park Specific Plan (APN 593-070-074)	Auditoriums (P); Church (CUP); Community centers (P); Lodges and clubs (P); Theaters (walk-in) (P)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls; Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	I
58	093-450-015	3,506				
59	093-450-016	17,597				
(cont.)						
				Multiple-family uses, not less than 200 square feet of open area per unit shall be provided on the site, which may include landscaped areas, walkways and recreational areas, but not structures or driveways or parking areas. (Prior code § 7902) (CUP)	Residential, >4.0, ≤8.0 d.u./ acre	I
				Newspaper printing establishments (P)	Manufacturing, Research & Development	CC
66	093-450-058	155,945	(BP) Business Park District	Electrical and Electronics Equipment (DR, A)	Electrical Substations; Transportation Terminals: rail, bus	CC
67	093-450-063	49,658				
68	093-450-064	50,094		Caretaker Unit (CUP); Wine Tasting Rooms (CUP)	Hotels, Motels (except conference/assembly facilities); Retail Stores, no Restaurants	CC
				Churches (CUP)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls; Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	I
				Bottling Plants (DR, A); Ceramic Product Manufacture (DR, A); Drug and Pharmaceutical (DR, A); Garment (DR, A); Ice and Cold Storage Plant (DR, A); Laboratory (chemical or scientific) (DR, A); Manufacturing (P); Research and development (P); Research and Development Facilities (DR, A)	Manufacturing, Research & Development	CC

**TABLE 4-6**  
**POTENTIAL DISPLACEMENT – CITY OF LOMPOC – SAFETY ZONE 5**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility

## NOTES:

- 1 I: Incompatible Land Use.
- 2 CC: Conditionally Compatible
- 3 (P): Permitted
- 4 (CUP): Conditional Use Permit
- 5 (DR, A): Development plan for the first development of a vacant site or in accordance with the Architectural Review Guidelines; staff review for reuse of an existing building with no changes in appearance.

SOURCE: City of Lompoc Zoning Ordinance ESA Airports, 2018.



#### **4.3.1.6 Safety Zone 6**

Table 4-6 identifies the land uses that are currently permitted or conditionally permitted in areas within Safety Zone 6. There are no incompatible uses in Safety Zone 6. Per the safety compatibility criteria in the Draft ALUCP, there is one land use currently permitted on the vacant or undeveloped parcels in the (OS) Open Space or (PF) Public Facilities and Institutional zoning districts that is considered conditionally compatible in Safety Zone 6. This use is “the keeping of animals within a governmental or educational institution for study or observation, treatment or scientific purposes or within a publicly owned and operated or licensed zoo.” The land use is allowed if no other sites outside Safety Zone 6 are available for development of this use. There are 14 parcels (Parcels 06, 27, 29, 30, 31, 32, 33, 34, 35, 48, 50, 56, 69, and 77) zoned for (OS) Open Space and 17 parcels (Parcels 01, 02, 04, 05, 07, 14, 15, 21, 28, 37, 38, 39, 45, 46, 73, 74, and 75) are located in the (PF) Public Facilities and Institutional zoning district. As there is very limited vacant land in the city of Lompoc available for development beyond the parcels considered in this analysis, it is unlikely that this use would be considered incompatible and there would be no displacement of this land use in Safety Zone 6.

**TABLE 4-7**  
**POTENTIAL DISPLACEMENT – CITY OF LOMPOC – SAFETY ZONE 6**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
06	087-011-054	64,904	(OS) Open Space District	Keeping of animals within a governmental or educational institution for study or observation, treatment or scientific purposes or within a publicly owned and operated or licensed zoo. (Prior code § 8602) (CUP)	Outdoor Major Assembly Place (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	CC
27	089-320-029	60,113				
29	089-330-049	110,207				
30	089-440-038	257,440				
31	089-450-081	127,195				
32	089-470-002	104,544				
33	089-470-003	21,780				
34	089-470-004	133,294				
35	089-470-008	223,463				
48	093-070-069	434,729				
50	093-380-046	152,896				
56	093-450-011	76,422				
69	093-540-070	211,702				
77	097-270-038	48,718				

**TABLE 4-7**  
**POTENTIAL DISPLACEMENT – CITY OF LOMPOC – SAFETY ZONE 6**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
01	087-011-017	1,129,946	(PF) Public Facilities and Institutional District	Keeping of animals within a governmental or educational institution for study or observation, treatment or scientific purposes or within a publicly owned and operated or licensed zoo. (Prior code § 8602) (CUP)	Outdoor Major Assembly Place (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	CC
02	087-011-021	717,433				
04	087-011-047	17,860				
05	087-011-051	500,504				
07	087-011-061	127,631				
14	087-306-005	64,033				
15	087-306-006	54,886				
21	089-011-027	640,768				
28	089-330-047	223,027				
37	093-040-040	1,948,164				
38	093-051-002	57,390				
39	093-051-003	77,781				
45	093-051-020	248,728				
46	093-070-066	295,772				
73	095-070-005	2,993,861				
74	095-070-007	1,598,216				
75	095-070-008	3,577,147				

## NOTES:

- 1 I: Incompatible Land Use
- 2 CC: Conditionally Compatible
- 3 (P): Permitted
- 4 (CUP): Conditional Use Permit

SOURCE: City of Lompoc Zoning Ordinance ESA Airports, 2018.

## **4.3.2 Santa Barbara County**

The following sections discuss the potential for displacement due to the safety policies in the Draft ALUCP for those areas of unincorporated Santa Barbara County within Review Area 1. As stated in Section 4.3.1, the noise contours for Lompoc Airport do not extend into unincorporated Santa Barbara County; therefore, there is no potential for displacement associated with noise.

### **4.3.2.1 Safety Zone 1**

The portion of Safety Zone 1 off the Runway 7 end that extends beyond Airport property falls on federally-owned land within the city of Lompoc. Safety Zone 1 off the Runway 25 end falls entirely in the city of Lompoc. This area would not be considered further for purposes of analyzing potential displacement of future development in unincorporated Santa Barbara County.

### **4.3.2.2 Safety Zone 2**

Most of Safety Zone 2 off the Runway 7 end extends beyond Airport property over federally-owned land within the city of Lompoc and unincorporated Santa Barbara County. There are no vacant parcels in this area and it would not be considered further for purposes of analyzing potential displacement of future development.

Portions of two vacant parcels, Parcels 111 and 112, are located in Safety Zone 2 off the Runway 25 end. A total of 11 percent of Parcel 111 and 19 percent of Parcel 112 are found in Safety Zone 2. Both parcels are located in the (AG-II-40) Agriculture I/Minimum Lot Size- 40 Acres gross. **Table 4-8** identifies the land uses that are currently permitted or conditionally permitted in the (AG-II-40) Agriculture I/Minimum Lot Size- 40 Acres gross zoning district that are considered incompatible or conditionally compatible in Safety Zone 2 under the Draft ALUCP. As shown in Table 4-8, there are numerous uses, ranging from “agricultural employee housing” to “guesthouses” that are considered compatible on the condition that maximum nonresidential intensity (60 people per acre in Safety Zone 2) and maximum lot coverage (50 percent in Safety Zone 5) requirements are satisfied.

Similarly, as shown in Table 4-8, several uses, ranging from “day care centers” to “pipelines,” are considered incompatible in Safety Zone 2. However, the portions of Parcels 111 and part of Parcel 112 located in Safety Zone 2 are also located within the existing Airport Approach Overlay Zone. As discussed in Section 4.3.1.1, uses that would normally be permissible or subject to conditional use permitting within this zoning district may not be allowed and all development is subject to review by the ALUC. None of the non-residential uses identified in Table 4-8 would be allowed under the current ALUP. Accordingly, although some uses allowed on these parcels are incompatible with the policies of the Draft ALUCP, they are not considered displaced for purposes of this analysis.

**TABLE 4-8**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
111	093-051-007	60,984	(AG-II-40) Agriculture II/Minimum Lot Size- 40 Acres gross	Day care center, Non-residential; Museum; School	Children Schools, K – 12; Day Care Centers (>14 children)	I
112	093-051-019	210,395		School - Business, professional or trade	Colleges and Universities	I
				Special care home, 7 or more clients	Congregate Care Facilities (>5 clients): nursing homes, assisted living facilities	I
				Airport, public; Airstrip, private and temporary; Electrical substation - Minor; Electrical transmission line	Electrical Substations; Transportation Terminals: rail, bus	CC
				Day care center, Residential; Large family day care home; Small family day care home	Family Day Care Homes (≤14 children)	I
				Agricultural employee housing, 4 or fewer employees; Agricultural employee housing, 5 or more employees; Farmworker dwelling unit; Farmworker housing complex; Lodging - Guest ranch; Lodging - Hostel	Hotels, Motels (except conference/assembly facilities); Retail Stores, no Restaurants	CC
				Meeting facility, public or private; Meeting facility, religious	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls; Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	I
				Agricultural product sales; Agricultural product transportation facility; Animal keeping (except equestrian facilities); Artist studio; Firewood processing and sales; Medical services - Animal hospital; Winery	Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy eqpt, nurseries, lumber yards, boat yards; Misc. Service Uses: car washes, barbers, animal kennels, print shops	CC

**TABLE 4-8**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
111	093-051-007	60,984	(AG-II-40)	Fertilizer manufacturing; Lumber processing, milling (small scale)	Manufacturing, Research & Development	CC
112	093-051-019	210,395	Agriculture II/Minimum Lot Size- 40 Acres gross	Charitable or philanthropic organization	Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people; Office Buildings: professional services, financial, civic)	CC
(cont.)				Sports and outdoor recreation facilities	Outdoor Large Assembly Space (capacity 300 to 999 people); Outdoor Small Assembly Space (capacity 50 to 299 people): community swimming pools, group camps	I
				Fairgrounds	Outdoor Major Assembly Place (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	I
				Oil and gas uses; Pipeline - Oil or gas	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	I
				Guesthouse; Home occupation; Incentive dwelling unit; Monastery; Residential accessory uses and structures	Residential, 0, ≤4.0 d.u./acre	CC

## NOTES:

- 1 I: Incompatible Land Use
- 2 CC: Conditionally Compatible

SOURCE: Santa Barbara County Land Use Development Code; ESA Airports, 2018.

#### 4.3.2.3 Safety Zone 3

All of Safety Zone 3 off the Runway 7 end and beyond Airport property falls over federally-owned land within the city of Lompoc and this area would not be considered further in the development displacement analysis.

All or parts of seven vacant parcels (Parcels 111, 112, 118, 122, 123, 124, and 126) are located in Safety Zone 3 off the Runway 25 end. Parcel 122 is partially developed; however, the developed areas of this parcel are located entirely in Safety Zone 6. All of Parcels 123 and 124 are found in Safety Zone 3. A total of 44 percent of Parcel 111, five percent of Parcel 112, 81 percent of Parcel 118, 40 percent of Parcel 122, and 75 percent of parcel 126 is located in Safety Zone 3. All seven parcels are in the (AG-II-40) Agriculture II/Minimum Lot Size- 40 Acres gross zoning district. **Table 4-9** identifies the land uses that are currently permitted or conditionally permitted in the (AG-II-40) Agriculture II/Minimum Lot Size- 40 Acres gross zoning districts that under the Draft ALUCP would be considered incompatible or conditionally compatible in Safety Zone 3.

As shown in Table 4-9, several uses, ranging from day care centers to sports and outdoor recreation facilities, would be considered compatible on the condition that maximum nonresidential intensity (120 people per acre in Safety Zone 3) and maximum lot coverage (60 percent in Safety Zone 3) requirements are satisfied.

Three uses, “fairgrounds,” oil and gas uses,” and “pipeline – oil or gas,” are considered incompatible in Safety Zone 3. Accordingly, these uses would be potentially displaced from approximately 3,326,242 square feet (76 acres) of these parcels.

**TABLE 4-9**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 3**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
111	093-051-007	241,322	(AG-II-40) Agriculture II/Minimum Lot Size- 40 Acres gross	Day care center, Non-residential; Museum; School	Children Schools, K – 12; Day Care Centers (>14 children)	CC
112	093-051-019	51,401		School - Business, professional or trade	Colleges and Universities	CC
118	097-270-029	1,509,790		Special care home, 7 or more clients	Congregate Care Facilities (>5 clients): nursing homes, assisted living facilities	CC
122	097-270-039	705,236		Day care center, Residential; Large family day care home; Small family day care home	Family Day Care Homes (≤14 children)	CC
123	097-270-041	62,291		Meeting facility, public or private; Meeting facility, religious	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls; Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC
124	097-270-044	445,183		Fertilizer manufacturing; Lumber processing, milling (small scale)	Manufacturing, Research & Development	CC
126	097-270-055	311,018		Charitable or philanthropic organization	Mid-Size Eating/Drinking Establishments in free-standing bldg. (capacity 50 to 299 people); Office Buildings: professional services, financial, civic)	CC
				Sports and outdoor recreation facilities	Outdoor Large Assembly Space (capacity 300 to 999 people); Outdoor Small Assembly Space (capacity 50 to 299 people): community swimming pools, group camps	CC



**TABLE 4-9**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 3**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
111	093-051-007	241,322	(AG-II-40) Agriculture II/Minimum Lot Size- 40 Acres gross	Fairgrounds	Outdoor Major Assembly Place (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	I
112	093-051-019	51,401				
118	097-270-029	1,509,790		Day care center, Non-residential; Museum; School	Children Schools, K – 12; Day Care Centers (>14 children)	CC
122	097-270-039	705,236				
123	097-270-041	62,291		Oil and gas uses; Pipeline - Oil or gas	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons); oil refineries, chemical plants	I
124	097-270-044	445,183				
126	097-270-055	311,018				
(cont.)						

## NOTES:

- 1 I: Incompatible Land Use
- 2 CC: Conditionally Compatible
- 3 (P): Permitted
- 4 (CUP): Conditional Use Permit

SOURCE: City of Lompoc Zoning Ordinance ESA Airports, 2018.

#### **4.3.2.4        Safety Zone 4**

There are no vacant parcels in the area within Safety Zone 4 off the Runway 7 end. Accordingly, there is no potential for displacement.

Parts of four parcels (Parcels 109, 110, 111, and 112) are located in Safety Zone 4 off the Runway 25 end. A total of 59 percent of Parcel 109, 48 percent of Parcel 110, 45 percent of Parcel 111, and 14 percent of Parcel 112 are located in Safety Zone 4. All three parcels are in the (AG-II-40) Agriculture II/Minimum Lot Size- 40 Acres gross zoning district. As shown in **Table 4-10**, there are several uses, ranging from “fertilizer manufacturing” to “sports and outdoor recreation facilities” that are considered compatible on the condition that maximum nonresidential intensity (150 people per acre in Safety Zone 4) and maximum lot coverage (70 percent in Safety Zone 4) requirements are satisfied. In addition to these conditions, “sports and outdoor recreation facilities” are considered compatible only if a site outside Safety Zone 4 would not serve the intended function. “Schools” and “non-residential day care centers” are compatible on the condition that they only replace existing schools. As it is unlikely that these parcels are suitable for development of these kinds of land uses, there would be no potential for displacement.

Three uses, “fairgrounds,” “oil and gas uses,” and “oil or gas pipelines,” are considered incompatible in Safety Zone 4. However, the portions of Parcels 111 and 112 that fall within Safety Zone 4 are also located in the current F(APR) Airport Approach Overlay Zone wherein these uses would not currently be allowed. Part of Parcel 110 is also located within the F(APR) Airport Approach Overlay Zone. The potential for displacement is limited to those parts of the parcels located outside the existing F(APR) Airport Approach Overlay Zone. Accordingly, these uses would be potentially displaced from approximately 1,078,284 square feet (25 acres) of these uses on Parcels 109 and 110.

#### **4.3.2.5        Safety Zone 5**

Safety Zone 5 does not extend into unincorporated Santa Barbara County. Therefore, no further analysis is required.

**TABLE 4-10**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 4**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
109	093-051-004	415,562	(AG-II-40) Agriculture II/Minimum Lot Size- 40 Acres gross	Oil and gas uses (S); Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	I
110	093-051-005	887,753		Fertilizer manufacturing (CUP); Lumber processing, milling (small scale) (S)	Manufacturing, Research & Development	CC
111	093-051-007	247,421		Fairgrounds (CUP)	Outdoor Major Assembly Place (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	I
				Meeting facility, public or private (CUP); Meeting facility, religious (CUP)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls; Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC
				School (CUP); Day care center, Non-residential (MCUP)	Children Schools, K – 12; Day Care Centers (>14 children)	CC
				Museum (CUP); School – Business, professional or trade (CUP)	Colleges and Universities	CC
				Sports and outdoor recreation facilities (CUP)	Outdoor Large Assembly Space (capacity 300 to 999 people); Outdoor Small Assembly Space (capacity 50 to 299 people): community swimming pools, group camps	CC

## NOTES:

- 1 I: Incompatible Land Use
- 2 CC: Conditionally Compatible
- 3 (P): Permitted
- 4 (CUP): Conditional Use Permit
- 5 (MCUP) Minor Conditional Use Permit
- 6 (S) Special Permit

SOURCE: City of Lompoc Zoning Ordinance ESA Airports, 2018.

#### **4.3.2.6        Safety Zone 6**

There are no incompatible uses in Safety Zone 6. There are three land uses permissible under the Santa Barbara County Land Use & Development Code in the zoning districts in Safety Zone 6 that are considered conditionally compatible under the Draft ALUCP. These land uses include “fairgrounds,” “oil and gas uses,” and “pipelines – oil or gas.” As shown in **Table 4-11**, these uses would be potentially allowed on 45 vacant or underutilized parcels. This includes 14 underutilized parcels (Parcels 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139) zoned for (1-E-1) Single Family/Minimum Lot Size- 1 Acre gross, 11 vacant or underutilized parcels (Parcels 120, 121, 140, 141, 142, 143, 144, 145, 146, 147, and 148) zoned for (3-E-1) Single Family/Minimum Lot Size- 3 Acres gross, twelve vacant parcels (Parcels 104, 105, 106, 107, 108, 110, 112, 118, 119, 122, 126, and 152) zoned for (AG-II-40) Agriculture II/Minimum Lot Size- 40 Acres gross, three vacant or underutilized parcels (Parcels 116, 117, and 125) zoned for (CH) Highway Commercial, and six vacant or underutilized parcels (Parcels 113, 114, 115, 149, 150, and 151) zoned for (DR-4.6) Design Residential 4.6 units/acre gross. All parcels, excluding Parcels 110, 112, 118, 122, and 126, are located entirely in Safety Zone 6. A total of 52 percent of Parcel 110, 62 percent of Parcel 112, 19 percent of Parcel 118, 60 percent of Parcel 122, and 25 percent of Parcel 126 are located in Safety Zone 6. Because most of the vacant and underutilized parcels in Safety Zone 6 are located in residential areas or areas within the vicinity of the Santa Ynez River that may not be suitable for development, there would be no potential for displacement.

**TABLE 4-11**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 6**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
127	097-700-017	43,560	(1-E-1) Single Family/Minimum Lot Size- 1 Acre gross	Fairgrounds (CUP)	Outdoor Major Assembly Place (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	CC
128	097-700-018	43,996				
129	097-700-019	58,370				
130	097-700-020	49,223				
131	097-700-021	53,143				
132	097-700-022	53,143				
133	097-700-026	44,867				
134	097-700-027	50,965		Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
135	097-700-028	45,738				
136	097-700-029	46,609				
137	097-700-030	43,124				
138	097-700-031	43,560				
139	097-700-032	43,560				
120	097-270-035	94,090	(3-E-1) Single Family/Minimum Lot Size- 3 Acres gross	Fairgrounds (CUP)	Outdoor Major Assembly Place (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	CC
121	097-270-036	830,689				
140	097-700-034	107,593				
141	097-700-045	142,441				
142	097-700-046	133,294				
143	097-700-047	173,369				
144	097-700-048	150,718				
145	097-700-049	150,282				
146	097-700-050	151,153				
147	097-700-051	138,521				

**TABLE 4-11**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 6**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
148	097-700-052	132,858				
120	097-270-035	94,090	(3-E-1) Single Family/Minimum Lot Size- 3 Acres gross	Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
121	097-270-036	830,689				
140	097-700-034	107,593				
141	097-700-045	142,441				
142	097-700-046	133,294				
143	097-700-047	173,369				
144	097-700-048	150,718				
145	097-700-049	150,282				
146	097-700-050	151,153				
147	097-700-051	138,521				
148	097-700-052	132,858				
(cont.)						

**TABLE 4-11**  
**POTENTIAL DISPLACEMENT – SANTA BARBARA COUNTY – SAFETY ZONE 6**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
104	087-011-034	266,587	(AG-II-40) Agriculture II/Minimum Lot Size- 40 Acres gross	Fairgrounds (CUP)	Outdoor Major Assembly Place (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	CC
105	087-011-062	434,293				
106	093-040-028	46,609		Oil and gas uses (S); Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
107	093-040-030	48,352				
108	093-051-001	68,825				
110	093-051-005	947,430				
112	093-051-019	692,168				
118	097-270-029	286,860				
119	097-270-031	660,805				
122	097-270-039	1,078,110				
126	097-270-055	102,366				
152	099-141-006	4,980,215				
125	097-270-054	294,640	(CH) Highway Commercial	Fairgrounds (CUP)	Outdoor Major Assembly Place (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	CC
				Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC

## NOTES:

- 1 I: Incompatible Land Use
- 2 CC: Conditionally Compatible
- 3 (P): Permitted
- 4 (CUP): Conditional Use Permit
- 5 (S) Special Permit

SOURCE: City of Lompoc Zoning Ordinance ESA Airports, 2018.

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## **CHAPTER 5**

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### **Vandenberg Air Force Base**

#### **5.1 Vandenberg Air Force Base**

The noise contour for Vandenberg Air Force base is primarily limited to Base property with only a small portion (approximately 304,920 square feet or seven acres) extending off Base property onto land owned by the federal government. The Accident Potential Zones (APZs) for Vandenberg Air Force Base are limited entirely to Base property. Accordingly, there is no potential for displacement of future development associated with the ALUCP policies or compatibility criteria applicable to areas around VAFB.

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# CHAPTER 6

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## Displacement Analysis Summary

### 6.1 Residential Displacement

The results of the analysis indicates that there would be no displacement of residential land uses in either the city of Lompoc or the areas of unincorporated Santa Barbara County in Review Area 1 of the AIA for Lompoc Airport.

As neither the noise contours nor APZs for Vandenberg Air Force Base extend off base property, there is no potential for displacement of residential uses associated with the policies or compatibility criteria for Vandenberg Air Force Base.

### 6.2 Non-Residential Displacement

The results of the analysis indicate that there is no potential for displacement associated with the noise policies in the Draft ALUCP in the city of Lompoc. As the noise contour for Lompoc Airport does not extend beyond the city of Lompoc, there is no potential for non-residential displacement in unincorporated Santa Barbara County.

In the city of Lompoc, there is potential for displacement of non-residential uses on 14 parcels (Parcels 36, 37, 38, 42, 43, 44, 52, 56, 57, 58, 59, 66, 67, and 68) in Safety Zones 1, 2, 3, and 5. With the exception of three parcels, incompatibility with the policies in the Draft ALUCP is limited to one to three land uses on each parcel. In Safety Zone 1, two land uses (“parking lots,” and “automotive, boat and camper sales”) would be potentially displaced from Parcels 43 and 44.

In Safety Zone 2, “churches” would be displaced from Parcel 36. “Public libraries, museums, and schools,” and “keeping of animals within a governmental or educational institution for study or observation, treatment or scientific purposes or within a publicly owned and operated or licensed zoo” would be displaced from Parcel 37. “Day care centers” would be displaced from Parcel 57. The analysis indicates that 19 currently permissible land uses would be displaced from Parcel 42. “Commercial recreation facilities,” “electrical substations” “public utility structures” and “keeping of animals within a governmental or educational institution for study or observation, treatment or scientific purposes or within a publicly owned and operated or licensed zoo” would be displaced from Parcel 52.

In Safety Zone 3, one use, “keeping of animals within a governmental or educational institution for study or observation, treatment or scientific purposes or within a publicly owned and operated or licensed zoo,” would be displaced from Parcels 38, 56, and 77.

Finally, in Safety Zone 5, one use, “churches,” would be displaced from Parcels 66, 67, and 68. The analysis indicates that 22 currently permissible land uses would be displaced from Parcels 57, 58, and 59.

In unincorporated Santa Barbara County, there would be potential displacement on seven parcels (Parcels 111, 112, 118, 122, 123, 124, and 126) in Safety Zone 3 and three parcels (Parcels 109, 110, and 111) in Safety Zone 4. The same three uses, “fairgrounds,” “oil and gas uses,” and “pipeline – oil or gas,” would be potentially displaced on all seven parcels.

## **APPENDIX A**

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### Santa Barbara County Draft ALUCP Noise and Safety Compatibility Criteria Tables



Table III-2

## Rural Noise Compatibility Criteria

Land Use Category		Exterior Noise Exposure (dB CNEL)					
		50–55	55–60	60–65 <sup>1</sup>	65–70 <sup>1</sup>	70–75 <sup>1</sup>	75–80 <sup>1</sup>
<b>Agricultural, Recreational, and Animal-Related</b>							
outdoor amphitheaters	C	CC	I	I	I	I	I
zoos; animal shelters; children-oriented neighborhood parks; playgrounds; interactive nature exhibits	C	C	CC	I	I	I	I
regional parks; athletic fields; golf courses; outdoor spectator sports; water recreation facilities; horse stables	C	C	C	CC	I	I	I
nature preserves; wildlife preserves; livestock breeding or farming	C	CC	CC	CC	CC	CC	I
agriculture (except residences and livestock); fishing	C	C	C	C	C	C	CC
<b>Residential, Lodging, and Care</b>							
residential (including single-family, multi-family, and mobile homes)	C	C	I	I	I	I	I
residential hotels; retirement homes	C	C	CC 45	I	I	I	I
hospitals; nursing homes; intermediate care facilities	C	C	CC 45	CC 45	I	I	I
hotels; motels; other transient lodging	C	C	CC 45	CC 45	I	I	I
<b>Public</b>							
schools; libraries	C	C	CC 45	I	I	I	I
auditoriums; concert halls; indoor arenas places of worship; cemeteries	C	C	CC 45	CC 45	I	I	I
<b>Commercial and Industrial</b>							
office buildings; office areas of industrial facilities; medical clinics; clinical laboratories	C	C	C	CC 50	CC 50	I	I
commercial – retail; shopping centers restaurants; movie theaters	C	C	C	C	CC 50	I	I
commercial – wholesale; research & development	C	C	C	C	C	CC	CC
extractive industry; industrial; manufacturing; utilities; public rights-of-way	C	C	C	C	C	CC	CC
<b>Land Use</b>	<b>Acceptability</b>	<b>Interpretation/Comments</b>					
C	Compatible	<i>Indoor Uses:</i> Standard construction methods will sufficiently attenuate exterior noise to an acceptable indoor community noise equivalent level (CNEL) <i>Outdoor Uses:</i> Activities associated with the land use may be carried out with essentially no interference from aircraft noise					
CC 45	Conditionally Compatible	<i>Indoor Uses:</i> Building structure must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice <i>Outdoor Uses:</i> CNEL is acceptable for outdoor activities, although some noise interference may occur; caution should be exercised with regard to noise-sensitive uses					
I	Incompatible	<i>Indoor Uses:</i> Unacceptable noise interference if window are open; at exposures above 65 dB CNEL, extensive mitigation techniques required to make the indoor environment acceptable for performance of activities <i>Outdoor Uses:</i> Severe noise interference makes outdoor activities unacceptable					

Notes:

- 1 An aviation easement is required for properties within the 60 dB CNEL or greater noise contour (consistent with Section 2.11.3 (a)(3)).

Table III-5

## Rural Safety Compatibility Policies

Land Use Types / Typical Uses Note: Multiple categories may apply to a land use action	Safety Zone						Criteria for Conditionally Compatible (Yellow) Uses (in addition to Maximum Nonresidential Intensity and Lot Coverage limits)
	1	2	3	4	5	6	
<b>Maximum Nonresidential Intensity</b> (People/Acre)	10	60	120	150	150	no limit	
<b>Maximum Lot Coverage</b>	0%	50%	60%	70%	70%	100%	
<b>Residential Uses</b>							
Residential, ,0, ≤4.0 d.u./acre	I	CC	C	C	CC	C	2, 5: Portions of parcel including accessory bldgs can be in Zone 2 or 5, but dwelling must be outside these zones
Residential, >4.0, ≤8.0 d.u./ acre	I	I	CC	CC	I	C	3, 4: If project site size ≥10 acres, buildings to be clustered to provide maximum open land
Residential, >8.0, ≤20.0 d.u./acre; Residential, >20.0 d.u./acre	I	I	I	I	I	C	
<b>Assembly Facilities (≥50 people)</b>							
Indoor Major Assembly Room (capacity ≥1,000 people): major sports arenas, concert halls	I	I	I	CC	I	CC	4, 6: Allowed only if site outside zone would not serve intended function
Outdoor Major Assembly Place (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	I	I	I	I	I	CC	6: Allowed only if site outside zone would not serve intended function
Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls; Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	I	I	CC	CC	I	C	
Outdoor Large Assembly Space (capacity 300 to 999 people); Outdoor Small Assembly Space (capacity 50 to 299 people): community swimming pools, group camps	I	I	CC	CC	I	C	3, 4: Allowed only if site outside zone would not serve intended function
<b>Office, Commercial, Service, and Lodging Uses</b>							
Large Eating/Drinking Establishments in free-standing building (cap'y >300 people)	I	I	CC	CC	I	C	
Mid-Size Eating/Drinking Establishments in free-standing bldg (cap'y 50 to 299 people); Office Buildings: professional services, financial, civic )	I	CC	CC	CC	CC	C	
Small Eating/Drinking Establishments in free-standing building (capacity <50 people)	I	CC	C	C	C	C	2: Maximum bldg size ≤2,500 s.f.
Retail Shopping Centers with mixture of uses including restaurants	I	CC	CC	CC	CC	C	2: No rooms with capacity ≥50 people 3, 5: No rooms with cap'y ≥300 people
Hotels, Motels (except conference/ assembly facilities); Retail Stores, no Restaurants	I	CC	C	C	CC	C	
Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy eqpt, nurseries, lumber yards, boat yards; Misc. Service Uses: car washes, barbers, animal kennels, print shops	I	CC	C	C	C	C	



Table III-5 Continued

## Rural Safety Compatibility Policies

Land Use Types / Typical Uses Note: Multiple categories may apply to a land use action	Safety Zone						Criteria for Conditionally Compatible (Yellow) Uses (in addition to Maximum Nonresidential Intensity and Lot Coverage limits)
	1	2	3	4	5	6	
<b>Maximum Nonresidential Intensity</b> (People/Acre)	10	60	120	150	150	no limit	
<b>Maximum Lot Coverage</b>	0%	50%	60%	70%	70%	100%	
<b>Office, Commercial, Service, and Lodging Uses</b>							
Bed & Breakfast Establishments; Low-Hazard Storage: mini-storage, greenhouses	I	C	C	C	C	C	
<b>Industrial, Manufacturing, and Warehouse Uses</b>							
Processing and Above-Ground Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >60,000 gallons): oil refineries, chemical plants	I	I	I	I	I	CC	6: Allowed only if site outside zone would not serve intended function
Manufacturing, Research & Development	I	CC	CC	CC	CC	C	
Industrial Outdoor Storage, except hazardous uses: public works yards, auto wrecking yards	I	C	C	C	C	C	1: No structures; not in Object Free Area
Auto, Aircraft, Marine Repair Services; Distribution Facilities; Gas Stations and Repair Garages; Warehouses	I	C	C	C	C	C	
<b>Educational and Institutional Uses</b>							
Colleges and Universities	I	I	CC	CC	I	C	3, 4: Evaluate individual component uses
Children Schools, K – 12; Day Care Centers (>14 children)	I	I	CC	CC	I	C	3, 4: No new school sites or land acquisition; bldg replacement/expansion allowed for existing schools; no rooms with capacity ≥50 people
Family Day Care Homes (≤14 children)	I	I	CC	C	I	C	3: Allowed only in existing residential areas
Hospitals, Health Care Centers	I	I	CC	CC	I	C	3, 4: No new sites or land acquisition;
Congregate Care Facilities (>5 clients): nursing homes, assisted living facilities	I	I	CC	C	I	C	
Emergency Services Facilities: police stations (except jails), fire stations	I	I	CC	CC	CC	C	3 - 5: Allowed only if risks can be adequately mitigated
Inmate Facilities: prisons, reformatories, mental hospitals	I	I	CC	CC	I	C	3, 4: Allowed only if site outside zone would not serve intended function
<b>Transportation, Communication, and Utilities</b>							
Airport and Truck Terminals; Antenna Farms; Automobile Parking Structures; Small Transportation Hubs: bus stops; Wind Turbines	I	C	C	C	C	C	

### Table III-5 Continued

## Rural Safety Compatibility Policies

Land Use Types / Typical Uses	Safety Zone						Criteria for Conditionally Compatible
Note: Multiple categories may apply to a land use action	1	2	3	4	5	6	<b>(Yellow) Uses</b> (in addition to Maximum Nonresidential Intensity and Lot Coverage limits)
<b>Maximum Nonresidential Intensity</b> (People/Acre)	10	60	120	150	150	no limit	
<b>Maximum Lot Coverage</b>	0%	50%	60%	70%	70%	100%	
<b>Transportation, Communication, and Utilities</b>							
Electrical Substations; Transportation Terminals: rail, bus	I	CC	C	C	CC	C	2, 5: Allowed only if site outside zone would not serve intended function
Aircraft Storage; Automobile Parking Surface Lots; Public Transit Lines Railroads; Street, Highway Rights-of-Way;	I	C	C	C	C	C	1: Not allowed in Object Free Area
Power Plants	I	I	CC	CC	I	CC	3, 6: Allowed only if site outside zone would not serve intended function
<b>Agricultural Uses and Uses without Buildings</b>							
Agricultural Buildings: barns, feed lots, stockyards, riding stables, picnic areas; Cemeteries (no places of assembly) and Memorial Parks; Marinas (no group activities); Sanitary Landfills; Sewage Treatment and Disposal Facilities; Wooded Areas: forests, tree farms, orchards;	I	C	C	C	C	C	
Lands with Low or Vegetation: brush lands, deserts, beaches, flood hazard areas, pasture, rangelands, field crops, grain crops, dry farming, vineyards; Non-Group Recreation: golf courses, tennis courts, parks, camp grounds	I	C	C	C	C	C	1: Not allowed in Object Free Area
Water: rivers, creeks, canals, wetlands, bays, lakes, reservoirs	CC	C	C	C	C	C	1: Not allowed in Runway Safety Area
Large Group Recreation: team athletic fields	I	I	CC	C	I	C	3: Allowed only in existing residential areas
Shooting Ranges	I	I	C	C	I	C	
<b>Legend</b>							
<b>Land Use</b>	<b>Acceptability</b>	<b>Interpretation/Comments</b>					
I	Incompatible	Use should not be permitted under any circumstances					
CC	Conditionally Compatible	Use is acceptable if indicated conditions are met					
C	Compatible	Use is acceptable without safety-related conditions (noise, airspace protection, and/or overflight limitations may apply)					
** Runway Safety Area (RSA), Object Free Area (OFA): Dimensions are as established by FAA airport design standards for the runway.							

## APPENDIX B

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### Vacant and Underutilized Parcels around Lompoc Airport

**Table B-1** identifies the vacant and underutilized parcels in Review Area 1 of the AIA for Lompoc Airport evaluated for purposes of this displacement analysis.



**TABLE B-1**  
**VACANT OR UNDERUTILIZED PARCELS IN THE VICINITY OF LOMPOC AIRPORT**

Parcel ID #	APN	Safety Zone	Noise Contour	Jurisdiction	Zoning District	Acreage of Parcel Portion in Safety Zone	Percentage of Parcel in Safety Zone
01	087-011-017	6		City of Lompoc	(PF) Public Facilities and Institutional District	25.94	100%
02	087-011-021	6		City of Lompoc	(PF) Public Facilities and Institutional District	16.47	100%
03	087-011-027	6		City of Lompoc	(R-A) Residential Agricultural District	5.60	100%
04	087-011-047	6		City of Lompoc	(PF) Public Facilities and Institutional District	0.41	100%
05	087-011-051	6		City of Lompoc	(PF) Public Facilities and Institutional District	11.49	100%
06	087-011-054	6		City of Lompoc	(OS) Open Space District	1.49	100%
07	087-011-061	6		City of Lompoc	(PF) Public Facilities and Institutional District	2.93	100%
08	087-011-063	6		City of Lompoc	(MU) Mixed Use District	1.68	100%
09	087-040-028	6		City of Lompoc	(R-3) High Density Residential District	3.44	100%
10	087-040-054	6		City of Lompoc	(P-C-D) Planned Commercial District	0.52	100%
11	087-040-055	6		City of Lompoc	(P-C-D) Planned Commercial District	0.65	100%
12	087-040-056	6		City of Lompoc	(P-C-D) Planned Commercial District	0.58	100%
13	087-060-013	6		City of Lompoc	(7R1) R-1 Single Family Residential District-7,000 Sq. Ft.	0.33	19%
		Outside Safety Zones		City of Lompoc	(7R1) R-1 Single Family Residential District-7,000 Sq. Ft.	1.39	81%
14	087-306-005	6		City of Lompoc	(PF) Public Facilities and Institutional District	1.47	100%
15	087-306-006	6		City of Lompoc	(PF) Public Facilities and Institutional District	1.26	100%
16	087-470-014	6		City of Lompoc	(7R1/PD) R-1 Single Family Residential District-7,000 Sq. Ft./Planned Development District	1.66	100%
17	089-011-015	6		City of Lompoc	(P-C-D) Planned Commercial District	4.54	100%
18	089-011-021	6		City of Lompoc	(P-C-D) Planned Commercial District	3.93	100%
19	089-011-022	6		City of Lompoc	(P-C-D) Planned Commercial District	2.47	100%
20	089-011-024	6	60	City of Lompoc	(P-C-D) Planned Commercial District	0.17	100%
21	089-011-027	6		City of Lompoc	(PF) Public Facilities and Institutional District	14.71	100%
22	089-040-028	6		City of Lompoc	(7R1) R-1 Single Family Residential District-7,000 Sq. Ft.	3.29	100%
23	089-040-037	6		City of Lompoc	(R-2) Medium Density Residential District	2.40	100%

**TABLE B-1**  
**VACANT OR UNDERUTILIZED PARCELS IN THE VICINITY OF LOMPOC AIRPORT**

Parcel ID #	APN	Safety Zone	Noise Contour	Jurisdiction	Zoning District	Acreage of Parcel Portion in Safety Zone	Percentage of Parcel in Safety Zone
24	089-070-030	6		City of Lompoc	(P-C-D) Planned Commercial District	0.11	100%
25	089-280-036	6		City of Lompoc	(R-2) Medium Density Residential District/Planned Development District	0.58	100%
26	089-290-036	6		City of Lompoc	(7R1) R-1 Single Family Residential District-7,000 Sq. Ft.	0.30	100%
27	089-320-029	6		City of Lompoc	(OS) Open Space District	1.38	100%
28	089-330-047	6		City of Lompoc	(PF) Public Facilities and Institutional District	5.12	100%
29	089-330-049	6		City of Lompoc	(OS) Open Space District	2.53	100%
30	089-440-038	6		City of Lompoc	(OS) Open Space District	5.91	100%
31	089-450-081	6		City of Lompoc	(OS) Open Space District	2.92	100%
32	089-470-002	6		City of Lompoc	(OS) Open Space District	2.40	100%
33	089-470-003	6		City of Lompoc	(OS) Open Space District	0.50	100%
34	089-470-004	6		City of Lompoc	(OS) Open Space District	3.06	100%
35	089-470-008	6		City of Lompoc	(OS) Open Space District	5.13	100%
36	093-040-024	2		City of Lompoc	(BP) Business Park District	2.80	67%
		6		City of Lompoc	(BP) Business Park District	1.39	33%
37	093-040-040	2	60	City of Lompoc	(PF) Public Facilities and Institutional District	3.35	7%
		6		City of Lompoc	(PF) Public Facilities and Institutional District	48.09	93%
38	093-051-002	3		City of Lompoc	(PF) Public Facilities and Institutional District	0.27	15%
		6		City of Lompoc	(PF) Public Facilities and Institutional District	1.55	85%
39	093-051-003	3		City of Lompoc	(PF) Public Facilities and Institutional District	0.07	4%
		6		City of Lompoc	(PF) Public Facilities and Institutional District	1.86	96%
40	093-051-006	6		City of Lompoc	(7R1) R-1 Single Family Residential District-7,000 Sq. Ft.	3.60	100%
41	093-051-008	2		City of Lompoc	(PF) Public Facilities and Institutional District	10.22	100%
42	093-051-012	2		City of Lompoc	(P-C-D) Planned Commercial District	5.03	69%
		3		City of Lompoc	(P-C-D) Planned Commercial District	2.24	31%

**TABLE B-1**  
**VACANT OR UNDERUTILIZED PARCELS IN THE VICINITY OF LOMPOC AIRPORT**

Parcel ID #	APN	Safety Zone	Noise Contour	Jurisdiction	Zoning District	Acreage of Parcel Portion in Safety Zone	Percentage of Parcel in Safety Zone
43	093-051-013	1		City of Lompoc	(P-C-D) Planned Commercial District	4.78	87%
		2		City of Lompoc	(P-C-D) Planned Commercial District	0.70	13%
44	093-051-014	1		City of Lompoc	(P-C-D) Planned Commercial District	4.30	81%
		2		City of Lompoc	(P-C-D) Planned Commercial District	1.01	19%
45	093-051-020	6		City of Lompoc	(PF) Public Facilities and Institutional District	5.71	100%
46	093-070-066	6		City of Lompoc	(PF) Public Facilities and Institutional District	6.79	100%
47	093-070-068	6		City of Lompoc	(R-2) Medium Density Residential District	1.10	100%
48	093-070-069	6		City of Lompoc	(OS) Open Space District	9.98	100%
49	093-340-038	6		City of Lompoc	(7R1) R-1 Single Family Residential District-7,000 Sq. Ft.	3.00	100%
50	093-380-046	6		City of Lompoc	(OS) Open Space District	3.51	100%
51	093-380-047	6		City of Lompoc	(7R1) R-1 Single Family Residential District-7,000 Sq. Ft.	0.70	100%
52	093-430-050	1		City of Lompoc	(OS) Open Space District	0.46	14%
		2		City of Lompoc	(OS) Open Space District	2.90	86%
53	093-440-018	1		City of Lompoc	(7R1) R-1 Single Family Residential District-7,000 Sq. Ft.	0.01	1%
		2		City of Lompoc	(7R1) R-1 Single Family Residential District-7,000 Sq. Ft.	0.81	99%
54	093-450-006	6		City of Lompoc	(BP) Business Park District	0.81	100%
55	093-450-008	6	60	City of Lompoc	(BP) Business Park District	0.90	100%
56	093-450-011	3		City of Lompoc	(OS) Open Space District	0.32	14%
		6		City of Lompoc	(OS) Open Space District	2.04	86%
57	093-450-014	2	60	City of Lompoc	Central Coast Business Park Specific Plan (APN 593-070-074)	3.90	14%
		5		City of Lompoc	Central Coast Business Park Specific Plan (APN 593-070-074)	3.53	13%
		6		City of Lompoc	Central Coast Business Park Specific Plan (APN 593-070-074)	19.97	73%
58	093-450-015	5	60	City of Lompoc	Central Coast Business Park Specific Plan (APN 593-070-074)	0.53	27%

**TABLE B-1**  
**VACANT OR UNDERUTILIZED PARCELS IN THE VICINITY OF LOMPOC AIRPORT**

Parcel ID #	APN	Safety Zone	Noise Contour	Jurisdiction	Zoning District	Acreage of Parcel Portion in Safety Zone	Percentage of Parcel in Safety Zone
		6		City of Lompoc	Central Coast Business Park Specific Plan (APN 593-070-074)	1.42	73%
59	093-450-016	5	60	City of Lompoc	Central Coast Business Park Specific Plan (APN 593-070-074)	2.66	27%
		6		City of Lompoc	Central Coast Business Park Specific Plan (APN 593-070-074)	7.11	73%
60	093-450-018	6		City of Lompoc	(BP) Business Park District	1.00	100%
61	093-450-019	6		City of Lompoc	(BP) Business Park District	1.00	100%
62	093-450-020	6		City of Lompoc	(BP) Business Park District	1.02	100%
63	093-450-033	6		City of Lompoc	(P-C-D) Planned Commercial District	0.46	100%
64	093-450-055	6		City of Lompoc	(BP) Business Park District	1.92	100%
65	093-450-056	6		City of Lompoc	(BP) Business Park District	1.83	100%
66	093-450-058	5	65	City of Lompoc	(BP) Business Park District	3.58	100%
67	093-450-063	5	60	City of Lompoc	(BP) Business Park District	1.14	100%
68	093-450-064	5	60	City of Lompoc	(BP) Business Park District	1.15	100%
69	093-540-070	6		City of Lompoc	(OS) Open Space District	4.86	100%
70	093-540-072	6		City of Lompoc	(7R1/PD) R-1 Single Family Residential District-7,000 Sq. Ft./Planned Development District	2.22	100%
71	093-550-082	6		City of Lompoc	(R-2) Medium Density Residential District/Planned Development District	1.75	100%
72	093-550-083	6		City of Lompoc	(R-2) Medium Density Residential District/Planned Development District	0.19	100%
73	095-070-005	6		City of Lompoc	(PF) Public Facilities and Institutional District	107.39	64%
		Outside Safety Zones		City of Lompoc	(PF) Public Facilities and Institutional District	61.65	36%
74	095-070-007	6		City of Lompoc	(PF) Public Facilities and Institutional District	36.69	100%
75	095-070-008	6		City of Lompoc	(PF) Public Facilities and Institutional District	82.12	100%
76	097-250-039	6		City of Lompoc	Burton Ranch Specific Plan	0.85	100%



**TABLE B-1**  
**VACANT OR UNDERUTILIZED PARCELS IN THE VICINITY OF LOMPOC AIRPORT**

Parcel ID #	APN	Safety Zone	Noise Contour	Jurisdiction	Zoning District	Acreage of Parcel Portion in Safety Zone	Percentage of Parcel in Safety Zone
77	097-270-038	3		City of Lompoc	(OS) Open Space District	14.90	76%
		6		City of Lompoc	(OS) Open Space District	4.66	24%
78	097-970-003	6		City of Lompoc	(7R1) R-1 Single Family Residential District-7,000 Sq. Ft.	0.30	100%
79	097-970-004	6		City of Lompoc	(7R1) R-1 Single Family Residential District-7,000 Sq. Ft.	0.42	100%
80	097-970-005	6		City of Lompoc	(7R1) R-1 Single Family Residential District-7,000 Sq. Ft.	0.52	100%
81	097-970-006	6		City of Lompoc	(7R1) R-1 Single Family Residential District-7,000 Sq. Ft.	0.63	100%
82	097-970-007	6		City of Lompoc	(7R1) R-1 Single Family Residential District-7,000 Sq. Ft.	0.73	100%
83	097-970-008	6		City of Lompoc	(7R1) R-1 Single Family Residential District-7,000 Sq. Ft.	0.71	100%
84	097-970-009	6		City of Lompoc	(7R1) R-1 Single Family Residential District-7,000 Sq. Ft.	0.66	100%
85	097-970-010	6		City of Lompoc	(7R1) R-1 Single Family Residential District-7,000 Sq. Ft.	0.60	100%
86	097-970-011	6		City of Lompoc	(7R1) R-1 Single Family Residential District-7,000 Sq. Ft.	0.55	100%
87	097-970-012	6		City of Lompoc	(7R1) R-1 Single Family Residential District-7,000 Sq. Ft.	0.68	100%
88	097-970-013	6		City of Lompoc	(7R1) R-1 Single Family Residential District-7,000 Sq. Ft.	0.53	100%
89	097-970-014	6		City of Lompoc	(7R1) R-1 Single Family Residential District-7,000 Sq. Ft.	0.49	100%
90	097-970-015	6		City of Lompoc	(7R1) R-1 Single Family Residential District-7,000 Sq. Ft.	0.40	100%
91	097-970-016	6		City of Lompoc	(7R1) R-1 Single Family Residential District-7,000 Sq. Ft.	0.46	100%
92	097-970-017	6		City of Lompoc	(7R1) R-1 Single Family Residential District-7,000 Sq. Ft.	0.51	100%
93	097-970-018	6		City of Lompoc	(7R1) R-1 Single Family Residential District-7,000 Sq. Ft.	0.52	100%
94	097-970-019	6		City of Lompoc	(7R1) R-1 Single Family Residential District-7,000 Sq. Ft.	0.42	100%
95	097-970-020	6		City of Lompoc	(7R1) R-1 Single Family Residential District-7,000 Sq. Ft.	0.42	100%
96	097-970-021	6		City of Lompoc	(7R1) R-1 Single Family Residential District-7,000 Sq. Ft.	0.71	100%
97	097-970-022	6		City of Lompoc	(7R1) R-1 Single Family Residential District-7,000 Sq. Ft.	0.43	100%
98	097-970-023	6		City of Lompoc	(7R1) R-1 Single Family Residential District-7,000 Sq. Ft.	0.42	100%
99	097-970-024	6		City of Lompoc	(7R1) R-1 Single Family Residential District-7,000 Sq. Ft.	0.59	100%
100	097-970-025	6		City of Lompoc	(7R1) R-1 Single Family Residential District-7,000 Sq. Ft.	0.78	100%

**TABLE B-1**  
**VACANT OR UNDERUTILIZED PARCELS IN THE VICINITY OF LOMPOC AIRPORT**

Parcel ID #	APN	Safety Zone	Noise Contour	Jurisdiction	Zoning District	Acreage of Parcel Portion in Safety Zone	Percentage of Parcel in Safety Zone
101	097-970-026	6		City of Lompoc	(7R1) R-1 Single Family Residential District-7,000 Sq. Ft.	0.65	100%
102	097-970-041	6		City of Lompoc	(7R1) R-1 Single Family Residential District-7,000 Sq. Ft.	3.22	100%
103	093-070-035	6		City of Lompoc	(T) Mobile Home Park	28.80	82%
104	087-011-034	6		Santa Barbara County	(AG-II-40) Agriculture II/Minimum Lot Size- 40 Acres gross/(FA) Flood Hazard	7.03	100%
105	087-011-062	6		Santa Barbara County	(AG-II-40) Agriculture II/Minimum Lot Size- 40 Acres gross/(FA) Flood Hazard	9.78	100%
106	093-040-028	6		Santa Barbara County	(AG-II-40) Agriculture II/Minimum Lot Size- 40 Acres gross/(FA) Flood Hazard	0.79	100%
107	093-040-030	6		Santa Barbara County	(AG-II-40) Agriculture II/Minimum Lot Size- 40 Acres gross/(FA) Flood Hazard	1.1	100%
108	093-051-001	6		Santa Barbara County	(AG-II-40) Agriculture II/Minimum Lot Size- 40 Acres gross/(FA) Flood Hazard	1.9	100%
109	093-051-004	4		Santa Barbara County	(AG-II-40) Agriculture II/Minimum Lot Size- 40 Acres gross/(FA) Flood Hazard	9.54	59%
		6		Santa Barbara County	(AG-II-40) Agriculture II/Minimum Lot Size- 40 Acres gross/(FA) Flood Hazard	6.67	41%
110	093-051-005	4		Santa Barbara County	(AG-II-40) Agriculture II/Minimum Lot Size- 40 Acres gross/(F) Airport Approach/(FA) Flood Hazard	20.38	48%
		6		Santa Barbara County	(AG-II-40) Agriculture II/Minimum Lot Size- 40 Acres gross/(F) Airport Approach/(FA) Flood Hazard	21.75	52%
111	093-051-007	2		Santa Barbara County	(AG-II-40) Agriculture II/Minimum Lot Size- 40 Acres gross/(F) Airport Approach/(FA) Flood Hazard	1.4	11%
		3		Santa Barbara County	(AG-II-40) Agriculture II/Minimum Lot Size- 40 Acres gross/(F) Airport Approach/(FA) Flood Hazard	5.54	44%
		4		Santa Barbara County	(AG-II-40) Agriculture II/Minimum Lot Size- 40 Acres gross/(F) Airport Approach/(FA) Flood Hazard	5.68	45%
112	093-051-019	2		Santa Barbara County	(AG-II-40) Agriculture II/Minimum Lot Size- 40 Acres gross/(F) Airport Approach/(FA) Flood Hazard	4.83	19%

**TABLE B-1**  
**VACANT OR UNDERUTILIZED PARCELS IN THE VICINITY OF LOMPOC AIRPORT**

Parcel ID #	APN	Safety Zone	Noise Contour	Jurisdiction	Zoning District	Acreage of Parcel Portion in Safety Zone	Percentage of Parcel in Safety Zone
		3		Santa Barbara County	(AG-II-40) Agriculture II/Minimum Lot Size- 40 Acres gross/(F) Airport Approach/(FA) Flood Hazard	1.18	5%
		4		Santa Barbara County	(AG-II-40) Agriculture II/Minimum Lot Size- 40 Acres gross/(F) Airport Approach/(FA) Flood Hazard	3.65	14%
		6		Santa Barbara County	(AG-II-40) Agriculture II/Minimum Lot Size- 40 Acres gross/(F) Airport Approach/(FA) Flood Hazard	15.89	62%
113	097-250-059	6		Santa Barbara County	(DR-4.6) Design Residential 4.6 units/acre gross	1.58	100%
114	097-250-073	6		Santa Barbara County	(DR-4.6) Design Residential 4.6 units/acre gross	5.52	100%
115	097-250-075	6		Santa Barbara County	(DR-4.6) Design Residential 4.6 units/acre gross	18.34	100%
116	097-270-014	6		Santa Barbara County	(CH) Highway Commercial/(FA) Flood Hazard	13.58	100%
117	097-270-017	6		Santa Barbara County	(CH) Highway Commercial/(FA) Flood Hazard	3.33	100%
118	097-270-029	3		Santa Barbara County	(AG-II-40) Agriculture II/Minimum Lot Size- 40 Acres gross/(FA) Flood Hazard	34.66	81%
119	097-270-031	6		Santa Barbara County	(AG-II-40) Agriculture II/Minimum Lot Size- 40 Acres gross/(FA) Flood Hazard	15.15	100%
120	097-270-035	6		Santa Barbara County	(3-E-1) Single Family/Minimum Lot Size- 3 Acres gross	2.27	100%
121	097-270-036	6		Santa Barbara County	(3-E-1) Single Family/Minimum Lot Size- 3 Acres gross	8.76	46%
122	097-270-039	3		Santa Barbara County	(AG-II-40) Agriculture II/Minimum Lot Size- 40 Acres gross/(CH) Highway Commercial/(FA) Flood Hazard	16.19	40%
		6		Santa Barbara County	(AG-II-40) Agriculture II/Minimum Lot Size- 40 Acres gross/(CH) Highway Commercial/(FA) Flood Hazard	24.75	60%
123	097-270-041	3		Santa Barbara County	(AG-II-40) Agriculture II/Minimum Lot Size- 40 Acres gross/(FA) Flood Hazard	1.43	100%
124	097-270-044	3		Santa Barbara County	(AG-II-40) Agriculture II/Minimum Lot Size- 40 Acres gross/(FA) Flood Hazard	10.22	100%
125	097-270-054	6		Santa Barbara County	(CH) Highway Commercial	6.65	100%
126	097-270-055	3		Santa Barbara County	(AG-II-40) Agriculture II/Minimum Lot Size- 40 Acres gross/(FA) Flood Hazard	7.14	75%
		6		Santa Barbara County	(AG-II-40) Agriculture II/Minimum Lot Size- 40 Acres gross/(FA) Flood Hazard	2.35	25%

**TABLE B-1**  
**VACANT OR UNDERUTILIZED PARCELS IN THE VICINITY OF LOMPOC AIRPORT**

Parcel ID #	APN	Safety Zone	Noise Contour	Jurisdiction	Zoning District	Acreage of Parcel Portion in Safety Zone	Percentage of Parcel in Safety Zone
127	097-700-017	6		Santa Barbara County	(1-E-1) Single Family/Minimum Lot Size- 1 Acre gross	0.13	14%
128	097-700-018	6		Santa Barbara County	(1-E-1) Single Family/Minimum Lot Size- 1 Acre gross	1	99%
129	097-700-019	6		Santa Barbara County	(1-E-1) Single Family/Minimum Lot Size- 1 Acre gross	1.34	100%
130	097-700-020	6		Santa Barbara County	(1-E-1) Single Family/Minimum Lot Size- 1 Acre gross	1.13	100%
131	097-700-021	6		Santa Barbara County	(1-E-1) Single Family/Minimum Lot Size- 1 Acre gross	1.21	100%
132	097-700-022	6		Santa Barbara County	(1-E-1) Single Family/Minimum Lot Size- 1 Acre gross	0.95	79%
		Outside Safety Zones		Santa Barbara County	(1-E-1) Single Family/Minimum Lot Size- 1 Acre gross	0.05	21%
133	097-700-026	6		Santa Barbara County	(1-E-1) Single Family/Minimum Lot Size- 1 Acre gross	0.26	26%
		Outside Safety Zones		Santa Barbara County	(1-E-1) Single Family/Minimum Lot Size- 1 Acre gross	0.74	74%
134	097-700-027	6		Santa Barbara County	(1-E-1) Single Family/Minimum Lot Size- 1 Acre gross	0.68	58%
		Outside Safety Zones		Santa Barbara County	(1-E-1) Single Family/Minimum Lot Size- 1 Acre gross	0.49	42%
135	097-700-028	6		Santa Barbara County	(1-E-1) Single Family/Minimum Lot Size- 1 Acre gross	0.77	73%
		Outside Safety Zones		Santa Barbara County	(1-E-1) Single Family/Minimum Lot Size- 1 Acre gross	0.28	27%
136	097-700-029	6		Santa Barbara County	(1-E-1) Single Family/Minimum Lot Size- 1 Acre gross	0.78	73%
		Outside Safety Zones		Santa Barbara County	(1-E-1) Single Family/Minimum Lot Size- 1 Acre gross	0.29	27%
137	097-700-030	6		Santa Barbara County	(1-E-1) Single Family/Minimum Lot Size- 1 Acre gross	0.58	58%
		Outside Safety Zones		Santa Barbara County	(1-E-1) Single Family/Minimum Lot Size- 1 Acre gross	0.41	42%
138	097-700-031	6		Santa Barbara County	(1-E-1) Single Family/Minimum Lot Size- 1 Acre gross	0.39	43%
		Outside Safety Zones		Santa Barbara County	(1-E-1) Single Family/Minimum Lot Size- 1 Acre gross	0.53	57%
139	097-700-032	6		Santa Barbara County	(1-E-1) Single Family/Minimum Lot Size- 1 Acre gross	0.2	22%

**TABLE B-1**  
**VACANT OR UNDERUTILIZED PARCELS IN THE VICINITY OF LOMPOC AIRPORT**

Parcel ID #	APN	Safety Zone	Noise Contour	Jurisdiction	Zoning District	Acreage of Parcel Portion in Safety Zone	Percentage of Parcel in Safety Zone
		Outside Safety Zones		Santa Barbara County	(1-E-1) Single Family/Minimum Lot Size- 1 Acre gross	0.7	88%
140	097-700-034	6		Santa Barbara County	(3-E-1) Single Family/Minimum Lot Size- 3 Acres gross	2.58	100%
141	097-700-045	6		Santa Barbara County	(3-E-1) Single Family/Minimum Lot Size- 3 Acres gross	3.55	100%
142	097-700-046	6		Santa Barbara County	(3-E-1) Single Family/Minimum Lot Size- 3 Acres gross	3.01	100%
143	097-700-047	6		Santa Barbara County	(3-E-1) Single Family/Minimum Lot Size- 3 Acres gross	4.14	100%
144	097-700-048	6		Santa Barbara County	(3-E-1) Single Family/Minimum Lot Size- 3 Acres gross	3.5	100%
145	097-700-049	6		Santa Barbara County	(3-E-1) Single Family/Minimum Lot Size- 3 Acres gross	3.24	100%
146	097-700-050	6		Santa Barbara County	(3-E-1) Single Family/Minimum Lot Size- 3 Acres gross	3.67	100%
147	097-700-051	6		Santa Barbara County	(3-E-1) Single Family/Minimum Lot Size- 3 Acres gross	3.23	100%
148	097-700-052	6		Santa Barbara County	(3-E-1) Single Family/Minimum Lot Size- 3 Acres gross	3.18	100%
149	097-980-028	6		Santa Barbara County	(DR-4.6) Design Residential 4.6 units/acre gross	1.39	54%
		Outside Safety Zones		Santa Barbara County	(DR-4.6) Design Residential 4.6 units/acre gross	1.18	46%
150	098-006-022	6		Santa Barbara County	(DR-4.6) Design Residential 4.6 units/acre gross	0.83	100%
151	098-006-023	6		Santa Barbara County	(DR-4.6) Design Residential 4.6 units/acre gross	3.2	91%
		Outside Safety Zones		Santa Barbara County	(DR-4.6) Design Residential 4.6 units/acre gross	0.32	9%
152	099-141-006	6		Santa Barbara County	(AG-II-40) Agriculture II/Minimum Lot Size- 40 Acres gross/(FA) Flood Hazard	22.03	19%
		Outside Safety Zones		Santa Barbara County	(AG-II-40) Agriculture II/Minimum Lot Size- 40 Acres gross/(FA) Flood Hazard	91.79	81%

SOURCE: Santa Barbara County Tax Assessor, 2017; Google Earth, 2018; ESA Airports, 2018.

# APPENDIX C

## Housing Opportunity Sites around Lompoc Airport

**Table C-1** lists the housing opportunity sites in Review Area 1 of the AIA for Lompoc Airport identified by the City of Lompoc and Santa Barbara County in the Housing Elements to their respective general plans.

**TABLE C-1**  
**HOUSING OPPORTUNITY SITES IN THE VICINITY OF LOMPOC AIRPORT**

Jurisdiction	ID #	APN	Existing Land Use	Area (Acres)	Maximum Dwelling Units	Realistic/ Forecast Dwelling Units
City of Lompoc	L01	087-040-054	Parking Lots	0.52	18	22
City of Lompoc	L02	087-040-055	Retail Stores, Single Story	0.65	23	18
City of Lompoc	L03	087-040-056	Commercial (Misc.)	0.58	24	17
City of Lompoc	L04	087-040-072	Residential Income, 2-4 Units	0.12	3	1
City of Lompoc	L05	087-102-007	Residential Income, 2-4 Units	0.16	4	-1
City of Lompoc	L06	087-102-008	Residential Income, 2-4 Units	0.16	4	-1
City of Lompoc	L07	089-040-034	Vacant	0.16	2	1
City of Lompoc	L08	089-070-027	Service Stations	0.30	11	4
City of Lompoc	L09	089-070-030	Commercial (Misc.)	0.11	4	1
City of Lompoc	L10	089-070-035	Parking Lots	0.29	10	3
City of Lompoc	L11	089-070-047	Residential Income, 2-4 Units	0.62	14	7
City of Lompoc	L12	089-251-007	Single Family Residence	0.15	1	0
City of Lompoc	L13	089-271-007	Condos, Community Apt Projs	0.00	1	0
City of Lompoc	L14	089-272-030	Condos, Community Apt Projs	0.00	1	0
City of Lompoc	L15	089-273-008	Condos, Community Apt Projs	0.00	1	0

**TABLE C-1**  
**HOUSING OPPORTUNITY SITES IN THE VICINITY OF LOMPOC AIRPORT**

<b>Jurisdiction</b>	<b>ID #</b>	<b>APN</b>	<b>Existing Land Use</b>	<b>Area (Acres)</b>	<b>Maximum Dwelling Units</b>	<b>Realistic/ Forecast Dwelling Units</b>
City of Lompoc	L16	089-273-021	Condos, Community Apt Projs	0.00	1	0
City of Lompoc	L17	089-274-020	Condos, Community Apt Projs	0.00	1	0
City of Lompoc	L18	089-274-021	Condos, Community Apt Projs	0.00	1	0
City of Lompoc	L19	089-280-005	Condos, Community Apt Projs	0.08	2	0
City of Lompoc	L20	089-280-009	Condos, Community Apt Projs	0.00	2	0
City of Lompoc	L21	089-280-026	Condos, Community Apt Projs	0.00	2	0
City of Lompoc	L22	089-290-033	Single Family Residence	0.26	2	0
City of Lompoc	L23	089-440-083	Single Family Residence	0.11	2	0
City of Lompoc	L24	089-490-001	Apartments, 5 Or More Units	4.85	2	0
City of Lompoc	L25	089-490-013	Hotels	2.78	97	33
City of Lompoc	L26	093-450-033	Parking Lots	0.47	16	6
City of Lompoc	L27	093-450-034	Restaurants, Bars	0.85	30	10
City of Lompoc	L28	093-530-066	Single Family Residence	0.11	1	0
City of Lompoc	L29	093-530-067	Single Family Residence	0.12	1	0
City of Lompoc	L30	093-530-077	Single Family Residence	0.11	1	0
City of Lompoc	L31	093-530-078	Single Family Residence	0.15	1	0
City of Lompoc	L32	093-530-079	Single Family Residence	0.15	1	0
City of Lompoc	L33	093-540-006	Single Family Residence	0.14	1	0
City of Lompoc	L34	093-540-007	Single Family Residence	0.12	1	0
City of Lompoc	L35	093-540-008	Single Family Residence	0.12	1	0
City of Lompoc	L36	093-540-009	Single Family Residence	0.12	1	0
City of Lompoc	L37	093-540-010	Single Family Residence	0.12	1	0
City of Lompoc	L38	093-540-011	Single Family Residence	0.11	1	0

**TABLE C-1**  
**HOUSING OPPORTUNITY SITES IN THE VICINITY OF LOMPOC AIRPORT**

<b>Jurisdiction</b>	<b>ID #</b>	<b>APN</b>	<b>Existing Land Use</b>	<b>Area (Acres)</b>	<b>Maximum Dwelling Units</b>	<b>Realistic/ Forecast Dwelling Units</b>
City of Lompoc	L39	093-540-012	Single Family Residence	0.12	1	0
City of Lompoc	L40	093-540-013	Single Family Residence	0.14	1	0
City of Lompoc	L41	093-540-014	Single Family Residence	0.20	1	0
City of Lompoc	L42	093-540-015	Single Family Residence	0.16	1	0
City of Lompoc	L43	093-540-016	Single Family Residence	0.14	1	0
City of Lompoc	L44	093-540-017	Single Family Residence	0.13	1	0
City of Lompoc	L45	093-540-018	Single Family Residence	0.12	1	0
City of Lompoc	L46	093-540-019	Single Family Residence	0.18	2	0
City of Lompoc	L47	093-540-020	Single Family Residence	0.15	1	0
City of Lompoc	L48	093-540-021	Single Family Residence	0.16	2	0
City of Lompoc	L49	093-540-022	Single Family Residence	0.14	1	0
City of Lompoc	L50	093-540-023	Single Family Residence	0.16	1	0
City of Lompoc	L51	093-540-024	Single Family Residence	0.16	1	0
City of Lompoc	L52	093-540-025	Single Family Residence	0.15	1	0
City of Lompoc	L53	093-540-026	Single Family Residence	0.18	2	0
City of Lompoc	L54	093-540-027	Single Family Residence	0.12	1	0
City of Lompoc	L55	093-540-028	Single Family Residence	0.15	1	0
City of Lompoc	L56	093-540-029	Single Family Residence	0.12	1	0
City of Lompoc	L57	093-540-050	Single Family Residence	0.14	1	0
City of Lompoc	L58	093-540-056	Single Family Residence	0.11	1	0
City of Lompoc	L59	093-540-057	Single Family Residence	0.12	1	0
City of Lompoc	L60	093-540-058	Single Family Residence	0.14	1	0
City of Lompoc	L61	093-540-059	Single Family Residence	0.11	1	0



**TABLE C-1**  
**HOUSING OPPORTUNITY SITES IN THE VICINITY OF LOMPOC AIRPORT**

<b>Jurisdiction</b>	<b>ID #</b>	<b>APN</b>	<b>Existing Land Use</b>	<b>Area (Acres)</b>	<b>Maximum Dwelling Units</b>	<b>Realistic/ Forecast Dwelling Units</b>
City of Lompoc	L62	093-540-060	Single Family Residence	0.16	1	0
City of Lompoc	L63	093-540-061	Single Family Residence	0.15	1	0
City of Lompoc	L64	093-540-062	Single Family Residence	0.16	1	0
City of Lompoc	L65	093-540-066	Single Family Residence	0.11	1	0
City of Lompoc	L66	093-540-067	Single Family Residence	0.10	1	0
City of Lompoc	L67	093-540-068	Single Family Residence	0.15	1	0
City of Lompoc	L68	093-540-069	Single Family Residence	0.15	1	0
City of Lompoc	L69	097-250-040	Rancho Estates (Rural Home Sites)	31.89	149	37
Santa Barbara County	LOM-4	097-250-059	Residential	1.59	7	7
Santa Barbara County	LOM-16	097-250-034	Single Family Residential	10.06	44	44

Notes:

APN = Assessor Parcel Number

SOURCE: City of Lompoc 2030 General Plan, Housing Element, Adopted 2015; Santa Barbara County Comprehensive Plan, 2015-2023 Housing Element, Adopted February 2015.

## **Appendix E**

### **Development Displacement Analysis - Santa Ynez Airport & New Cuyama Airport**

Draft

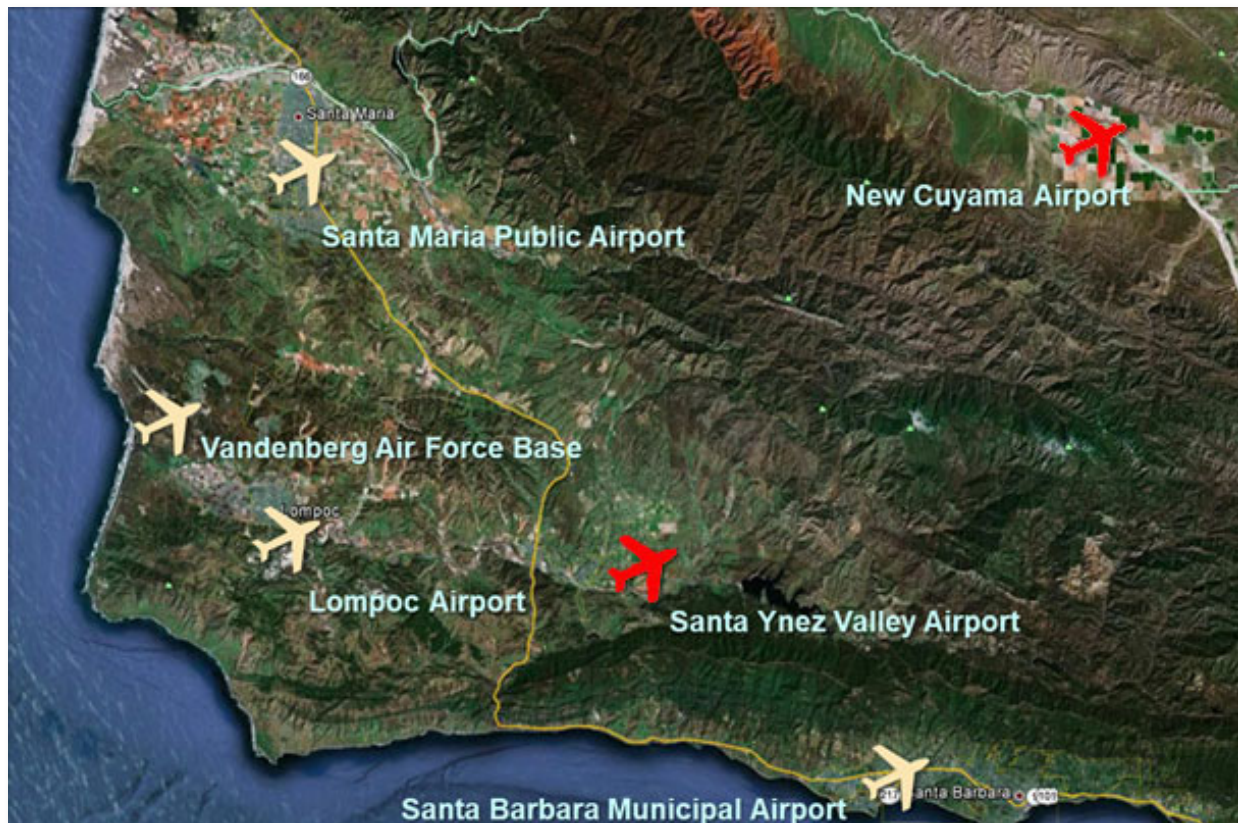
# SANTA BARBARA COUNTY AIRPORT LAND USE COMPATIBILITY PLAN UPDATE

Development Displacement Analysis

Santa Ynez Airport  
New Cuyama Airport

Prepared for  
Santa Barbara County  
Association of Governments

June 2019





Draft

# SANTA BARBARA COUNTY AIRPORT LAND USE COMPATIBILITY PLAN UPDATE

Development Displacement Analysis

Santa Ynez Airport  
New Cuyama Airport

Prepared for  
Santa Barbara County  
Association of Governments

June 2019

2600 Capitol Ave Ste 200  
Sacramento, CA 95816

Bend	Oakland	San Francisco
Camarillo	Orlando	Santa Monica
Delray Beach	Pasadena	Sarasota
Destin	Petaluma	Seattle
Irvine	Portland	Sunrise
Los Angeles	Sacramento	Tampa
Miami	San Diego	



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# CHAPTER 1

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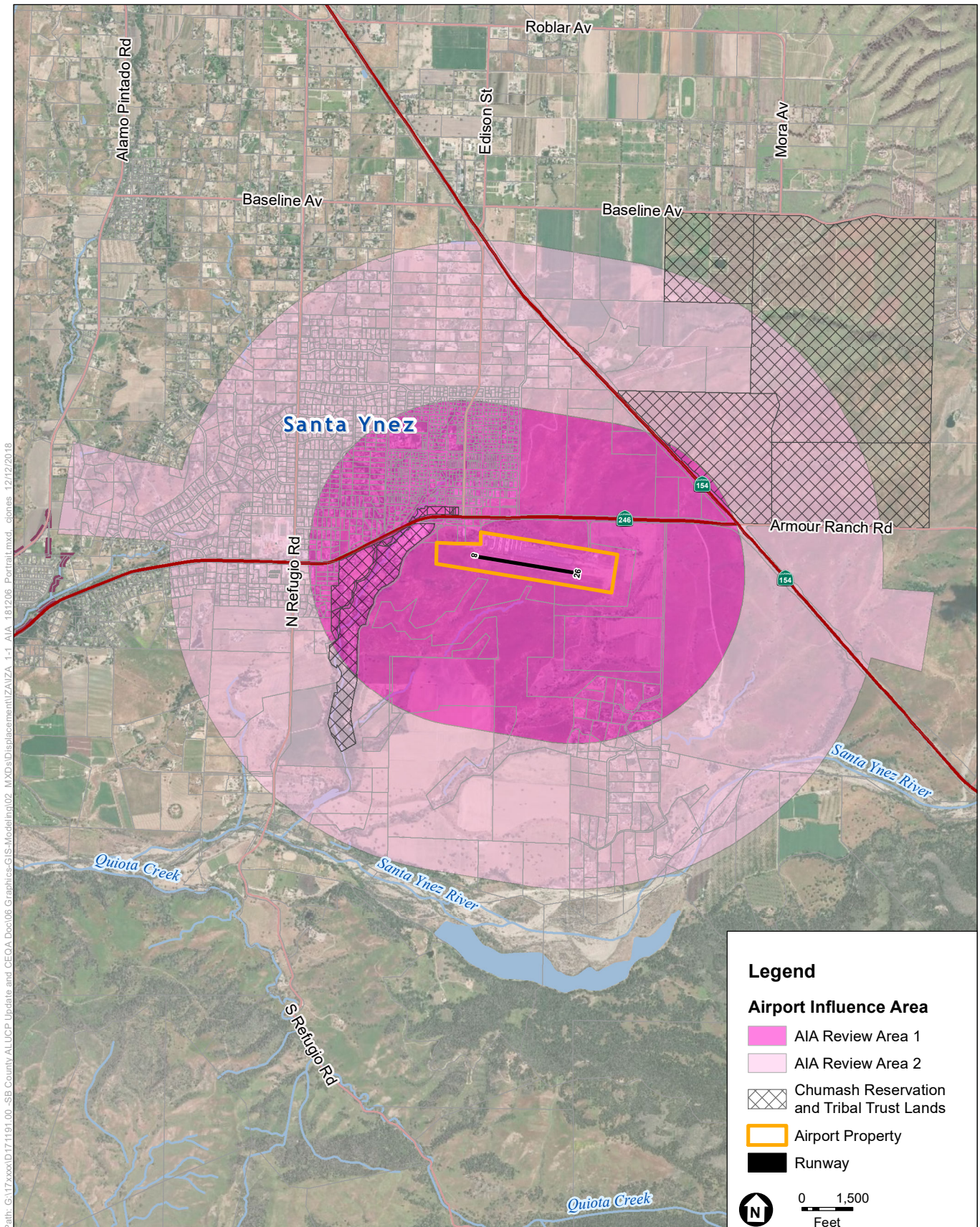
## Introduction

### 1.1 Introduction

Under State law, when an Airport Land Use Commission (ALUC) adopts an Airport Land Use Compatibility Plan (ALUCP), local agencies are required to make their land use documents consistent with the ALUCP or to take steps to override all or part of the ALUCP (Govt. Code §§ 65302(a)-(c)). Because the policies in an updated ALUCP may differ from those in existing land use documents, adoption of an ALUCP may have the effect of “displacing” future development by rendering a previously compatible land use incompatible. Therefore, it is necessary to determine if adoption of an ALUCP would displace future land uses within an Airport Influence Area (AIA). By displacing land use(s) in parts of an AIA, there is the potential for increased growth pressure in other areas. Consequently, displaced development may lead to potential environmental impacts such as localized increases in traffic volumes, noise, and air pollution. The AIA for Santa Ynez Airport (IZA) is depicted on **Figure 1-1**. The AIA for New Cuyama Airport (L88) is shown on **Figure 1-2**.

The Draft ALUCP for Santa Barbara County addresses land use in the environs of six airports: Lompoc Airport, New Cuyama Airport, Santa Barbara Municipal Airport, Santa Maria Public Airport, Santa Ynez Airport, and Vandenberg Air Force Base. This report provides the results of the development displacement analysis prepared for Santa Ynez Airport and New Cuyama Airport.

It is important to note that the policies and compatibility criteria in the ALUCP do not apply to land uses that are already existing at the time the ALUCP is adopted. Therefore, there is no potential for displacement of already existing development. This also applies to future land use development that although not started or completed has already been “entitled” or approved for development by the responsible local agency. Policies 2.10.1, *Nonconforming Uses*, and 2.10.2, *Development by Right*, in the Draft ALUCP address the applicability of the ALUCP policies to existing land uses.



SOURCE: ESA Airports, 2018.

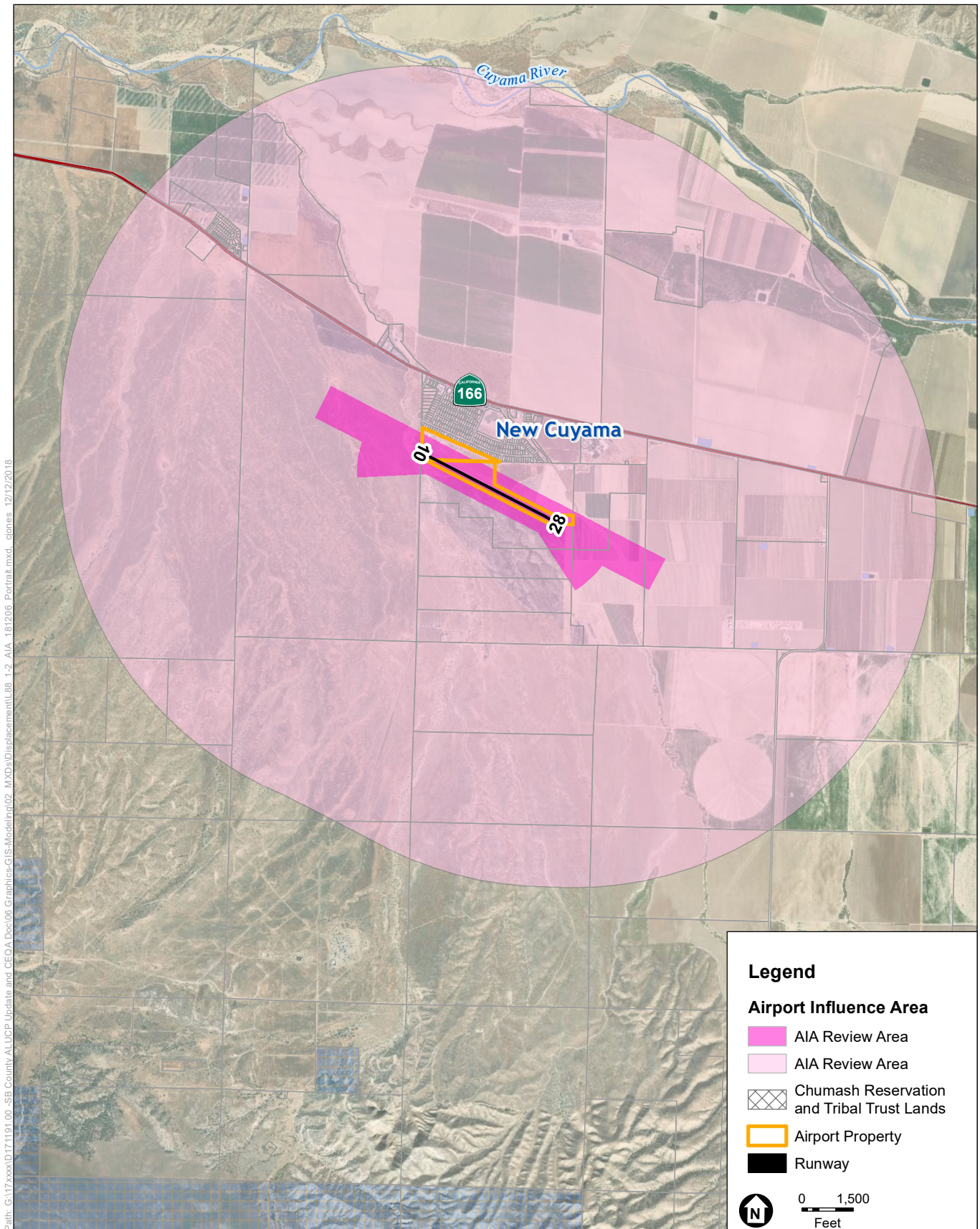
Santa Barbara County ALUCP Update

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**Figure 1-1**  
Santa Ynez Airport  
Airport Influence Area





SOURCE: ESA Airports, 2018.

Santa Barbara County ALUCP Update

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**Figure 1-2**  
New Cuyama Airport  
Airport Influence Area

The Draft ALUCP includes policies focused on noise, safety, airspace protection, and overflight notification. These four “compatibility factors” guide the policy framework of the Draft ALUCP. Compatibility criteria that identify specific land uses as “compatible,” “conditionally compatible,” or “incompatible” are associated with the noise and safety policies. Therefore, this analysis is focused on areas located within the noise contours and safety zones (Review Area 1) included in the Draft ALUCP. The Community Noise Equivalent Level (CNEL) contours for Santa Ynez Airport are shown on **Figure 1-3** and the safety zones are shown on **Figure 1-4**. The Safety Zones for New Cuyama Airport are shown on **Figure 1-5**. Noise contours were not prepared for New Cuyama Airport. In the future, the Airport is not anticipated to serve more than two operations per day. This operational level is unlikely to produce a contour large enough to extend beyond Airport property.

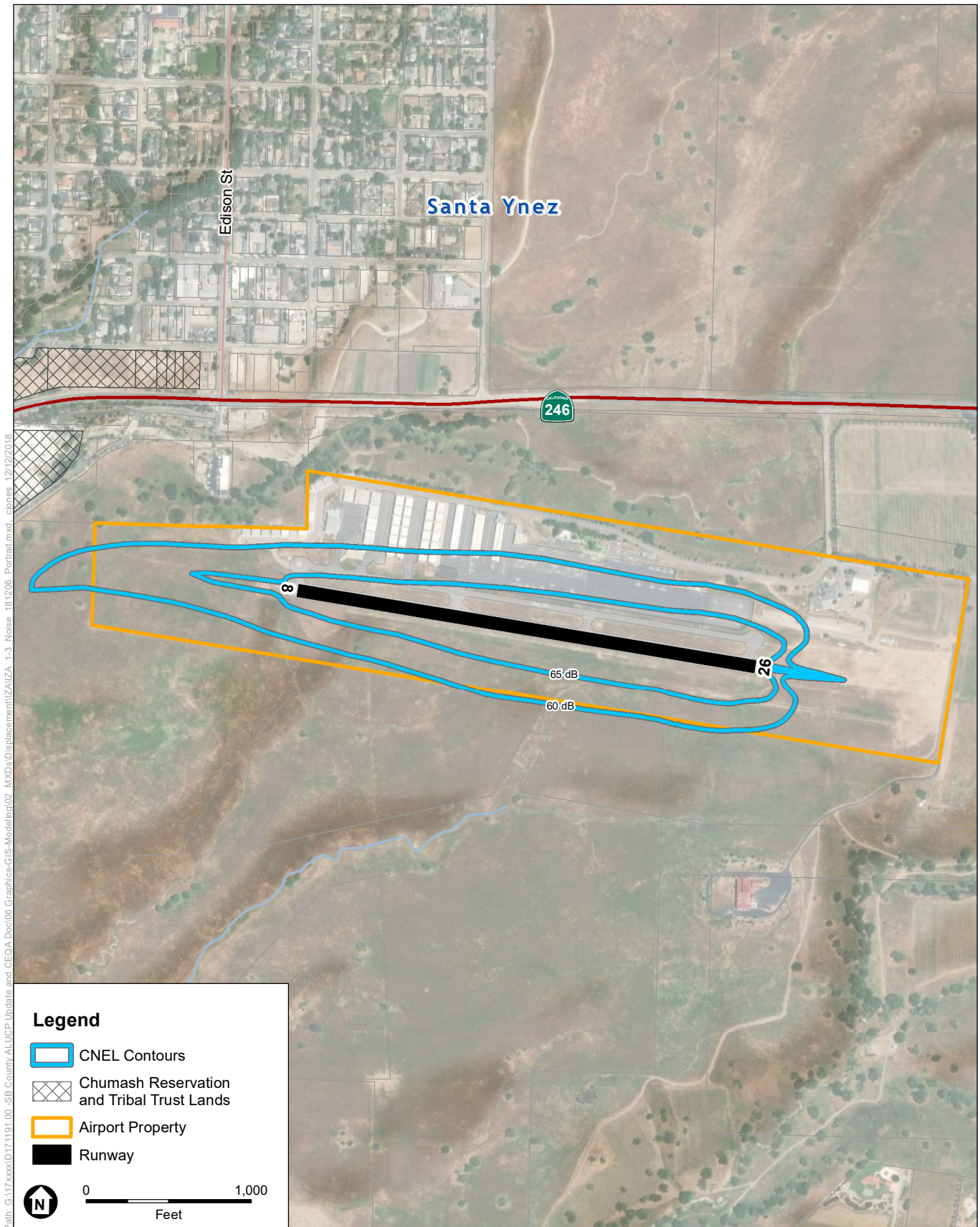
All future development within the AIAs for Santa Ynez Airport and New Cuyama Airport, whether displaced or not, will be subject to the zoning and permitting authority of Santa Barbara County. It is likely that future development projects within the updated AIAs will undergo environmental review at the project level. Environmental impacts arising from future development projects will have to be specifically considered in the appropriate environmental documents prepared for those projects as a condition of permit issuance.

This development displacement analysis was completed in two phases. Phase 1 identified the land use planning areas and zoning districts that are located in Review Area 1 for the Airports. This included identification of the land uses permitted in these areas. This information was provided in Appendix B to the *Santa Barbara County Airport Land Use Compatibility Plan Update Development Displacement Analysis – Phase 1 – Santa Barbara County* (Phase 1 Technical Report). All vacant and underutilized parcels analyzed for potential displacement were also identified in Phase 1. Information on these parcels was provided in Appendix C to the Phase 1 Technical Report. This Phase 2 Technical Report brings the development displacement analysis to a conclusion by identifying those parcels where there is potential for displaced land use and quantifying it as residential dwelling units or acreage/square footage of non-residential land use. The following sections introduce the development displacement analysis discussed in this technical report.

## 1.2 Analysis Approach

Identification of vacant or underutilized parcels was completed during Phase 1 of this analysis. All parcels located within Review Area 1 for the Airport were selected and screened for inclusion in the displacement analysis. A discussion of the screening process completed during Phase 1 is provided in Chapter 2.





SOURCE: ESA Airports, 2018.

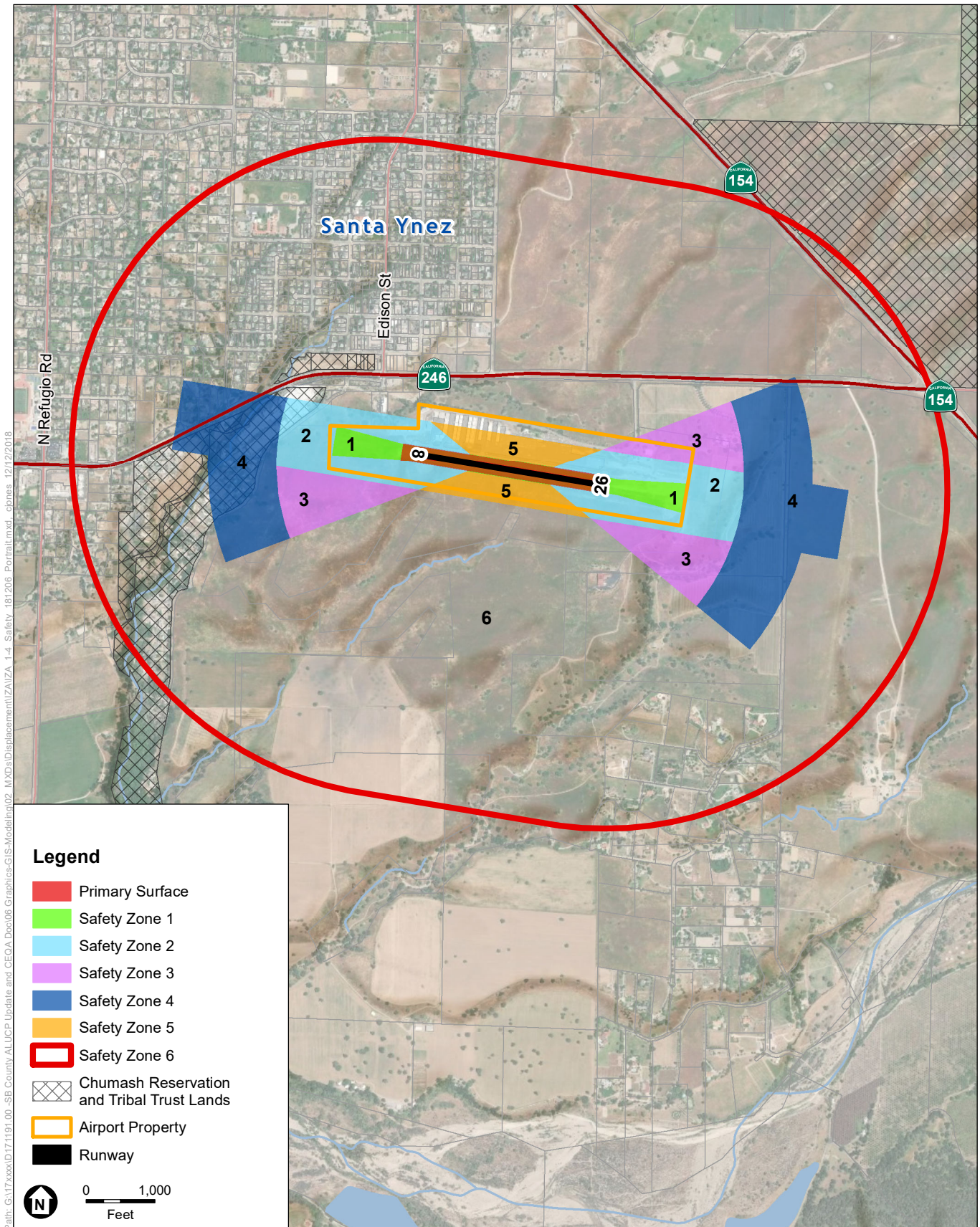
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**Figure 1-3**  
Santa Ynez Airport  
CNEL Contours





SOURCE: ESA Airports, 2018.

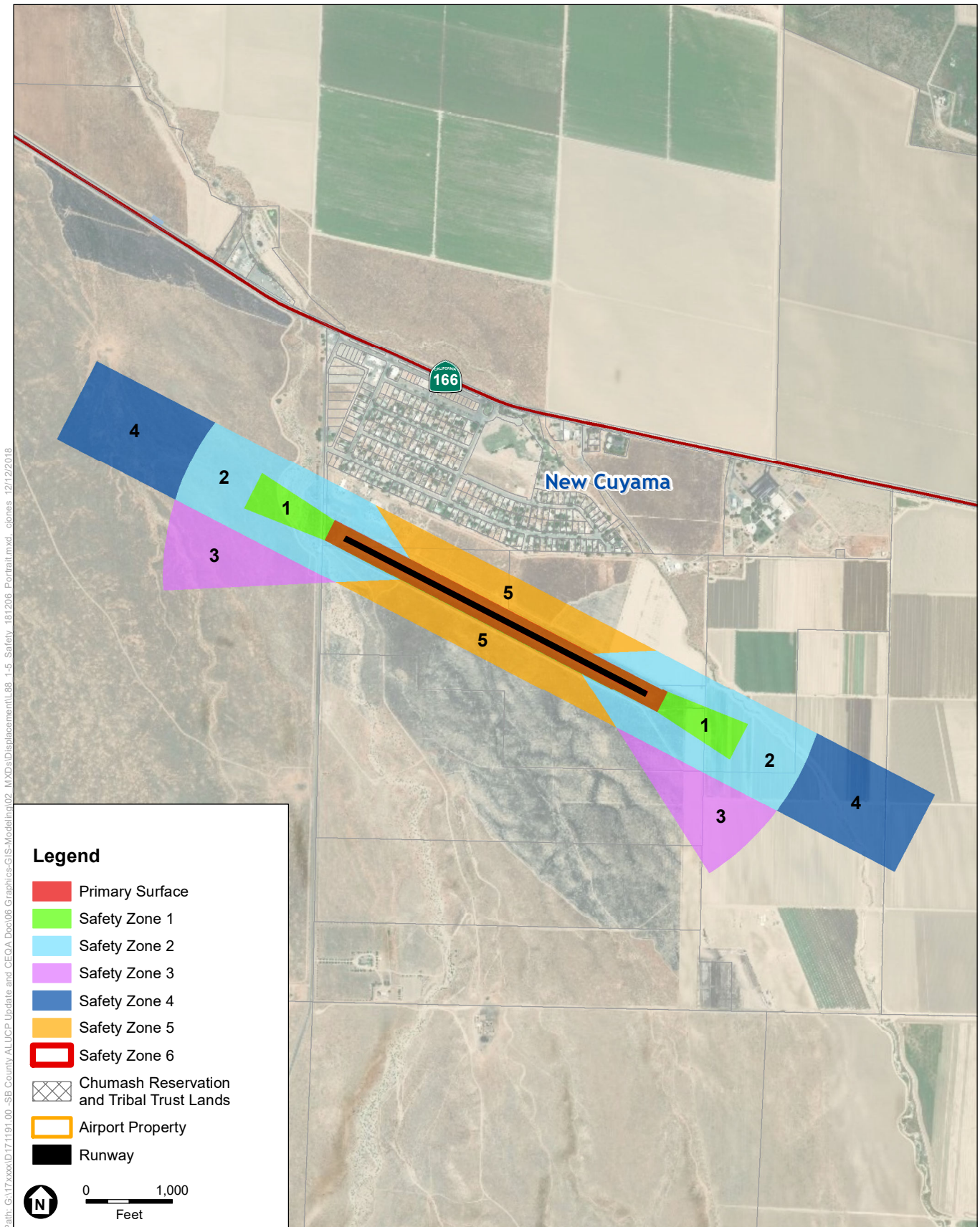
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**Figure 1-4**  
Santa Ynez Airport  
Safety Zones





SOURCE: ESA Airports, 2018.

Santa Barbara County ALUCP Update

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**Figure 1-5**  
New Cuyama Airport  
Safety Zones

### **1.3 Development Displacement Analysis for Residential Land Uses**

Housing opportunity sites included in the Housing Element of the Santa Barbara County Comprehensive Plan were reviewed and compared to the noise and safety zone maps, policies, and compatibility criteria in the Draft ALUCP to determine the potential for the displacement of residential land uses within Review Area 1. The results of the development displacement analysis for residential land uses are presented in Chapter 3 of this technical report.

### **1.4 Development Displacement Analysis for Non-Residential Land Uses**

The vacant and underutilized parcels identified during Phase 1 of this analysis were evaluated for potential displacement of future non-residential land uses by comparing the noise and safety compatibility criteria and policies provided in the Draft ALUCP with the applicable local land use regulations. A more detailed description of the analysis is provided in Chapter 4 of this technical report.



# CHAPTER 2

---

## Analysis Approach

### 2.1 Analysis Approach

The development displacement analysis is focused on the potential for conflicts between existing zoning and the proposed policies and compatibility criteria in the Draft ALUCP that may result in the potential displacement of future development. To that end, it was necessary to 1) identify where the ALUCP policies conflict with current zoning and/or general plan land use in the AIA, and 2) identify vacant and partially developed parcels within these areas where the potential for future development may be affected by the policies in the ALUCP. The first step is referred to as the “Crosswalk Analysis” and the second step is called the “Parcel Selection Analysis.” The development displacement analysis was conducted during two phases. Phase 1 provided the results for the first two steps by identifying the vacant and underutilized parcels in Review Area 1 as well as the applicable land use designations, zoning, and permissible land uses. The purpose of Phase 1 of the analysis was two-fold – 1) to identify and, if possible, reconcile any conflicts between existing zoning and the compatibility criteria in the Draft ALUCP before moving on to Phase 2 of the development displacement analysis; and, 2) to identify any parcels that should be included in the analysis. This process is described in detail in the Phase 1 Technical Report. Phase 2 calculates potential displacement by quantifying the number of residential dwelling units and maximum acreage/square footage of area from which non-residential land uses would potentially be displaced. The following sections discuss the approaches taken to complete the entire displacement analysis.

#### 2.1.1 Phase 1 – Land Use and Parcel Identification

##### 2.1.1.1 Crosswalk Analysis

The purpose of this analysis is to identify potential conflicts that may exist between the proposed noise and safety compatibility criteria presented in the Draft ALUCP and existing zoning within the noise contours and safety zones for Santa Ynez Airport and the safety zones for New Cuyama Airport. The Draft ALUCP includes five compatibility criteria tables for a range of generic land uses – two tables addressing noise and safety compatibility criteria for urban airports, two tables addressing noise and safety compatibility criteria for rural airports, and one table that includes the noise and safety compatibility criteria for military airports. Both Santa Ynez Airport and New Cuyama Airport are considered rural airports. The applicable compatibility criteria tables (Tables 3-2 and 3-5) are provided in this report as **Appendix A**.

This analysis is primarily conducted using geographical information system (GIS) data. **Table 2-1** lists the GIS data used, the source, and the date of the files. GIS shapefiles delineating the noise contours and safety zones for each airport are overlaid on shapefiles identifying the underlying zoning and general plan land uses. Areas subject to overlay zoning are included in the analysis as well as areas subject to specific plans. The land use data for areas within the noise contours and safety zones is selected for further analysis. The ALUC has no authority over areas owned by the federal government, reservations or tribal trust lands, or lands owned by the State of California, including the University of California Regents. Accordingly, these areas are excluded from the analysis. In addition, the ALUC has no authority over airport operations and airport property devoted to these uses is also excluded from further analysis. For purposes of determining potential displacement, the Santa Barbara County Tax Assessor's parcel database is used to identify parcels located within a noise contour or safety zone.

Once areas belonging to these agencies are identified and removed from the parcel database, data for the remaining areas is then exported to a Microsoft Excel spreadsheet for further processing. The permissible land uses for each zoning district included in the data set are tabulated and then "cross walked" to the equivalent generic land uses provided in the compatibility criteria tables. The compatibility criteria tables identify land uses as "Compatible (C)," "Conditionally Compatible (CC)," or "Incompatible (I)" based on noise contour Community Noise Equivalent Level (CNEL) band and safety zone. Tables identifying all land uses determined to be Conditionally Compatible or Incompatible were provided in Appendix B to the Phase 1 Technical Report. For purposes of the displacement analysis, land uses identified as being "Compatible" are not reported.

**Table 2-1**  
**GIS Data Used in the Analysis**

<b>Data File</b>	<b>File Contents</b>	<b>Date of File and Source</b>
Zoning_Polys.shp	Zoning	January 3, 2018, Santa Barbara County Department of Planning and Development
aff_hsg_zo&lu_ovy.shp	Overlay - Affordable Housing	November 19, 2015, Santa Barbara County Department of Planning and Development
CriticalViewshedCorridor.shp	Overlay - Critical Viewshed Corridor	November 14, 2016, Santa Barbara County Department of Planning and Development
design_control_zo_ovy.shp	Overlay - Design Control	December 28, 2012, Santa Barbara County Department of Planning and Development
ESH_etc.shp; esh_rc_ovrly.shp; esh_symbols.shp	Overlay - Environmentally Sensitive Habitat	December 4, 2013; November 30, 2016; December 4, 2015, Santa Barbara County Department of Planning and Development
flight_apr&clr_zo&lu_ovy.shp	Overlay - Flight Approach	April 13, 2015, Santa Barbara County Department of Planning and Development
flood_hazard_zo&lu_ovy.shp	Overlay - Flood Hazard	December 9, 2015, Santa Barbara County Department of Planning and Development
mineral_resource_area.shp	Overlay - Mineral Resource Area	December 7, 2016, Santa Barbara County Department of Planning and Development
mixed_use_zo_ovy.shp	Overlay - Mixed Use	April 13, 2016, Santa Barbara County Department of Planning and Development
scenic_buffer.shp	Overlay - Scenic Buffer	March 25, 2011, Santa Barbara County Department of Planning and Development
site_design_zo&lu_ovy.shp	Overlay - Site Design	March 28, 2016, Santa Barbara County Department of Planning and Development
community_plans.shp	Community Plan boundaries	May 10, 2017, Santa Barbara County Department of Planning and Development

**Table 2-1  
GIS Data Used in the Analysis**

<b>Data File</b>	<b>File Contents</b>	<b>Date of File and Source</b>
AssessorParcels20170731.shp	Tax Assessor Parcel Database	July 31, 2017, Santa Barbara County Tax Assessor's Office
Santa Barbara County SIDs	Aerial photography for Santa Barbara County	November 2016, Santa Barbara County Association of Governments
Draft Safety Zones	Draft Safety Zones – IZA and L88	2017-2018, various.
Draft Noise Contours	Draft Noise Contours – IZA	2012-2017, various.

SOURCE: Santa Barbara County; ESA Airports, 2018.

## 2.1.2 Parcel Selection Analysis

The following sections describe the parcel selection process for the development displacement analysis.

### 2.1.2.1 Analysis Approach

The development displacement analysis is focused on the potential for conflicts between existing zoning and the proposed policies and compatibility criteria provided in the Draft ALUCP. Specifically, the policies and compatibility criteria associated with the noise contours and safety zones. Accordingly, for purposes of determining potential displacement of future land use, the study area for each airport is determined by its noise contours and safety zones. Parcels within these areas were then subjected to further screening to determine whether they should be included in the analysis.

### 2.1.2.2 Exclusion of Non-Qualifying and Exempt Parcels

As the study area boundaries do not conform to the boundaries of individual parcels and the jurisdiction of the ALUC is limited, it was necessary to screen the parcels to determine if they should be included in the displacement analysis parcel database. The following sections describe the screening process.

#### ***Ten Percent Threshold***

Parcels with less than 10 percent of their total area located within Review Area 1 were excluded from further analysis.

#### ***Airport Property***

As the ALUC has no authority over airport operations, airport property devoted to aviation uses was removed from the parcel database.

#### ***Federally Owned Parcels***

The ALUC has no authority to review land use actions on federal lands. Accordingly, all parcels owned by the federal government were removed from the parcel database.

### ***Tribal Lands***

Similarly, the ALUC has no authority over tribal lands. Lands held in trust for a tribe by the United States government and/or are part of a federally-recognized Indian reservation were removed from the database. However, parcels owned by tribes that are not a part of the reservation or tribal trust lands were retained for further analysis. The Santa Ynez Reservation of the Santa Ynez Band of Chumash Indians is located immediately west and northwest of the Airport. In addition to the reservation, a 1,400-acre parcel held in trust for the tribe is located northeast of Santa Ynez Airport.

### ***State Lands Including the University of California***

State-owned lands are not subject to the authority of the ALUC. This includes lands owned by the Regents of the University of California. Parcels owned by the State were removed from the parcel database.

### ***Entitled Parcels***

Existing land uses are not subject to the ALUC's review authority. This includes parcels with land uses under development or already approved for development. For purposes of identifying these parcels within unincorporated Santa Barbara County, a "Cumulative Projects List" produced by the Santa Barbara County Planning and Development Department was retained and reviewed. The Cumulative Projects List is dated August 30, 2018. Parcels identified on the Cumulative Projects List as approved for development, under development, or developed were removed from the parcel database.

### ***Parcels with Existing Development***

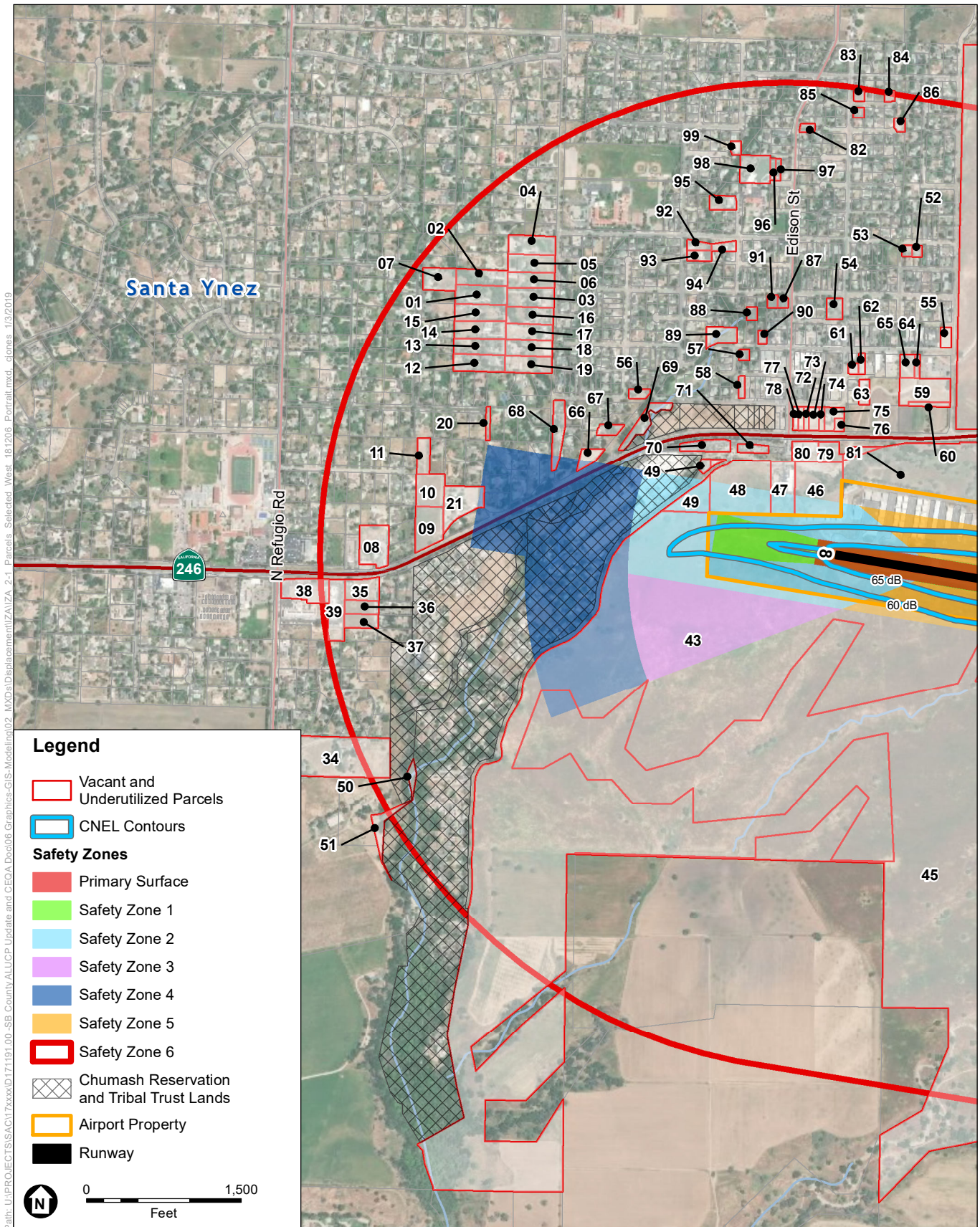
Parcels were further screened by overlaying parcel boundaries on aerial photography dated September 2016. Each parcel was examined for existing development. Parcels found to be fully developed were flagged for removal from the analysis. Vacant parcels and parcels that appeared only partially developed or otherwise having infill potential were retained for further analysis. Because of the age of the aerial photograph used to screen the parcels for existing development, the parcels were subjected to a second photo screening using aerial imagery provided in Google Earth. The parcel boundaries were exported in KML format and imported into Google Earth. The most recent useable aerial imagery available in Google Earth was used to conduct this secondary screening. The dates of the most recent useable aerial imagery for IZA was August 2018 and for New Cuyama was April 2018. Google Earth imagery was used to review underutilized parcels for infill potential and the approximate area available for further development was identified. For areas around IZA, the secondary screening prompted removal of 76 parcels from the 175 initially selected for further analysis. No parcels were eliminated from the analysis for New Cuyama Airport.

## 2.1.3 Parcels Selected for Further Analysis

**Figures 2-1** and **2-2** depicts the parcels in the environs of Santa Ynez Airport retained for further analysis of potential displacement of development. **Figure 2-3** depicts the parcels around New

Cuyama Airport retained for further analysis of potential displacement of development. A total of 99 vacant and underutilized parcels in Review Area 1 for Santa Ynez Airport were ultimately retained for further analysis. A total of two parcels were retained in areas around New Cuyama Airport. Details on these parcels, including parcel ID number, APN, jurisdiction, parcel area (square feet) noise contour/safety zone, and zoning district, are provided in **Appendix B**.





SOURCE: ESA Airports, 2018.

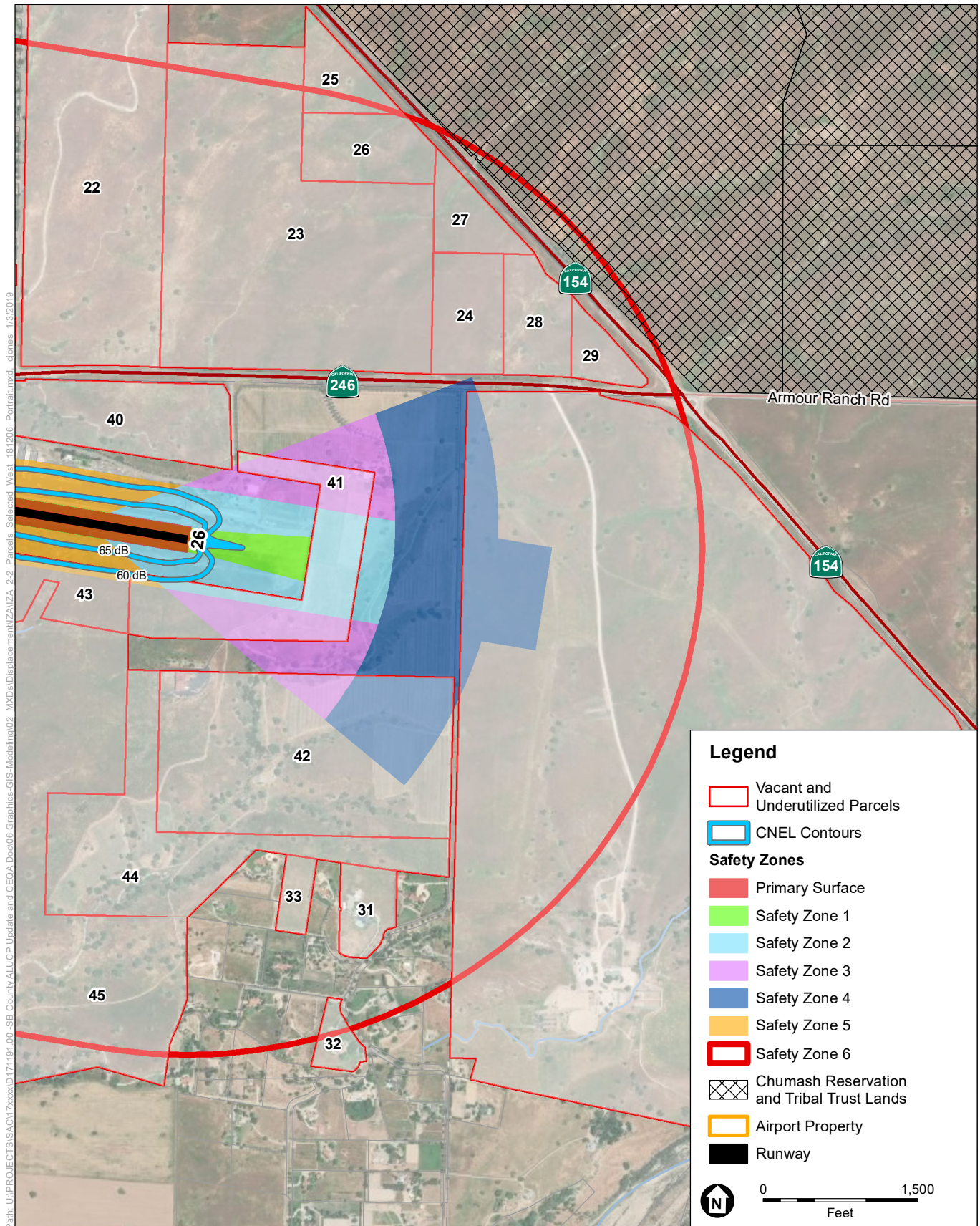
Santa Barbara County ALUCP Update

**DRAFT- For Discussion Purposes Only**



**Figure 2-1**  
Santa Ynez Airport  
Parcels Selected for Further Analysis - West Side





SOURCE: ESA Airports, 2018.

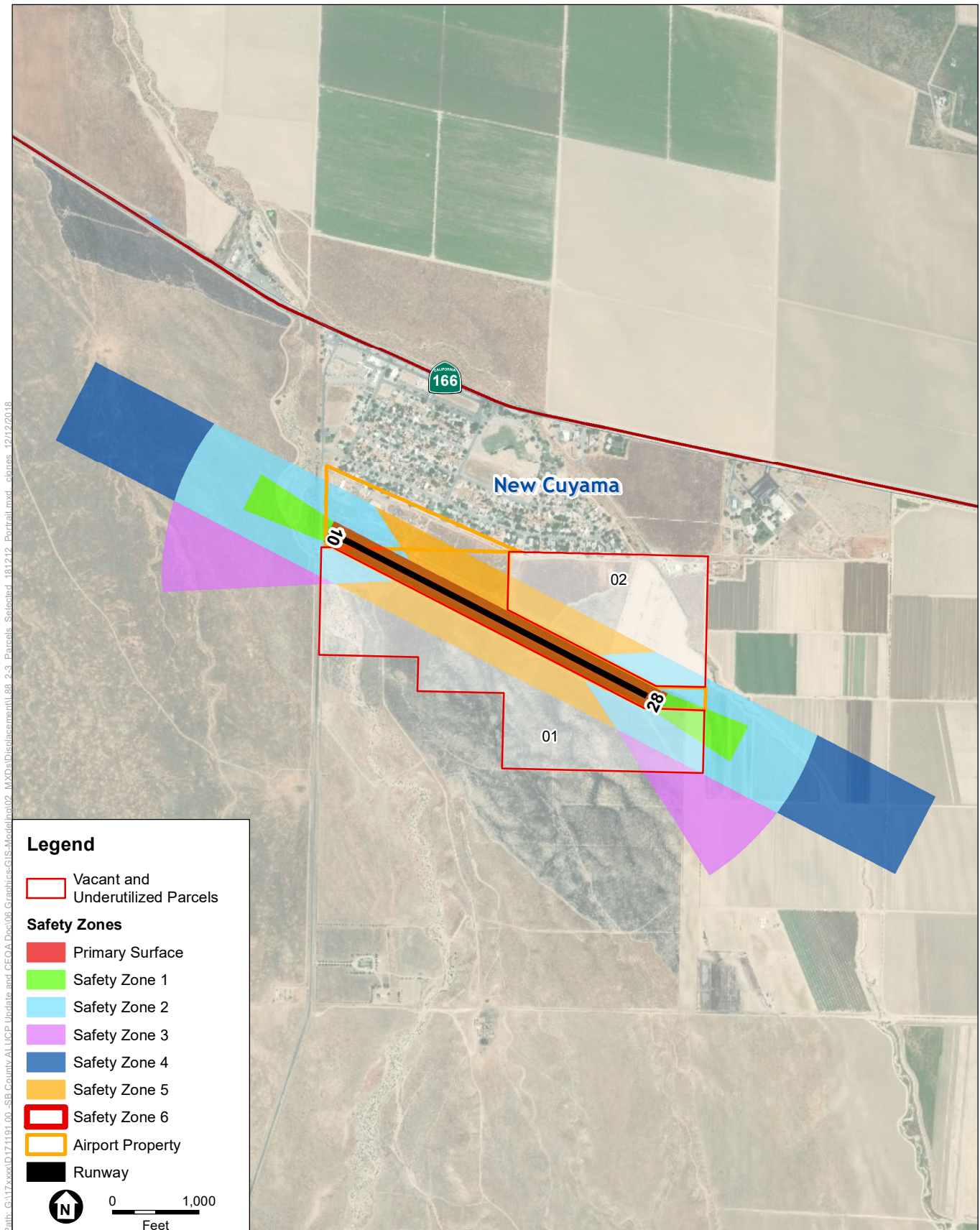
Santa Barbara County ALUCP Update

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**Figure 2-2**  
Santa Ynez Airport  
Parcels Selected for Further Analysis - East Side





SOURCE: ESA Airports, 2018.

Santa Barbara County ALUCP Update

**DRAFT- For Discussion Purposes Only**



**Figure 2-3**  
New Cuyama Airport  
Parcels Selected for Further Analysis



## CHAPTER 3

# Residential Displacement Analysis – Santa Ynez Airport and New Cuyama Airport

### 3.1 Introduction

This chapter presents the results of the development displacement analysis conducted for future residential land use within Review Area 1 of the AIAs for Santa Ynez Airport and New Cuyama Airport. Review Area 1 for both Airports covers portions of unincorporated Santa Barbara County. This residential displacement analysis was conducted to determine if future residential uses would conflict with the policies in the Draft ALUCP. The analysis was completed using information on the housing opportunity sites provided in the Housing Element of the Santa Barbara County Comprehensive Plan, and the noise and safety policies and compatibility criteria contained in the Draft ALUCP. The residential displacement analysis revealed that implementation of the Draft ALUCP would not result in displacement of residential land uses in areas around either Santa Ynez Airport or New Cuyama Airport.

#### 3.1.1 Santa Ynez Airport Environs

Data regarding vacant and underutilized housing opportunity sites were derived from the 2015-2023 Residential Sites Survey included as Appendix B to the Santa Barbara County Comprehensive Plan Housing Element. The Residential Sites Survey identifies vacant and underutilized residential parcels (housing opportunity sites) in unincorporated Santa Barbara County. Examination of the data indicates that there are no housing opportunity sites in the areas around Santa Ynez Airport. Accordingly, there is no potential for displacement of residential land uses in areas around Santa Ynez Airport.

#### 3.1.2 New Cuyama Airport Environs

Similar to the analysis completed for the areas around Santa Ynez Airport, data derived from the 2015-2023 Residential Sites Survey included as Appendix B to the Santa Barbara County Comprehensive Plan Housing Element was used to identify underutilized housing opportunity sites in the New Cuyama Area. While housing opportunity sites were identified in New Cuyama, none of the sites were located in the Safety Zones for the Airport. Accordingly, there is no potential for displacement of residential land uses in areas around New Cuyama Airport.

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## CHAPTER 4

# Non-Residential Displacement Analysis – Santa Ynez Airport

### 4.1 Introduction

This chapter presents the results of the development displacement analysis for future non-residential land uses within Review Area 1 of the AIA for Santa Ynez Airport. The displacement analysis documented in this chapter focuses on vacant and underutilized parcels within the AIA that have the potential to be developed in the future with non-residential land uses. The displacement analysis was conducted to determine if there were any non-residential land uses allowed under current zoning that would no longer be permitted following adoption of the Draft ALUCP. The displacement analysis was conducted using information from the Santa Barbara County Land Use & Development Code and the noise and safety zone maps, policies, and criteria contained in the Draft ALUCP.

### 4.2 Non-Residential Displacement Analysis - Noise

The noise contour for Santa Ynez Airport includes two CNEL bands: 60-65 dB and 65 and greater dB. The areas around IZA are subject to the rural noise compatibility criteria presented in Table 3-2 in the Draft ALUCP (see **Appendix A**).

As shown on Figure 1-3, the noise contours are primarily limited to Airport property with portions of the contours extending west and just south of the Airport property into unincorporated Santa Barbara County. The CNEL 60-65 contour band that extends off Airport property to the west and south covers areas located within Santa Barbara County's (AG-II-100) Agriculture II/Minimum Lot Size- 100 Acres gross zoning district. This area includes two portions of one parcel totaling approximately 2.21 acres. The entire parcel is approximately 252 acres. As the combined area represents approximately one percent of the total parcel size (less than the 10 percent threshold), it would not be considered further in the development displacement analysis.

The CNEL 65 and greater contour band is limited to Airport property and would not be considered further for purposes of the development displacement analysis.

### 4.3 Non-Residential Displacement Analysis – Safety

Santa Ynez Airport includes six safety zones subject to the safety compatibility criteria for rural airports, included in Table 3-5 in the Draft ALUCP (see Appendix A). Areas located within the safety zones fall within 14 zoning districts. These zoning districts include:

- (10-R-1) Single Family/Minimum Lot Size- 10,000 sq. feet net
- (10-R-2) Two Family/ Minimum Lot Size- 10,000 sq. feet net
- (1-E-1) Single Family/Minimum Lot Size- 1 Acre gross
- (20-R-1) Single Family/Minimum Lot Size- 20,000 sq. feet net
- (AG-I-20) Agriculture I/Minimum Lot Size- 20 Acres gross
- (AG-I-5) Agriculture I/Minimum Lot Size- 5 Acres gross
- (AG-II-100) Agriculture II/Minimum Lot Size- 100 Acres gross
- (AG-II-40) Agriculture II/Minimum Lot Size- 40 Acres gross
- (C-2) Retail Commercial
- (C-3) General Commercial
- (DR-14) Design Residential 14 units/acre gross
- (DR-25) Design Residential 25 units/acre gross
- (PI) Professional and Institutional
- (REC) Recreation

In addition, portions of the area within the six safety zones for IZA fall within one or more of four overlay zones:

- Airport Approach (F) Overlay Zone
- Design Control (D) Overlay Zone
- 100-Year Flood Zone Hazard (FA) Overlay Zone
- Mixed Use – Santa Ynez Valley (MU-SYV) Overlay Zone

All of Safety Zone 1, most of Safety Zone 2, and portions of Safety Zone 4 and Safety Zone 6 off both runway ends fall within the Airport Approach (F) Overlay Zone. The Airport Approach (F) Overlay Zone represents Safety Areas 1 (Clear Zone) and Safety Area 2 (Approach Zone) from the current Santa Barbara County Airport land Use Plan (ALUP). The overlay limits permissible land uses and requires all projects within the Approach Zone (F) and Clear Zone (FC) be submitted to the ALUC for consistency review prior to issuance of grading or building permits. The Airport Approach Overlay Zone will remain in effect until the Draft ALUCP has been adopted by the ALUC and Santa Barbara County updates its land use plans to be consistent with the ALUCP. The displacement analysis takes into account the possibility that land uses potentially displaced under the policies and compatibility criteria in the Draft ALUCP may already not be allowed under the current ALUP as represented by the Airport Approach (F) Overlay Zone.

Consistent with the policies in the Draft ALUCP, the displacement calculations take into parcels split among one or more safety zones and applies the relevant compatibility criteria and policies to each portion of a parcel when calculating the area of displacement.

The following sections discuss the potential for displacement due to the safety policies in the Draft ALUCP for those areas within Review Area 1.

### **4.3.1 Safety Zone 1**

The portions of Safety Zone 1 that extend off Airport property are too small for development; therefore, they would not be considered further in the development displacement analysis.

### **4.3.2 Safety Zone 2**

Portions of six parcels (Parcels 41, 43, 46, 47, 48, and 49) are located in Safety Zone 2. Areas located within Safety Zone 2 primarily fall within the (AG-I-5) Agriculture I/Minimum Lot Size- 5 Acres gross, (AG-II-100) Agriculture II/Minimum Lot Size- 100 Acres gross, and the (C-3) General Commercial zoning district.

Portions of two parcels (Parcels 48 and 49) zoned for (AG-I-5) Agriculture I/Minimum Lot Size- 5 Acres gross are located in Safety Zone 2 northwest of the Runway 08 end. A total of 52 percent of Parcel 48 and 85 percent of Parcel 49 are located in Safety Zone 2. As shown in **Table 4-1**, several uses, ranging from “museums” to “pipelines,” permitted in the (AG-I-5) Agriculture I/Minimum Lot Size- 5 Acres gross are considered incompatible in Safety Zone 2. However, Most of Parcel 49 located in Safety Zone 2 (78 percent) is also located within the existing Airport Approach (F) Overlay Zone. Similarly, 33 percent of the portion of Parcel 48 in Safety Zone 2 is also located within the existing Airport Approach (F) Overlay Zone. Under the current ALUP, uses that would normally be permissible or subject to conditional use permitting within this zoning district may not be allowed and all development is subject to review by the ALUC. None of the non-residential uses identified in Table 4-1 as incompatible would be allowed under the current ALUP. Accordingly, although some uses allowed on parts of these parcels are incompatible with the policies of the Draft ALUCP, they would not be considered displaced for purposes of this analysis. This would limit potential displacement of these uses to areas of these parcels outside the overlay zone. Accordingly, these uses would be potentially displaced from approximately 102,864 square feet (2.36 acres) on Parcel 48 and 18,203 square feet (0.42 acre) on Parcel 49.

Portions of three parcels (Parcels 41, 43, and 46) in Safety Zone 2 are zoned for (AG-II-100) Agriculture II/Minimum Lot Size- 100 Acres gross. A total of 30 percent of Parcel 46 is located in Safety Zone 2 north of the Runway 8 end. A total of five percent of Parcel 43 is located in Safety Zone 2, immediately west and south of the Runway 8 end, and south of the Airport property. A total of 34 percent of Parcel 41, located off the Runway 26 end, is located in Safety Zone 2. Finally, 39 percent of Parcel 47 is located in Safety Zone 2 north of the Runway 8 end. Table 4-1 identifies the land uses that are currently permissible or conditionally permissible in this zoning district that under the Draft ALUCP would be considered incompatible or conditionally compatible in Safety Zone 2. As shown in Table 4-1, the same land uses identified as incompatible in the (AG-I-5) Agriculture I/Minimum Lot Size- 5 Acres gross zoning district are incompatible in the (AG-II-100) Agriculture II/Minimum Lot Size- 100 Acres gross zoning district. Large portions of Parcels 41 and 43 (51 percent and 70 percent, respectively) are located within the existing Airport Approach (F) Overlay Zone. The incompatible land uses identified in

Table 4-1 would not be allowed in these areas under the existing ALUP. This would limit potential displacement of these uses to areas of these parcels outside the overlay zone. Accordingly, these uses would be potentially displaced from approximately 278,424 square feet (6.39 acres) on Parcel 41 and 181,205 (4.16 acres) square feet on Parcel 43. Parcel 46 lies outside the overlay zone. Accordingly, these uses would be potentially displaced from approximately 71,841 square feet (1.65 acres) on Parcel 46.

One underutilized parcel, Parcel 47, is located in the (C-3) General Commercial zoning district. This parcel is not located in the existing Airport Approach (F) Overlay Zone. Approximately 65 percent of this parcel is already developed and the 35 percent that could be developed with infill uses roughly corresponds to the area within Safety Zone 2. As shown in Table 4-4, numerous uses ranging from “museums” to “trade schools” permissible in this zoning district are considered incompatible in Safety Zone 2. This represents a total area of approximately 42,689 square feet (0.98 acres) on Parcel 47.

**TABLE 4-1**  
**POTENTIAL DISPLACEMENT – SANTA YNEZ AIRPORT ENVIRONS – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
48	141-450-003	153,767	(AG-I-5) Agriculture I/Minimum Lot Size- 5 Acres gross	Museum (CUP); School (CUP); Day care center, Non-residential (MCUP)	Children Schools, K – 12; Day Care Centers (>14 children)	I
49	141-450-004	81,022		School - Business, professional or trade (CUP)	Colleges and Universities	I
				Special care home, 7 or more clients (MCUP)	Congregate Care Facilities (>5 clients): nursing homes, assisted living facilities	I
				Airport, public (CUP); Airstrip, private and temporary (CUP); Electrical substation - Minor (MCUP); Electrical transmission line (CUP)	Electrical Substations; Transportation Terminals: rail, bus	CC
				Large family day care home (P); Small family day care home (E); Day care center, Residential (MCUP)	Family Day Care Homes (≤14 children)	I
				Agricultural employee housing, 4 or fewer employees (P); Agricultural employee housing, 5 or more employees (CUP); Farmworker dwelling unit (P); Farmworker housing complex (P)	Hotels, Motels (except conference/assembly facilities); Retail Stores, no Restaurants	CC
				Meeting facility, public or private (CUP); Meeting facility, religious (CUP)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls; Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	I

**TABLE 4-1**  
**POTENTIAL DISPLACEMENT – SANTA YNEZ AIRPORT ENVIRONS – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
48	141-450-003	153,767	(AG-II-5) Agriculture I/Minimum Lot Size- 5 Acres gross	Charitable or philanthropic organization (CUP)	Mid-Size Eating/Drinking Establishments in free-standing bldg. (cap'y 50 to 299 people; Office Buildings: professional services, financial, civic)	CC
49	141-450-004	81,022		Sports and outdoor recreation facilities (CUP); Fairgrounds (CUP)	Outdoor Large Assembly Space (capacity 300 to 999 people); Outdoor Small Assembly Space (capacity 50 to 299 people): community swimming pools, group camps	I
(cont.)				Oil and gas uses (S); Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	I
				Dwelling, one-family (3) (P); Guesthouse (P); Home occupation (P); Monastery (CUP); Residential accessory uses and structures (P); Residential second unit - attached (5) (P); Residential second unit - detached (5) (P)	Residential, 0, ≤4.0 d.u./acre	CC
41	141-440-003	638,590	(AG-II-100) Agriculture II/Minimum Lot Size- 100 Acres gross	Museum (CUP); School (CUP); Day care center, Non-residential (MCUP)	Children Schools, K – 12; Day Care Centers (>14 children)	I
43	141-440-011	595,465		School - Business, professional or trade (CUP)	Colleges and Universities	I
46	141-450-001	71,874		Special care home, 7 or more clients (MCUP)	Congregate Care Facilities (>5 clients): nursing homes, assisted living facilities	I
				Airport, public (CUP); Airstrip, private and temporary (CUP); Electrical substation - Minor (3) (MCUP); Electrical transmission line (4) (CUP)	Electrical Substations; Transportation Terminals: rail, bus	CC



**TABLE 4-1**  
**POTENTIAL DISPLACEMENT – SANTA YNEZ AIRPORT ENVIRONS – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
41	141-440-003	638,590	(AG-II-100) Agriculture II/Minimum Lot Size- 100 Acres gross	Large family day care home (P); Small family day care home (E); Day care center, Residential (MCUP)	Family Day Care Homes (≤14 children)	I
43	141-440-011	595,465		Agricultural employee housing, 4 or fewer employees (P); Agricultural employee housing, 5 or more employees (CUP); Farmworker dwelling unit (P); Farmworker housing complex (P)	Hotels, Motels (except conference/ assembly facilities); Retail Stores, no Restaurants	CC
46	141-450-001	71,874				
(cont.)				Meeting facility, public or private (CUP); Meeting facility, religious (CUP)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls; Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	I
				Animal keeping (except equestrian facilities) (S); Winery (S); Artist studio (P); Agricultural product sales (P); Medical services - Animal hospital (MCUP)	Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy eqpt, nurseries, lumber yards, boat yards; Misc. Service Uses: car washes, barbers, animal kennels, print shops	CC
				Charitable or philanthropic organization (CUP)	Mid-Size Eating/Drinking Establishments in free-standing bldg. (cap'y 50 to 299 people; Office Buildings: professional services, financial, civic)	CC
				Sports and outdoor recreation facilities (CUP)	Outdoor Large Assembly Space (capacity 300 to 999 people); Outdoor Small Assembly Space (capacity 50 to 299 people): community swimming pools, group camps	I

**TABLE 4-1**  
**POTENTIAL DISPLACEMENT – SANTA YNEZ AIRPORT ENVIRONS – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
41	141-440-003	638,590	(AG-II-100) Agriculture II/Minimum Lot Size- 100 Acres gross	Fairgrounds (CUP)	Outdoor Major Assembly Place (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	I
43	141-440-011	595,465		Oil and gas uses (S); Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	I
46 (cont.)	141-450-001	71,874			Residential, 0, ≤4.0 d.u./acre	CC
47	141-450-002	47,480	(C-3) General Commercial	Library (CUP); Museum (CUP); School (CUP); Day care center, Non-residential (P)	Children Schools, K – 12; Day Care Centers (>14 children)	I
				School - Business, professional or trade (P)	Colleges and Universities	I
				Special care home, 6 or fewer clients (MCUP); Special care home, 7 or more clients (MCUP)	Congregate Care Facilities (>5 clients): nursing homes, assisted living facilities	I
				Airport, public (CUP); Airstrip, private and temporary (CUP); Electrical substation - Minor (MCUP); Electrical transmission line (CUP)	Electrical Substations; Transportation Terminals: rail, bus	CC
				Large family day care home (P); Small family day care home (E); Day care center, Residential (MCUP)	Family Day Care Homes (≤14 children)	I
				Medical services - Extended care (CUP); Medical services - Hospital (CUP)	Hospitals, Health Care Centers	I
				Bakery and baked goods production and distribution (P); Handcraft industry, small scale manufacturing (MCUP); Printing and publishing (P)	Manufacturing, Research & Development	CC

**TABLE 4-1**  
**POTENTIAL DISPLACEMENT – SANTA YNEZ AIRPORT ENVIRONS – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
47 (cont.)	141-450-002	47,480	(C-3) General Commercial	Emergency shelter (P); Farmworker dwelling unit (MCUP); Single room occupancy facility (SRO) (P); Convenience store, less than 3,000 sf or less net floor area (P); Convenience store, 3,000 sf or more net floor area (P); General retail (P); Grocery/food store, 3,000 sf or less (P); Grocery/food store, 5,000 sf or less (P); Grocery/food store, more than 5,000 sf (P); Office supporting retail (P); Bank, financial services - Branch facility (P); Bank, financial services - Complete facility (P); Lodging - Hostel (CUP); Lodging - Hotel or motel (P); Personal services (P)	Hotels, Motels (except conference/ assembly facilities); Retail Stores, no Restaurants	CC
				Commercial entertainment - Indoor (P); Conference center (CUP); Fitness/health club or facility (P); Meeting facility, public or private (CUP); Meeting facility, religious (CUP); Theater - Indoor (P)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls; Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	I
				Animal keeping (except equestrian facilities) (S); Auto and vehicle sales and rental (P); Building and landscape materials sales - Outdoor (P); Farm supply and feed store (P); Plant nursery (P); Service station (P); Swap meet (CUP); Truck, trailer, construction, farm, heavy equipment sales/rental (P); Visitor-serving commercial (P); Medical services - Animal hospital, small animals (P); Vehicle services - Carwash, mechanical (MCUP)	Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy eqpt, nurseries, lumber yards, boat yards; Misc. Service Uses: car washes, barbers, animal kennels, print shops	CC
				Business support service (P); Medical services - Clinic (CUP); Medical services - Doctor office (P); Office - Business/service (P); Office - Professional/administrative (P); Charitable or philanthropic organization (CUP); Music recording studio (CUP)	Mid-Size Eating/Drinking Establishments in free-standing bldg. (cap'y 50 to 299 people); Office Buildings: professional services, financial, civic)	CC

**TABLE 4-1**  
**POTENTIAL DISPLACEMENT – SANTA YNEZ AIRPORT ENVIRONS – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
47 (cont.)	141-450-002	47,480	(C-3) General Commercial	Commercial entertainment - Outdoor (CUP); Sports and outdoor recreation facilities (CUP); Theater - Outdoor (CUP)	Outdoor Large Assembly Space (capacity 300 to 999 people); Outdoor Small Assembly Space (capacity 50 to 299 people): community swimming pools, group camps	I
				Fairgrounds (CUP)	Outdoor Major Assembly Place (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	I
				Oil and gas uses (CUP); Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	I
				Monastery (CUP)	Residential, ,0, ≤4.0 d.u./acre	CC
				Mixed use project residential component (MCUP); Residential accessory uses and structures (MCUP)	Residential, >8.0, ≤20.0 d.u./acre; Residential, >20.0 d.u/acre	I
				Drive-through facility (CUP)	Small Eating/Drinking Establishments in free-standing building (capacity <50 people)	CC

## NOTES:

- 1 I: Incompatible Land Use
- 2 CC: Conditionally Compatible
- 3 (P): Permitted use, Land Use or Coastal Permit required
- 4 (CUP): Conditional Use Permit required
- 5 (MCUP) Minor Conditional Use Permit required
- 6 (S) Permit determined by Specific Use Regulations
- 7 (E) Allowed use, no permit required (Exempt)

SOURCE: Santa Barbara County Land Use Development Code, 2011; ESA Airports, 2019.

### 4.3.3 Safety Zone 3

Portions of three parcels (Parcels 41, 42, and 43) are located in Safety Zone 3. All three parcels are located in the (AG-II-100) Agriculture II/Minimum Lot Size- 100 Acres gross zoning district. Parcel 42 is partially developed; however, the portion of the parcel in Safety Zone 3 is vacant.

**Table 4-2** identifies the land uses that are currently permitted or conditionally permitted in this zoning district that would be considered incompatible or conditionally compatible in Safety Zone 3 under the Draft ALUCP. Excluding “day care centers,” there are several uses, ranging from “trade schools” to “sports and outdoor recreation facilities,” that would be considered compatible under the condition that the land use does not exceed a maximum nonresidential intensity of 120 people per acre nor a maximum lot coverage of 60 percent. Under the Draft ALUCP compatibility criteria for Safety Zone 3, “day care centers” are only allowed in existing residential areas. As these parcels have no existing residential areas, this land use would not be potentially displaced.

Three uses, “fairgrounds,” “oil and gas uses,” and “oil or gas pipelines,” are considered incompatible in Safety Zone 3 and these uses would be potentially displaced. Accordingly, there is potential for displacement of these uses from approximately 2,141,410 square feet (49.16 acres) on the portions of these parcels that lie in Safety Zone 3.

**TABLE 4-2**  
**POTENTIAL DISPLACEMENT – SANTA YNEZ AIRPORT ENVIRONS – SAFETY ZONE 3**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
41	141-440-003	873,378	(AG-II-100) Agriculture II/Minimum Lot Size-100 Acres gross	Museum (CUP); School (CUP); Day care center, Non-residential (MCUP)	Children Schools, K – 12; Day Care Centers (>14 children)	CC
42	141-440-005	188,615		School - Business, professional or trade (CUP)	Colleges and Universities	CC
43	141-440-011	1,079,417		Special care home, 7 or more clients (MCUP)	Congregate Care Facilities (>5 clients): nursing homes, assisted living facilities	CC
				Large family day care home (P); Small family day care home (E); Day care center, Residential (MCUP)	Family Day Care Homes (≤14 children)	CC
				Meeting facility, public or private (CUP); Meeting facility, religious (CUP)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls; Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC
				Fertilizer manufacturing (CUP); Lumber processing, milling (small scale) (S)	Manufacturing, Research & Development	CC
				Charitable or philanthropic organization (CUP)	Mid-Size Eating/Drinking Establishments in free-standing bldg. (cap'y 50 to 299 people; Office Buildings: professional services, financial, civic )	CC
				Fairgrounds (CUP)	Outdoor Major Assembly Place (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	I

**TABLE 4-2**  
**POTENTIAL DISPLACEMENT – SANTA YNEZ AIRPORT ENVIRONS – SAFETY ZONE 3**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
41	141-440-003	873,378	(AG-II-100) Agriculture II/Minimum Lot Size- 100 Acres gross	Oil and gas uses (S); Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	I
42	141-440-005	188,615				
43 (cont.)	141-440-011	1,079,417				

## NOTES:

- 1 I: Incompatible Land Use
- 2 CC: Conditionally Compatible
- 3 (P): Permitted use, Land Use or Coastal Permit required
- 4 (CUP): Conditional Use Permit required
- 5 (MCUP) Minor Conditional Use Permit required
- 6 (S) Permit determined by Specific Use Regulations
- 7 (E) Allowed use, no permit required (Exempt)

SOURCE: Santa Barbara County Land Use Development Code, 2011; ESA Airports, 2019.

#### 4.3.4 Safety Zone 4

There are portions of seven parcels located in Safety Zone 4. Parts of four parcels (Parcels 30, 42, 43, and 45) are located in the (AG-II-100) Agriculture II/Minimum Lot Size- 100 Acres gross zoning district, two parcels (Parcels 66 and 68) are located in the (20-R-1) Single Family/Minimum Lot Size- 20,000 sq. feet net zoning district, and one parcel (21) is located in the (1-E-1) Single Family/Minimum Lot Size- 1-Acre gross zoning district. Parcels 21, 30, and 42 are partially developed; however, the portions of these parcels in Safety Zone 4 are vacant. **Table 4-3** identifies the land uses that are currently permitted or conditionally permitted in these zoning districts that under the Draft ALUCP would be considered incompatible or conditionally compatible in Safety Zone 4.

Portions of four parcels (Parcels 30, 42, 43, and 45) in Safety Zone 4 are zoned for (AG-II-100) Agriculture II/Minimum Lot Size- 100 Acres gross. Three percent of Parcel 30 (approximately 27.97 acres or 1,218,470 square feet) is located in Safety Zone 4 east of the Runway 26 end. A total of 19 percent of Parcel 42 (approximately 19.47 acres or 848,088 square feet) is located in Safety Zone 4, southeast of the Runway 26 end, and south of the Airport property. Seven percent of Parcel 43 (approximately 17.80 acres or 775,419 square feet), located west of the Runway 8 end is located in Safety Zone 4. Finally, one percent of Parcel 45 (approximately 1.34 acres or 58,547 square feet) is located in Safety Zone 4, southwest of the Runway 8 end.

As shown in Table 4-3, three uses, “fairgrounds,” “oil and gas uses,” and “pipelines,” permitted in the (AG-II-100) Agriculture II/Minimum Lot Size- 100 Acres gross zoning district are considered incompatible in Safety Zone 4. Portions of Parcels 30 and 43 are located within the existing Airport Approach (F) Overlay Zone. Under the current ALUP, uses that would normally be permissible or subject to conditional use permitting within this zoning district may not be allowed and all development is subject to review by the ALUC. None of the non-residential uses identified in Table 4-1 as incompatible would be allowed under the current ALUP. Accordingly, although some uses allowed on parts of these parcels are incompatible with the policies of the Draft ALUCP, they would not be considered displaced for purposes of this analysis. This would limit potential displacement of these uses to areas of these parcels outside the overlay zone. Accordingly, there is potential for displacement of these uses from 412,898 square feet on Parcel 30, 848,088 square feet on Parcel 42, 743,132 square feet on Parcel 43, and 58,547 square feet on Parcel 45. This represents a total area of approximately 2,062,666 square feet (47.35 acres).

Eight percent of Parcel 21 (approximately 0.21 acre or 9,321 square feet) is located in Safety Zone 4. Two uses, “fairgrounds” and “oil and gas uses,” are considered incompatible in the (1-E-1) Single Family/Minimum Lot Size- 1-Acre gross zoning district. The portion of Parcel 21 that lies in Safety Zone 4 is located entirely within the existing Airport Approach (F) Overlay Zone, where these two uses would not be permitted. Furthermore, the portion of Parcel 21 located in Safety Zone 4 is unlikely to be of sufficient size to allow for development of either land use. Accordingly, there is no potential for displacement on Parcel 21.

Twenty-six percent of Parcel 66 (approximately 0.18 acre or 7,883 square feet) and 12 percent of Parcel 68 (approximately 0.19 acre or 8,467 square feet) are located in safety Zone 4. One use, “fairgrounds,” is considered incompatible in the (20-R-1) Single Family/Minimum Lot Size-



20,000 sq. feet net zoning district. The majority of Parcels 66 and 68 located in Safety Zone 4 fall within the existing Airport Approach (F) Overlay Zone. Under the current ALUP, fairgrounds is not a compatible land use in areas within the existing Airport Approach (F) Overlay Zone. The portions of Parcels 66 and 68 within Safety Zone 4, including those areas outside the Airport Approach (F) Overlay Zone (2,631 square feet and 526 square feet, respectively), are unlikely to be of sufficient size to accommodate development of fairgrounds. Accordingly, there is no potential for displacement of this land use on either of these parcels.

**TABLE 4-3**  
**POTENTIAL DISPLACEMENT – SANTA YNEZ AIRPORT ENVIRONS – SAFETY ZONE 4**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
30	141-240-026	1,218,470	(AG-II-100) Agriculture II/Minimum Lot Size- 100 Acres gross	Museum (CUP); School (CUP); Day care center, Non-residential (MCUP)	Children Schools, K – 12; Day Care Centers (>14 children)	CC
42	141-440-005	848,088				
43	141-440-011	775,419				
45	141-440-030	58,547				
				School - Business, professional or trade (CUP);	Colleges and Universities	CC
				Meeting facility, public or private (CUP); Meeting facility, religious (CUP)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls; Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC
				Fertilizer manufacturing (CUP); Lumber processing, milling (small scale) (S)	Manufacturing, Research & Development	CC
				Charitable or philanthropic organization (CUP);	Mid-Size Eating/Drinking Establishments in free-standing bldg. (cap'y 50 to 299 people; Office Buildings: professional services, financial, civic )	CC
				Sports and outdoor recreation facilities (CUP)	Outdoor Large Assembly Space (capacity 300 to 999 people); Outdoor Small Assembly Space (capacity 50 to 299 people): community swimming pools, group camps	CC
				Fairgrounds (CUP)	Outdoor Major Assembly Place (capacity ≤1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	I
				Oil and gas uses (S); Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	I

**TABLE 4-3**  
**POTENTIAL DISPLACEMENT – SANTA YNEZ AIRPORT ENVIRONS – SAFETY ZONE 4**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
21	141-201-056	9,321	(1-E-1) Single Family/Minimum Lot Size- 1 Acre gross	Library (CUP); Museum (CUP); School (CUP); Day care center, Non-residential (MCUP)	Children Schools, K – 12; Day Care Centers (>14 children)	CC
				School - Business, professional or trade (CUP)	Colleges and Universities	CC
				Medical services - Extended care (CUP); Medical services - Hospital (CUP)	Hospitals, Health Care Centers	CC
				Conference Center (CUP); Meeting facility, public or private (CUP); Meeting facility, religious (CUP)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls; Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC
				Charitable or philanthropic organization (CUP); Medical services - Clinic (CUP); Music recording studio (CUP)	Mid-Size Eating/Drinking Establishments in free-standing bldg. (cap'y 50 to 299 people); Office Buildings: professional services, financial, civic)	CC
				Sports and outdoor recreation facilities (CUP)	Outdoor Large Assembly Space (capacity 300 to 999 people); Outdoor Small Assembly Space (capacity 50 to 299 people): community swimming pools, group camps	CC
				Fairgrounds (CUP)	Outdoor Major Assembly Place (capacity ≤1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	I
				Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	I

**TABLE 4-3**  
**POTENTIAL DISPLACEMENT – SANTA YNEZ AIRPORT ENVIRONS – SAFETY ZONE 4**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
66	143-230-011	7,883	(20-R-1) Single Family/Minimum Lot Size- 20,000 sq. feet net	Museum (CUP); School (CUP); Day care center, Non-residential (MCUP)	Children Schools, K – 12; Day Care Centers (>14 children)	CC
68	143-230-027	8,467		School - Business, professional or trade (CUP)	Colleges and Universities	CC
				Medical services - Extended care (CUP); Medical services - Hospital (CUP)	Hospitals, Health Care Centers	CC
				Community Center (P); Conference Center (CUP); Meeting facility, public or private (CUP); Meeting facility, religious (CUP)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls; Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC
				Charitable or philanthropic organization (CUP); Medical services - Clinic (CUP); Music recording studio (CUP)	Mid-Size Eating/Drinking Establishments in free-standing bldg. (cap'y 50 to 299 people); Office Buildings: professional services, financial, civic)	CC
				Sports and outdoor recreation facilities (CUP)	Outdoor Large Assembly Space (capacity 300 to 999 people); Outdoor Small Assembly Space (capacity 50 to 299 people): community swimming pools, group camps	CC
				Fairgrounds (CUP)	Outdoor Major Assembly Place (capacity ≤1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	I

## NOTES:

- 1 I: Incompatible Land Use
- 2 CC: Conditionally Compatible
- 3 (P): Permitted use, Land Use or Coastal Permit required
- 4 (CUP): Conditional Use Permit required
- 5 (MCUP) Minor Conditional Use Permit required
- 6 (S) Permit determined by Specific Use Regulations
- 7 (E) Allowed use, no permit required (Exempt)

SOURCE: Santa Barbara County Land Use Development Code, 2011; ESA Airports, 2019.

#### **4.3.5            Safety Zone 5**

Portions of two parcels (Parcels 41 and 43), both zoned for (AG-II-100) Agriculture II/Minimum Lot Size- 100 Acres gross, are located in Safety Zone 5. One percent of Parcel 41 (approximately 0.61 acre or 26,856 square feet) and two percent of Parcel 43 (approximately 4.65 acres or 202,729 square feet) are located in Safety Zone 5. As shown in **Table 4-4**, there are several uses ranging from “museums” to “pipelines” that are permissible uses in the (AG-II-100) Agriculture II/Minimum Lot Size- 100 Acres gross zoning district that are incompatible in Safety Zone 5 under the Draft ALUCP. Accordingly, there is potential for displacement of these uses from approximately 229,585 square feet (5.27 acres) of Parcels 41 and 43.

**TABLE 4-4**  
**POTENTIAL DISPLACEMENT – SANTA YNEZ AIRPORT ENVIRONS – SAFETY ZONE 5**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
41	141-440-003	26,856	(AG-II-100) Agriculture II/Minimum Lot Size-100 Acres gross	Museum (CUP); School (CUP); Day care center, Non-residential (MCUP)	Children Schools, K – 12; Day Care Centers (>14 children)	I
43	141-440-011	202,729		School - Business, professional or trade (CUP)	Colleges and Universities	I
				Special care home, 7 or more clients (MCUP)	Congregate Care Facilities (>5 clients): nursing homes, assisted living facilities	I
				Airport, public (CUP); Airstrip, private and temporary (CUP); Electrical substation - Minor (MCUP); Electrical transmission line (CUP)	Electrical Substations; Transportation Terminals: rail, bus	CC
				Large family day care home (P); Small family day care home (E); Day care center, Residential (MCUP)	Family Day Care Homes (≤14 children)	I
				Agricultural employee housing, 4 or fewer employees (P); Agricultural employee housing, 5 or more employees (CUP); Farmworker dwelling unit (P); Farmworker housing complex (CUP); Lodging - Guest ranch (CUP); Lodging - Hostel (CUP)	Hotels, Motels (except conference/assembly facilities); Retail Stores, no Restaurants	CC
				Meeting facility, public or private (CUP); Meeting facility, religious (CUP)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls; Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	I

**TABLE 4-4**  
**POTENTIAL DISPLACEMENT – SANTA YNEZ AIRPORT ENVIRONS – SAFETY ZONE 5**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
41	141-440-003	26,856	(AG-II-100) Agriculture II/Minimum Lot Size-100 Acres gross	Fertilizer manufacturing (CUP); Lumber processing, milling (small scale) (S)	Manufacturing, Research & Development	CC
43	141-440-011	202,729		Charitable or philanthropic organization (CUP)	Mid-Size Eating/Drinking Establishments in free-standing bldg. (cap'y 50 to 299 people; Office Buildings: professional services, financial, civic )	CC
(cont.)				Sports and outdoor recreation facilities (CUP)	Outdoor Large Assembly Space (capacity 300 to 999 people); Outdoor Small Assembly Space (capacity 50 to 299 people): community swimming pools, group camps	I
				Fairgrounds (CUP)	Outdoor Major Assembly Place (capacity <sup>3</sup> 1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	I
				Oil and gas uses (S); Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	I

**TABLE 4-4**  
**POTENTIAL DISPLACEMENT – SANTA YNEZ AIRPORT ENVIRONS – SAFETY ZONE 5**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
41	141-440-003	26,856	(AG-II-100) Agriculture II/Minimum Lot Size-100 Acres gross	Dwelling, one-family (P); Guesthouse (P); Home occupation (P); Incentive dwelling unit (P); Monastery (CUP); Residential accessory uses and structures (P)	Residential ,0, ≤4.0 d.u./acre	CC
43	141-440-011	202,729				
(cont.)						

## NOTES:

- 1 I: Incompatible Land Use
- 2 CC: Conditionally Compatible
- 3 (P): Permitted use, Land Use or Coastal Permit required
- 4 (CUP): Conditional Use Permit required
- 5 (MCUP) Minor Conditional Use Permit required
- 6 (S) Permit determined by Specific Use Regulations
- 7 (E) Allowed use, no permit required (Exempt)

SOURCE: Santa Barbara County Land Use Development Code, 2011; ESA Airports, 2019.



#### **4.3.6 Safety Zone 6**

There are no incompatible uses in Safety Zone 6. There are four land uses permissible under the Santa Barbara County Land Use & Development Code in the zoning districts in Safety Zone 6 that are considered conditionally compatible under the Draft ALUCP. These land uses include “fairgrounds,” “oil and gas uses,” “pipelines – oil or gas,” and “zoos.” As shown in **Table 4-5**, parts or all of 99 vacant or underutilized parcels are located in Safety Zone 6. “Fairgrounds” and “pipelines – oil or gas” are permitted in the zoning districts in which all 99 of these parcels are located. “Oil or gas uses” are permitted in the zoning districts in which 27 parcels are located, and “zoos” are permitted in the zoning district in which two parcels are located.

Under the Draft ALUCP, “fairgrounds” and “zoos” would be considered compatible under the condition that the land use does not include fixed seating with capacity greater than or equal to 1,000 people and that one additional exit per 1,000 people is provided in enclosed areas. “Oil and gas uses” and “pipelines – oil or gas” are considered compatible under the condition that the facility complies with all federal, state, and local standards and that permitting agencies evaluate the need for special measures to minimize hazards if it is struck by aircraft. As these conditions are readily met as part of the development process, there would be no potential for displacement of these land uses in Safety Zone 6.

**TABLE 4-5**  
**POTENTIAL DISPLACEMENT – SANTA YNEZ AIRPORT ENVIRONS – SAFETY ZONE 6**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
52	143-143-013	10,019	(10-R-1) Single Family/Minimum Lot Size- 10,000 sq. feet net	Fairgrounds (CUP)	Outdoor Major Assembly Place (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	CC
53	143-143-014	10,019				
56	143-202-010	16,553				
57	143-211-017	10,019				
82	143-301-015	11,326				
83	143-302-006	10,019				
84	143-302-009	7,841				
85	143-302-015	10,019				
92	143-341-006	19,602				
93	143-341-007	23,522				
94	143-341-008	19,602		Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
95	143-350-016	33,977				
96	143-350-024	10,454				
97	143-350-025	10,454				
98	143-350-033	76,666				
99	143-360-020	12,632				
86	143-302-020	13,068				
88	143-330-014	12,632				
89	143-330-031	47,045				

**TABLE 4-5**  
**POTENTIAL DISPLACEMENT – SANTA YNEZ AIRPORT ENVIRONS – SAFETY ZONE 6**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
54	143-173-003	30,492	(10-R-2) Two Family/ Minimum Lot Size- 10,000 sq. feet net	Fairgrounds (CUP)	Outdoor Major Assembly Place (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	CC
87	143-330-013	10,019				
91	143-330-042	11,761		Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
01	141-170-033	92,347	(1-E-1) Single Family/Minimum Lot Size- 1 Acre gross	Fairgrounds (CUP)	Outdoor Major Assembly Place (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	CC
02	141-170-036	74,923				
03	141-170-048	85,813				
04	141-170-053	82,328				
05	141-170-055	77,537				
06	141-170-056	67,082				
07	141-190-059	67,518				
12	141-201-028	81,022				
13	141-201-029	79,715		Oil and gas uses (S); Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
14	141-201-030	85,813				
15	141-201-031	79,715				
16	141-201-032	72,745				
17	141-201-033	69,696				
18	141-201-034	74,052				
19	141-201-035	73,616				
34	141-380-026	105,415				
36	141-380-043	43,124				

**TABLE 4-5**  
**POTENTIAL DISPLACEMENT – SANTA YNEZ AIRPORT ENVIRONS – SAFETY ZONE 6**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
37	141-380-044	43,124	(1-E-1) Single Family/Minimum Lot Size- 1 Acre gross	Fairgrounds (CUP)	Outdoor Major Assembly Place (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	CC
35	141-380-042	67,518				
10	141-201-023	84,942				
11	141-201-024	43,124				
20	141-201-038	12,197				
21	141-201-056	103,237				
09	141-201-021	101,495				
				Oil and gas uses (S); Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
67	143-230-022	21,780	(20-R-1) Single Family/Minimum Lot Size- 20,000 sq. feet net	Fairgrounds (CUP)	Outdoor Major Assembly Place (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	CC
68	143-230-027	55,757				
66	143-230-011	22,651				
				Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC

**TABLE 4-5**  
**POTENTIAL DISPLACEMENT – SANTA YNEZ AIRPORT ENVIRONS – SAFETY ZONE 6**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
40	141-440-001	1,843,024	(AG-I-20) Agriculture I/Minimum Lot Size- 20 Acres gross	Fairgrounds (CUP)	Outdoor Major Assembly Place (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	CC
81	143-262-001	23,087		Oil and gas uses (S); Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
31	141-300-026	434,293	(AG-I-5) Agriculture I/Minimum Lot Size- 5 Acres gross	Fairgrounds (CUP)	Outdoor Major Assembly Place (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	CC
32	141-300-045	68,389				
33	141-300-054	218,236				
50	141-450-008	16,553				
51	141-450-009	6,970		Oil and gas uses (S); Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
48	141-450-003	140,699				
49	141-450-004	14,375				
42	141-440-005	3,413,797	(AG-II-100) Agriculture II/Minimum Lot Size- 100 Acres gross	Fairgrounds (CUP)	Outdoor Major Assembly Place (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	CC
44	141-440-029	2,709,432				
45	141-440-030	9,069,628				
46	141-450-001	167,706				
41	141-440-003	339,768		Oil and gas uses (S); Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
43	141-440-011	2,070,407				
30	141-240-026	8,990,348				

**TABLE 4-5**  
**POTENTIAL DISPLACEMENT – SANTA YNEZ AIRPORT ENVIRONS – SAFETY ZONE 6**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
23	141-230-013	6,138,911	(AG-II-40) Agriculture II/Minimum Lot Size- 40 Acres gross	Fairgrounds (CUP)	Outdoor Major Assembly Place (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	CC
24	141-230-015	809,345				
25	141-230-017	125,017				
26	141-230-019	821,977				
27	141-230-020	509,216				
28	141-230-021	696,524		Oil and gas uses (S); Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
29	141-230-022	334,541				
22	141-230-010	4,071,118				
58	143-212-018	12,632	(C-2) Retail Commercial	Fairgrounds (CUP)	Outdoor Major Assembly Place (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	CC
70	143-242-002	49,658				
71	143-252-001	23,087				
79	143-254-002	43,124				
80	143-254-004	50,094				
08	141-201-018	107,593				
55	143-184-002	20,473				
76	143-253-006	11,326		Oil and gas uses (S); Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
61	143-220-017	10,019				
72	143-253-002	11,326				
73	143-253-003	22,651				
74	143-253-004	11,326				
75	143-253-005	31,363				
77	143-253-007	11,326				

**TABLE 4-5**  
**POTENTIAL DISPLACEMENT – SANTA YNEZ AIRPORT ENVIRONS – SAFETY ZONE 6**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
78	143-253-008	11,326	(C-2) Retail Commercial	Fairgrounds (CUP)	Outdoor Major Assembly Place (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	CC
90	143-330-039	10,019				
62	143-220-018	11,761				
59	143-220-005	114,563		Oil and gas uses (S); Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
60	143-220-007	16,988	(C-3) General Commercial			
63	143-220-020	23,958				
65	143-220-023	32,234				
47	141-450-002	74,052		Oil and gas uses (S); Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
				Fairgrounds (CUP)	Outdoor Major Assembly Place (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	CC
39	141-380-047	92,783	(DR-14) Design Residential 14 units/acre gross	Fairgrounds (CUP)	Outdoor Major Assembly Place (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	CC
				Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC
38	141-380-045	17,424	(PI) Professional and Institutional	Fairgrounds (CUP)	Outdoor Major Assembly Place (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	CC
				Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC

**TABLE 4-5**  
**POTENTIAL DISPLACEMENT – SANTA YNEZ AIRPORT ENVIRONS – SAFETY ZONE 6**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
64	143-220-022	10,890	(REC)	Fairgrounds (CUP); Zoo (CUP)	Outdoor Major Assembly Place (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	CC
69	143-241-001	52,272	Recreation/(D) Design Control/(FA) Flood Hazard	Oil and gas uses (S); Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	CC

## NOTES:

- 1 I: Incompatible Land Use
- 2 CC: Conditionally Compatible
- 3 (P): Permitted use, Land Use or Coastal Permit required
- 4 (CUP): Conditional Use Permit required
- 5 (MCUP) Minor Conditional Use Permit required
- 6 (S) Permit determined by Specific Use Regulations
- 7 (E) Allowed use, no permit required (Exempt)

SOURCE: Santa Barbara County Land Use Development Code, 2011; ESA Airports, 2019.



## CHAPTER 5

# Non-Residential Displacement Analysis – New Cuyama Airport

### 5.1 Introduction

This chapter presents the results of the development displacement analysis for future non-residential land uses in areas around New Cuyama Airport. The displacement analysis documented in this chapter focuses on vacant parcels that have the potential to be developed in the future with non-residential land uses. The displacement analysis was conducted to determine if there were any non-residential land uses allowed under current zoning that would no longer be permitted following adoption of the Draft ALUCP. The displacement analysis was conducted using information from the Santa Barbara County Land Use & Development Code and the safety zone maps, policies, and criteria contained in the Draft ALUCP.

### 5.2 Non-Residential Displacement Analysis – Safety

New Cuyama Airport includes five safety zones subject to the safety compatibility criteria for rural airports, included in Table III-5 in the Draft ALUCP (see Appendix A). Areas located within the safety zones fall within two zoning districts: (AG-I-10) Agriculture I/Minimum Lot Size- 10 Acres gross and (AG-II-100) Agriculture II/Minimum Lot Size- 100 Acres gross.

The following sections discuss the potential for displacement due to the safety policies in the Draft ALUCP. Consistent with the policies in the Draft ALUCP, the displacement calculations take into account parcels split among one or more safety zones and apply the relevant compatibility criteria and policies to each portion when calculating the area of displacement.

#### 5.2.1 Safety Zone 1

Part of one parcel (Parcel 01) is located in Safety Zone 1 off the Runway 28 end. Areas located within Safety Zone 1 fall within the (AG-II-100) Agriculture II/Minimum Lot Size- 100 Acres gross zoning district. A total of 127,538 square feet (2.93 acres) of Parcel 01 is located in Safety Zone 1, representing three percent of the entire parcel.

Very few land uses are allowed in Safety Zone 1. As shown in **Table 5-1**, there are numerous uses, ranging from “agricultural processing” to “residential uses,” permitted in this zoning district that are considered incompatible in Safety Zone 1. Accordingly, there is potential for displacement of these uses from approximately 127,538 square feet (2.93 acres) of Parcel 01.

**TABLE 5-1**  
**POTENTIAL DISPLACEMENT – NEW CUYAMA AIRPORT – SAFETY ZONE 1**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
01	149-290-019	127,538	(AG-II-100) Agriculture II/Minimum Lot Size- 100 Acres gross	Agricultural processing - On-premise products (P); Agricultural processing - Off-premise products (CUP); Agricultural processing - Extensive (CUP); Equestrian facilities (P); Cemetery (CUP); Mausoleum (CUP); Mortuary, accessory to cemetery (CUP); Onsite Wastewater Treatment System, individual, alternative (MCUP); Onsite Wastewater Treatment System, individual, conventional (E); Onsite Wastewater Treatment System, individual, supplemental (E); Pipeline - Water, reclaimed water, wastewater (P); Wastewater treatment facility, less than 200 connections (CUP); Water system with 1 connection (E); Water system with 2 to less than 5 connections (P); Water system with 5 or more connections (MCUP)	Agricultural Buildings: barns, feed lots, stockyards, riding stables, picnic areas; Cemeteries (no places of assembly) and Memorial Parks; Marinas (no group activities); Sanitary Landfills; Sewage Treatment and Disposal Facilities; Wooded Areas: forests, tree farms, orchards;	I
				Mining, extracting & quarrying of natural resources, not including gas, oil & other hydrocarbons (CUP); Mining- Surface, less than 1,000 cubic yards (7) (P); Mining- Surface, 1,000 cubic yards or more (CUP); Utility-scale photovoltaic facilities (CUP); Public utility facility (CUP); Road, street, less than 20,000 sf total area (P); Road, street, 20,00 sf or more total area (P); Water extraction, commercial (CUP)	Aircraft Storage; Automobile Parking Surface Lots; Public Transit Lines; Railroads; Street, Highway Rights-of-Way;	I
				Public works or private service facility (MCUP); Telecommunications facility (S); Wind turbines and wind energy systems (S)	Airport and Truck Terminals; Antenna Farms; Automobile Parking Structures; Small Transportation Hubs: bus stops; Wind Turbines	I
				Greenhouse (P)	Bed & Breakfast Establishments; Low-Hazard Storage: mini-storage, greenhouses	I

**TABLE 5-1**  
**POTENTIAL DISPLACEMENT – NEW CUYAMA AIRPORT – SAFETY ZONE 1**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
01 (cont.)	149-290-019	127,538	(AG-II-100) Agriculture II/Minimum Lot Size- 100 Acres gross/(F) Airport Approach	Museum (CUP); School (CUP); Day care center, Non-residential (MCUP)	Children Schools, K – 12; Day Care Centers (>14 children)	I
				School - Business, professional or trade (CUP)	Colleges and Universities	I
				Special care home, 7 or more clients (MCUP)	Congregate Care Facilities (>5 clients): nursing homes, assisted living facilities	I
				Airstrip, private and temporary (CUP); Electrical substation - Minor (3) (MCUP); Electrical transmission line (4) (CUP)	Electrical Substations; Transportation Terminals: rail, bus	I
				Large family day care home (P); Small family day care home (E); Day care center, Residential (MCUP)	Family Day Care Homes (≤14 children)	I
				Agricultural employee housing, 5 or more employees (CUP); Farmworker dwelling unit (P); Farmworker housing complex (CUP); Lodging - Guest ranch (CUP); Lodging - Hostel (CUP)	Hotels, Motels (except conference/ assembly facilities); Retail Stores, no Restaurants	I
				Meeting facility, public or private (CUP); Meeting facility, religious (CUP)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls; Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	I
				Composting facility (MCUP)	Industrial Outdoor Storage, except hazardous uses: public works yards, auto wrecking yards	I

**TABLE 5-1**  
**POTENTIAL DISPLACEMENT – NEW CUYAMA AIRPORT – SAFETY ZONE 1**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
01 (cont.)	149-290-019	127,538	(AG-II-100) Agriculture II/Minimum Lot Size- 100 Acres gross/(F) Airport Approach	Aquaculture (CUP); Grazing (E); Composting (small scale) (S); Aquaponics (S); Water well, agricultural (E)	Lands with Low or Vegetation: brush lands, deserts, beaches, flood hazard areas, pasture, range-lands, field crops, grain crops, dry farming, vineyards; Non-Group Recreation: golf courses, tennis courts, parks, camp grounds	CC
				Cultivated agriculture, orchard, vineyard (E); Country club (CUP); Golf course (CUP); Golf driving range (CUP); Rural recreation (CUP)	Lands with Low or Vegetation: brush lands, deserts, beaches, flood hazard areas, pasture, range-lands, field crops, grain crops, dry farming, vineyards; Non-Group Recreation: golf courses, tennis courts, parks, camp grounds	I
				Winery (S); Firewood processing and sales (S); Artist studio (P); Agricultural product sales (P); Medical services - Animal hospital (P); Agricultural product transportation facility (CUP)	Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy eqpt, nurseries, lumber yards, boat yards; Misc. Service Uses: car washes, barbers, animal kennels, print shops	I
				Fertilizer manufacturing (CUP); Lumber processing, milling (small scale) (S)	Manufacturing, Research & Development	I
				Charitable or philanthropic organization (CUP)	Mid-Size Eating/Drinking Establishments in free-standing bldg. (cap'y 50 to 299 people; Office Buildings: professional services, financial, civic )	I
				Sports and outdoor recreation facilities (CUP)	Outdoor Large Assembly Space (capacity 300 to 999 people); Outdoor Small Assembly Space (capacity 50 to 299 people): community swimming pools, group camps	I
				Fairgrounds (CUP)	Outdoor Major Assembly Place (capacity <sup>a</sup> 1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	I

**TABLE 5-1**  
**POTENTIAL DISPLACEMENT – NEW CUYAMA AIRPORT – SAFETY ZONE 1**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
01 (cont.)	149-290-019	127,538	(AG-II-100) Agriculture II/Minimum Lot Size- 100 Acres gross/(F) Airport Approach	Oil and gas uses (S); Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	I
				Dwelling, one-family (3) (P); Guesthouse (P); Home occupation (P); Incentive dwelling unit (P); Monastery (CUP); Residential accessory uses and structures (P)	Residential, ,0, ≤4.0 d.u./acre	I

## NOTES:

- 1 I: Incompatible Land Use
- 2 CC: Conditionally Compatible
- 3 (P): Permitted use, Land Use or Coastal Permit required
- 4 (CUP): Conditional Use Permit required
- 5 (MCUP) Minor Conditional Use Permit required
- 6 (S) Permit determined by Specific Use Regulations
- 7 (E) Allowed use, no permit required (Exempt)

SOURCE: Santa Barbara County Land Use Development Code, 2011; ESA Airports, 2019.

### **5.2.2 Safety Zone 2**

Portions of Parcels 01 and 02 fall within Safety Zone 2. Parcel 01 is within the (AG-II-100) Agriculture II/Minimum Lot Size- 100 Acres gross zoning district and Parcel 02 is within the (AG-I-10) Agriculture I/Minimum Lot Size- 10 Acres gross zoning district. Portions of Parcel 01 fall into Safety Zone 2 south of both the Runway 28 and Runway 10 ends. The portion of Parcel 02 located in Safety Zone 2 is located north of the Runway 28 end. A total of 16 percent of Parcel 01 (approximately 688,970 square feet or 15.8 acres) and 10 percent of Parcel 02 (approximately 280,138 are located in Safety Zone 2.

As shown in **Table 5-2**, several land uses, ranging from “museums” to “pipelines,” permitted in the (AG-II-100) Agriculture II/Minimum Lot Size- 100 Acres gross zoning district are considered incompatible in Safety Zone 2. Accordingly, there is potential for displacement of these uses from approximately 688,970 square feet (15.8 acres) of area on Parcel 01.

Similarly, several land uses currently permissible in the (AG-I-10) Agriculture I/Minimum Lot Size- 10 Acres gross zoning district, are considered incompatible in Safety Zone 2. Accordingly, there is potential for displacement of these uses from approximately 280,138 square feet (6.4 acres) on Parcel 02.

**TABLE 5-2**  
**POTENTIAL DISPLACEMENT – NEW CUYAMA AIRPORT – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
01	149-290-019	205,310	(AG-II-100) Agriculture II/Minimum Lot Size- 100 Acres gross	Museum (CUP); School (CUP); Day care center, Non-residential (MCUP)	Children Schools, K – 12; Day Care Centers (>14 children)	I
				School - Business, professional or trade (CUP)	Colleges and Universities	I
				Special care home, 7 or more clients (MCUP)	Congregate Care Facilities (>5 clients): nursing homes, assisted living facilities	I
				Airstrip, private and temporary (CUP); Electrical substation - Minor (MCUP); Electrical transmission line (CUP)	Electrical Substations; Transportation Terminals: rail, bus	CC
				Small family day care home (E); Day care center, Residential (MCUP)	Family Day Care Homes (≤14 children)	I
				Agricultural employee housing, 4 or fewer employees (P); Agricultural employee housing, 5 or more employees (CUP); Farmworker dwelling unit (P); Farmworker housing complex (CUP); Lodging - Guest ranch (CUP); Lodging - Hostel (CUP)	Hotels, Motels (except conference/ assembly facilities); Retail Stores, no Restaurants	CC
				Meeting facility, public or private (CUP); Meeting facility, religious (CUP)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls; Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	I
				Animal keeping (except equestrian facilities) (S); Winery (S); Firewood processing and sales (S); Artist studio (P); Agricultural product sales (P); Medical services - Animal hospital (P); Agricultural product transportation facility (CUP)	Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy eqpt, nurseries, lumber yards, boat yards; Misc. Service Uses: car washes, barbers, animal kennels, print shops	CC

**TABLE 5-2**  
**POTENTIAL DISPLACEMENT – NEW CUYAMA AIRPORT – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
01 (cont.)	149-290-019	205,310	(AG-II-100) Agriculture II/Minimum Lot Size- 100 Acres gross	Fertilizer manufacturing (CUP); Lumber processing, milling (small scale) (S)	Manufacturing, Research & Development	CC
				Charitable or philanthropic organization (CUP)	Mid-Size Eating/Drinking Establishments in free-standing bldg. (cap'y 50 to 299 people; Office Buildings: professional services, financial, civic )	CC
				Sports and outdoor recreation facilities (CUP)	Outdoor Large Assembly Space (capacity 300 to 999 people); Outdoor Small Assembly Space (capacity 50 to 299 people): community swimming pools, group camps	I
				Fairgrounds (CUP)	Outdoor Major Assembly Place (capacity <sup>3</sup> 1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	I
				Oil and gas uses (S); Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	I
				Dwelling, one-family (3) (P); Guesthouse (P); Home occupation (P); Incentive dwelling unit (P); Monastery (CUP); Residential accessory uses and structures (P)	Residential, ,0, ≤4.0 d.u./acre	CC
02	149-290-004	483,659	(AG-I-10) Agriculture I/Minimum Lot Size- 10 Acres gross	Museum (CUP); School (CUP); Day care center, Non-residential (MCUP)	Children Schools, K – 12; Day Care Centers (>14 children)	I
				School - Business, professional or trade (CUP)	Colleges and Universities	I
				Special care home, 7 or more clients (MCUP)	Congregate Care Facilities (>5 clients): nursing homes, assisted living facilities	I



**TABLE 5-2**  
**POTENTIAL DISPLACEMENT – NEW CUYAMA AIRPORT – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
02 (cont.)	149-290-004	483,659	(AG-I-10) Agriculture I/Minimum Lot Size-10 Acres gross	Airport, public (CUP); Airstrip, private and temporary (CUP); Electrical substation - Minor (MCUP); Electrical transmission line (CUP)	Electrical Substations; Transportation Terminals: rail, bus	CC
				Large family day care home (P); Small family day care home (E); Day care center, Residential (MCUP)	Family Day Care Homes (≤14 children)	I
				Agricultural employee housing, 4 or fewer employees (P); Agricultural employee housing, 5 or more employees (CUP); Farmworker dwelling unit (P); Farmworker housing complex (CUP); Lodging - Guest ranch (CUP); Lodging - Hostel (CUP)	Hotels, Motels (except conference/ assembly facilities); Retail Stores, no Restaurants	CC
				Meeting facility, public or private (CUP); Meeting facility, religious (CUP)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls; Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	I
				Animal keeping (except equestrian facilities) (S); Winery (S); Firewood processing and sales (S); Artist studio (P); Agricultural product sales (P); Medical services - Animal hospital (P); Agricultural product transportation facility (CUP)	Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy eqpt, nurseries, lumber yards, boat yards; Misc. Service Uses: car washes, barbers, animal kennels, print shops	CC
				Fertilizer manufacturing (CUP); Lumber processing, milling (small scale) (S)	Manufacturing, Research & Development	CC
				Charitable or philanthropic organization (CUP)	Mid-Size Eating/Drinking Establishments in free-standing bldg. (cap'y 50 to 299 people); Office Buildings: professional services, financial, civic)	CC

**TABLE 5-2**  
**POTENTIAL DISPLACEMENT – NEW CUYAMA AIRPORT – SAFETY ZONE 2**

Parcel ID #	APN	Parcel Area in Safety Zone (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
02 (cont.)	149-290-004	483,659	(AG-I-10) Agriculture I/Minimum Lot Size- 10 Acres gross	Sports and outdoor recreation facilities (CUP)	Outdoor Large Assembly Space (capacity 300 to 999 people); Outdoor Small Assembly Space (capacity 50 to 299 people): community swimming pools, group camps	I
				Fairgrounds (CUP)	Outdoor Major Assembly Place (capacity <sup>a</sup> 1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	I
				Oil and gas uses (S); Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	I
				Dwelling, one-family (P); Guesthouse (P); Home occupation (P); Incentive dwelling unit (P); Monastery (CUP); Residential accessory uses and structures (P)	Residential, ,0, ≤4.0 d.u./acre	CC

## NOTES:

- 1 I: Incompatible Land Use
- 2 CC: Conditionally Compatible
- 3 (P): Permitted use, Land Use or Coastal Permit required
- 4 (CUP): Conditional Use Permit required
- 5 (MCUP) Minor Conditional Use Permit required
- 6 (S) Permit determined by Specific Use Regulations
- 7 (E) Allowed use, no permit required (Exempt)

SOURCE: Santa Barbara County Land Use Development Code, 2011; ESA Airports, 2019.

### **5.2.3            Safety Zone 3**

A portion of Parcel 01 is located in Safety Zone 3 south of the Runway 28 end. **Table 5-3** identifies the land uses that are currently permitted or conditionally permitted in the (AG-II-100) Agriculture II/Minimum Lot Size- 100 Acres gross zoning district that under the Draft ALUCP would be considered incompatible or conditionally compatible in Safety Zone 3.

As shown in Table 5-3, there are several uses ranging from “museums” to “fairgrounds” that would be considered compatible on the condition that maximum nonresidential intensity (120 people per acre in Safety Zone 3) and maximum lot coverage (60 percent in Safety Zone 3) requirements were satisfied.

Two uses, “oil and gas uses,” and “pipeline – oil or gas,” are considered incompatible in Safety Zone 3. Accordingly, there is potential for displacement of these uses from approximately 163,286 square feet (3.7 acres) of these uses on Parcel 01.

### **5.2.4            Safety Zone 4**

There are no vacant parcels in the area within Safety Zone 4. Accordingly, there is no potential for displacement.

**TABLE 5-3**  
**POTENTIAL DISPLACEMENT – NEW CUYAMA AIRPORT – SAFETY ZONE 3**

Parcel ID #	APN	Parcel Size (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
01	149-290-019	163,286	(AG-II-100) Agriculture II/Minimum Lot Size- 100 Acres gross/(F) Airport Approach	Museum (CUP); School (CUP); Day care center, Non-residential (MCUP)	Children Schools, K – 12; Day Care Centers (>14 children)	CC
				School - Business, professional or trade (CUP)	Colleges and Universities	CC
				Special care home, 7 or more clients (MCUP)	Congregate Care Facilities (>5 clients): nursing homes, assisted living facilities	CC
				Large family day care home (P); Small family day care home (E); Day care center, Residential (MCUP)	Family Day Care Homes (≤14 children)	CC
				Meeting facility, public or private (CUP); Meeting facility, religious (CUP)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls; Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	CC
				Fertilizer manufacturing (CUP); Lumber processing, milling (small scale) (S)	Manufacturing, Research & Development	CC
				Charitable or philanthropic organization (CUP)	Mid-Size Eating/Drinking Establishments in free-standing bldg. (cap'y 50 to 299 people; Office Buildings: professional services, financial, civic )	CC
				Sports and outdoor recreation facilities (CUP); Fairgrounds (CUP)	Outdoor Large Assembly Space (capacity 300 to 999 people); Outdoor Small Assembly Space (capacity 50 to 299 people): community swimming pools, group camps	CC

**TABLE 5-3**  
**POTENTIAL DISPLACEMENT – NEW CUYAMA AIRPORT – SAFETY ZONE 3**

Parcel ID #	APN	Parcel Size (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
01 (cont.)	149-290-019	163,286	(AG-II-100) Agriculture II/Minimum Lot Size- 100 Acres gross/(F) Airport Approach	Oil and gas uses (S); Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons); oil refineries, chemical plants	I

## NOTES:

- 1 I: Incompatible Land Use
- 2 CC: Conditionally Compatible
- 3 (P): Permitted use, Land Use or Coastal Permit required
- 4 (CUP): Conditional Use Permit required
- 5 (MCUP) Minor Conditional Use Permit required
- 6 (S) Permit determined by Specific Use Regulations
- 7 (E) Allowed use, no permit required (Exempt)

SOURCE: Santa Barbara County Land Use Development Code, 2011; ESA Airports, 2019.

### **5.2.5 Safety Zone 5**

Portions of both Parcels 01 and 02 are located in Safety Zone 5. Parcel 01 is within the (AG-II-100) Agriculture II/Minimum Lot Size- 100 Acres gross zoning district and covers all of Safety Zone 5 south of the runway. Parcel 02 is within the (AG-I-10) Agriculture I/Minimum Lot Size- 10 Acres gross zoning district and covers half of Safety Zone 5 north of the runway. As shown in **Table 5-4**, there are several land uses currently permitted in both zoning districts ranging from “museums” to “pipelines” that under the Draft ALUCP are considered incompatible in Safety Zone 5. Accordingly, there is potential for displacement of these uses from approximately 1,098,557 square feet (25.22 acres) of Parcel 01 and 536,764 square feet (12.32 acres) of Parcel 02 in Safety Zone 5.

**TABLE 5-3  
POTENTIAL DISPLACEMENT – NEW CUYAMA AIRPORT – SAFETY ZONE 5**

Parcel ID #	APN	Parcel Size (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
01	149-290-019	1,098,562	(AG-II-100) Agriculture II/Minimum Lot Size- 100 Acres gross	Museum (CUP); School (CUP); Day care center, Non-residential (MCUP)	Children Schools, K – 12; Day Care Centers (>14 children)	I
				School - Business, professional or trade (CUP)	Colleges and Universities	I
				Special care home, 7 or more clients (MCUP)	Congregate Care Facilities (>5 clients): nursing homes, assisted living facilities	I
				Airport, public (CUP); Airstrip, private and temporary (CUP); Electrical substation - Minor (MCUP); Electrical transmission line (CUP)	Electrical Substations; Transportation Terminals: rail, bus	CC
				Small family day care home (E); Day care center, Residential (MCUP)	Family Day Care Homes (≤14 children)	I
				Agricultural employee housing, 5 or more employees (CUP); Farmworker dwelling unit (P); Farmworker housing complex (CUP); Lodging - Guest ranch (CUP); Lodging - Hostel (CUP)	Hotels, Motels (except conference/ assembly facilities); Retail Stores, no Restaurants	CC
				Meeting facility, public or private (CUP); Meeting facility, religious (CUP)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls; Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	I
				Fertilizer manufacturing (CUP); Lumber processing, milling (small scale) (S)	Manufacturing, Research & Development	CC
				Charitable or philanthropic organization (CUP)	Mid-Size Eating/Drinking Establishments in free-standing bldg. (cap'y 50 to 299 people; Office Buildings: professional services, financial, civic )	CC
				Sports and outdoor recreation facilities (CUP)	Outdoor Large Assembly Space (capacity 300 to 999 people); Outdoor Small Assembly Space (capacity 50 to 299 people): community swimming pools, group camps	I

**TABLE 5-3**  
**POTENTIAL DISPLACEMENT – NEW CUYAMA AIRPORT – SAFETY ZONE 5**

Parcel ID #	APN	Parcel Size (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
01 (cont.)	149-290-019	1,098,562	(AG-II-100) Agriculture II/Minimum Lot Size- 100 Acres gross/(F) Airport Approach	Fairgrounds (CUP)	Outdoor Major Assembly Place (capacity <sup>a</sup> 1,000 people): amphitheatres, stadiums, race tracks, fairgrounds, zoos	I
				Oil and gas uses (S); Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	I
				Dwelling, one-family (3) (P); Guesthouse (P); Home occupation (P); Incentive dwelling unit (P); Monastery (CUP); Residential accessory uses and structures (P)	Residential, 0, ≤4.0 d.u./acre	CC
02	149-290-004	536,767	(AG-I-10) Agriculture I/Minimum Lot Size- 10 Acres gross	Museum (CUP); School (CUP); Day care center, Non-residential (MCUP)	Children Schools, K – 12; Day Care Centers (>14 children)	I
				School - Business, professional or trade (CUP);	Colleges and Universities	I
				Special care home, 7 or more clients (MCUP);	Congregate Care Facilities (>5 clients): nursing homes, assisted living facilities	I
				Airport, public (CUP); Airstrip, private and temporary (CUP); Electrical substation - Minor (MCUP); Electrical transmission line (CUP)	Electrical Substations; Transportation Terminals: rail, bus	CC
				Large family day care home (P); Small family day care home (E); Day care center, Residential (MCUP)	Family Day Care Homes (≤14 children)	I
				Agricultural employee housing, 4 or fewer employees (P); Agricultural employee housing, 5 or more employees (CUP); Farmworker dwelling unit (P); Farmworker housing complex (P)	Hotels, Motels (except conference/ assembly facilities); Retail Stores, no Restaurants	CC



**TABLE 5-3**  
**POTENTIAL DISPLACEMENT – NEW CUYAMA AIRPORT – SAFETY ZONE 5**

Parcel ID #	APN	Parcel Size (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
02 (cont.)	149-290-004	536,767	(AG-I-10) Agriculture I/Minimum Lot Size- 10 Acres gross	Meeting facility, public or private (CUP); Meeting facility, religious (CUP)	Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls; Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	I
				Charitable or philanthropic organization (CUP)	Mid-Size Eating/Drinking Establishments in free-standing bldg. (cap'y 50 to 299 people; Office Buildings: professional services, financial, civic)	CC
				Sports and outdoor recreation facilities (CUP)	Outdoor Large Assembly Space (capacity 300 to 999 people); Outdoor Small Assembly Space (capacity 50 to 299 people): community swimming pools, group camps	I
				Fairgrounds (CUP)	Outdoor Major Assembly Place (capacity <sup>a</sup> 1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	I
				Oil and gas uses (S); Pipeline - Oil or gas (P)	Processing and Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >10,000 gallons): oil refineries, chemical plants	I

**TABLE 5-3**  
**POTENTIAL DISPLACEMENT – NEW CUYAMA AIRPORT – SAFETY ZONE 5**

Parcel ID #	APN	Parcel Size (Square Feet)	Zoning District	Permissible Use	Land Use Category	Compatibility
02 (cont.)	149-290-004	536,767	(AG-I-10) Agriculture I/Minimum Lot Size- 10 Acres gross	Dwelling, one-family (P); Guesthouse (P); Home occupation (P); Monastery (CUP); Residential accessory uses and structures (P); Residential second unit - attached (P); Residential second unit - detached (P)	Residential, 0, ≤4.0 d.u./acre	CC

## NOTES:

- 1 I: Incompatible Land Use
- 2 CC: Conditionally Compatible
- 3 (P): Permitted use, Land Use or Coastal Permit required
- 4 (CUP): Conditional Use Permit required
- 5 (MCUP) Minor Conditional Use Permit required
- 6 (S) Permit determined by Specific Use Regulations
- 7 (E) Allowed use, no permit required (Exempt)

SOURCE: Santa Barbara County Land Use Development Code, 2011; ESA Airports, 2019.

# CHAPTER 6

## Displacement Analysis Summary

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### 6.1 Residential Displacement

The results of the analysis indicates that there would be no displacement of residential land uses in the AIA for either Santa Ynez Airport or New Cuyama Airport.

### 6.2 Non-Residential Displacement

The results of the analysis indicate that there is no potential for displacement in the AIA for Santa Ynez Airport associated with the noise policies in the Draft ALUCP. A noise contour was not prepared for New Cuyama Airport. As New Cuyama Airport experiences fewer than two operations daily and the number of operations is not anticipated to grow substantially over the next twenty years, it is unlikely that significant amounts of aircraft noise would extend beyond airport property, eliminating the likelihood for potential displacement associated with the noise policies in the Draft ALUCP for areas around New Cuyama Airport.

In the AIA for Santa Ynez Airport, there is potential for displacement of non-residential uses on nine parcels (Parcels 30, 41, 42, 43, 45, 46, 47, 48, and 49) in Safety Zones 2, 3, 4, and 5. Parcels 41, 42, 43, and 45 are located in more than one safety zone. Portions of Parcel 41 are located in Safety Zones 2, 3, 4, 5, and 6. Portions of Parcel 42 are located in Safety Zones 3, 4, and 6. Portions of Parcel 43 are located in Safety Zones 2, 3, 4, 5, and 6. Finally portions of Parcel 45 area located in Safety Zones 4 and 6.

In Safety Zone 2, there is potential for displacement of land uses on six parcels (Parcels 41, 43, 46, 47, 48, and 49). The analysis indicates that there is potential for displacement of 14 currently permissible land uses on parts of these six parcels for a combined total area of 580,696 square feet (13.33 acres). There is also potential for displacement of 25 uses on Parcel 47; however, this parcel is already partially developed so the area of potential development would be limited to an area of approximately 42,689 square feet (0.98 acre). This represents a total area of approximately 623,385 square feet (14.31 acres) on these parcels.

Displacement in Safety Zones 3 is limited to three land uses on Parcels 41, 42, 43, and 45. The three uses are fairgrounds, oil and gas uses, and oil or gas pipelines. The total area of potential displacement for these uses is 2,141,410 square feet or 49.16 acres.

Part of seven parcels (Parcels 21, 30, 42, 43, 45, 66 and 68) are located in Safety Zone 4. There is no potential for displacement on Parcels 21, 66, and 68 as they are either located within the County's existing Airport Approach (F) Overlay zone where these uses would not be allowed

under the current ALUP or they do not have enough available area in Safety Zone 4 for development. Three land uses, “fairgrounds,” “oil and gas uses,” and “oil or gas pipelines,” currently permitted in the zoning districts in which Parcels 30, 42, 43, and 45 are located are considered incompatible in Safety Zone 4. These uses would be potentially displaced from approximately 2,062,666 square feet (47.35 acres) on these parcels.

Finally, there is potential for displacement on portions of two parcels (Parcels 41 and 43) in Safety Zone 5. The analysis indicates that there is potential for displacement of 14 currently permissible land uses (the same land uses identified as incompatible in Safety Zone 2) on parts of both parcels for a combined total area of 229,585 square feet (5.27 acres).

There is no potential for displaced land uses in Safety Zone 6.

In areas around New Cuyama Airport, there would be potential displacement on two parcels (Parcels 01 and 02) in Safety Zones 1, 2, 3, and 5. The combined total area of potential displacement on both parcels in all four Safety Zones would be approximately 2,895,254 square feet or (66.47) acres.

## **APPENDIX A**

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### Santa Barbara County Draft ALUCP Noise and Safety Compatibility Criteria Tables



Table III-2

## Rural Noise Compatibility Criteria

Land Use Category		Exterior Noise Exposure (dB CNEL)					
		50–55	55–60	60–65 <sup>1</sup>	65–70 <sup>1</sup>	70–75 <sup>1</sup>	75–80 <sup>1</sup>
<b>Agricultural, Recreational, and Animal-Related</b>							
outdoor amphitheaters	C	CC	I	I	I	I	I
zoos; animal shelters; children-oriented neighborhood parks; playgrounds; interactive nature exhibits	C	C	CC	I	I	I	I
regional parks; athletic fields; golf courses; outdoor spectator sports; water recreation facilities; horse stables	C	C	C	CC	I	I	I
nature preserves; wildlife preserves; livestock breeding or farming	C	CC	CC	CC	CC	CC	I
agriculture (except residences and livestock); fishing	C	C	C	C	C	C	CC
<b>Residential, Lodging, and Care</b>							
residential (including single-family, multi-family, and mobile homes)	C	C	I	I	I	I	I
residential hotels; retirement homes	C	C	CC 45	I	I	I	I
hospitals; nursing homes; intermediate care facilities	C	C	CC 45	CC 45	I	I	I
hotels; motels; other transient lodging	C	C	CC 45	CC 45	I	I	I
<b>Public</b>							
schools; libraries	C	C	CC 45	I	I	I	I
auditoriums; concert halls; indoor arenas places of worship; cemeteries	C	C	CC 45	CC 45	I	I	I
<b>Commercial and Industrial</b>							
office buildings; office areas of industrial facilities; medical clinics; clinical laboratories	C	C	C	CC 50	CC 50	I	I
commercial – retail; shopping centers restaurants; movie theaters	C	C	C	C	CC 50	I	I
commercial – wholesale; research & development	C	C	C	C	C	CC	CC
extractive industry; industrial; manufacturing; utilities; public rights-of-way	C	C	C	C	C	CC	CC
<b>Land Use</b>	<b>Acceptability</b>	<b>Interpretation/Comments</b>					
C	Compatible	<i>Indoor Uses:</i> Standard construction methods will sufficiently attenuate exterior noise to an acceptable indoor community noise equivalent level (CNEL) <i>Outdoor Uses:</i> Activities associated with the land use may be carried out with essentially no interference from aircraft noise					
CC 45	Conditionally Compatible	<i>Indoor Uses:</i> Building structure must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice <i>Outdoor Uses:</i> CNEL is acceptable for outdoor activities, although some noise interference may occur; caution should be exercised with regard to noise-sensitive uses					
I	Incompatible	<i>Indoor Uses:</i> Unacceptable noise interference if window are open; at exposures above 65 dB CNEL, extensive mitigation techniques required to make the indoor environment acceptable for performance of activities <i>Outdoor Uses:</i> Severe noise interference makes outdoor activities unacceptable					

Notes:

- 1 An aviation easement is required for properties within the 60 dB CNEL or greater noise contour (consistent with Section 2.11.3 (a)(3)).

Table III-5

## Rural Safety Compatibility Policies

Land Use Types / Typical Uses Note: Multiple categories may apply to a land use action	Safety Zone						Criteria for Conditionally Compatible (Yellow) Uses (in addition to Maximum Nonresidential Intensity and Lot Coverage limits)
	1	2	3	4	5	6	
<b>Maximum Nonresidential Intensity</b> (People/Acre)	10	60	120	150	150	no limit	
<b>Maximum Lot Coverage</b>	0%	50%	60%	70%	70%	100%	
<b>Residential Uses</b>							
Residential, ,0, ≤4.0 d.u./acre	I	CC	C	C	CC	C	2, 5: Portions of parcel including accessory bldgs can be in Zone 2 or 5, but dwelling must be outside these zones
Residential, >4.0, ≤8.0 d.u./ acre	I	I	CC	CC	I	C	3, 4: If project site size ≥10 acres, buildings to be clustered to provide maximum open land
Residential, >8.0, ≤20.0 d.u./acre; Residential, >20.0 d.u./acre	I	I	I	I	I	C	
<b>Assembly Facilities (≥50 people)</b>							
Indoor Major Assembly Room (capacity ≥1,000 people): major sports arenas, concert halls	I	I	I	CC	I	CC	4, 6: Allowed only if site outside zone would not serve intended function
Outdoor Major Assembly Place (capacity ≥1,000 people): amphitheaters, stadiums, race tracks, fairgrounds, zoos	I	I	I	I	I	CC	6: Allowed only if site outside zone would not serve intended function
Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls; Indoor Small Assembly Room (capacity 50 to 299 people): meeting rooms, dining halls, dance studios, places of worship	I	I	CC	CC	I	C	
Outdoor Large Assembly Space (capacity 300 to 999 people); Outdoor Small Assembly Space (capacity 50 to 299 people): community swimming pools, group camps	I	I	CC	CC	I	C	3, 4: Allowed only if site outside zone would not serve intended function
<b>Office, Commercial, Service, and Lodging Uses</b>							
Large Eating/Drinking Establishments in free-standing building (cap'y >300 people)	I	I	CC	CC	I	C	
Mid-Size Eating/Drinking Establishments in free-standing bldg (cap'y 50 to 299 people); Office Buildings: professional services, financial, civic )	I	CC	CC	CC	CC	C	
Small Eating/Drinking Establishments in free-standing building (capacity <50 people)	I	CC	C	C	C	C	2: Maximum bldg size ≤2,500 s.f.
Retail Shopping Centers with mixture of uses including restaurants	I	CC	CC	CC	CC	C	2: No rooms with capacity ≥50 people 3, 5: No rooms with cap'y ≥300 people
Hotels, Motels (except conference/ assembly facilities); Retail Stores, no Restaurants	I	CC	C	C	CC	C	
Low-Intensity or Outdoor-Oriented Retail or Wholesale Trade: furniture, automobiles, heavy eqpt, nurseries, lumber yards, boat yards; Misc. Service Uses: car washes, barbers, animal kennels, print shops	I	CC	C	C	C	C	



Table III-5 Continued

## Rural Safety Compatibility Policies

Land Use Types / Typical Uses Note: Multiple categories may apply to a land use action	Safety Zone						Criteria for Conditionally Compatible (Yellow) Uses (in addition to Maximum Nonresidential Intensity and Lot Coverage limits)
	1	2	3	4	5	6	
<b>Maximum Nonresidential Intensity</b> (People/Acre)	10	60	120	150	150	no limit	
<b>Maximum Lot Coverage</b>	0%	50%	60%	70%	70%	100%	
<b>Office, Commercial, Service, and Lodging Uses</b>							
Bed & Breakfast Establishments; Low-Hazard Storage: mini-storage, greenhouses	I	C	C	C	C	C	
<b>Industrial, Manufacturing, and Warehouse Uses</b>							
Processing and Above-Ground Storage of Bulk Quantities of Highly Hazardous Materials (tank capacity >60,000 gallons): oil refineries, chemical plants	I	I	I	I	I	CC	6: Allowed only if site outside zone would not serve intended function
Manufacturing, Research & Development	I	CC	CC	CC	CC	C	
Industrial Outdoor Storage, except hazardous uses: public works yards, auto wrecking yards	I	C	C	C	C	C	1: No structures; not in Object Free Area
Auto, Aircraft, Marine Repair Services; Distribution Facilities; Gas Stations and Repair Garages; Warehouses	I	C	C	C	C	C	
<b>Educational and Institutional Uses</b>							
Colleges and Universities	I	I	CC	CC	I	C	3, 4: Evaluate individual component uses
Children Schools, K – 12; Day Care Centers (>14 children)	I	I	CC	CC	I	C	3, 4: No new school sites or land acquisition; bldg replacement/expansion allowed for existing schools; no rooms with capacity ≥50 people
Family Day Care Homes (≤14 children)	I	I	CC	C	I	C	3: Allowed only in existing residential areas
Hospitals, Health Care Centers	I	I	CC	CC	I	C	3, 4: No new sites or land acquisition;
Congregate Care Facilities (>5 clients): nursing homes, assisted living facilities	I	I	CC	C	I	C	
Emergency Services Facilities: police stations (except jails), fire stations	I	I	CC	CC	CC	C	3 - 5: Allowed only if risks can be adequately mitigated
Inmate Facilities: prisons, reformatories, mental hospitals	I	I	CC	CC	I	C	3, 4: Allowed only if site outside zone would not serve intended function
<b>Transportation, Communication, and Utilities</b>							
Airport and Truck Terminals; Antenna Farms; Automobile Parking Structures; Small Transportation Hubs: bus stops; Wind Turbines	I	C	C	C	C	C	

## Rural Safety Compatibility Policies

Legend		
Land Use	Acceptability	Interpretation/Comments
I	Incompatible	Use should not be permitted under any circumstances
CC	Conditionally Compatible	Use is acceptable if indicated conditions are met
C	Compatible	Use is acceptable without safety-related conditions (noise, airspace protection, and/or overflight limitations may apply)
	** Runway Safety Area (RSA), Object Free Area (OFA): Dimensions are as established by FAA airport design standards for the runway.	

## APPENDIX B

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### Vacant and Underutilized Parcels around Santa Ynez Airport and New Cuyama Airport

**Table B-1** identifies the vacant and underutilized parcels in Review Area 1 of the AIA for Santa Ynez Airport and **Table B-2** identifies the vacant and underutilized parcels for New Cuyama Airport evaluated for purposes of this displacement analysis.



**TABLE B-1**  
**VACANT OR UNDERUTILIZED PARCELS IN THE VICINITY OF SANTA YNEZ AIRPORT**

Parcel ID #	APN	Safety Zone	Noise Contour	Zoning District	Acreage of Parcel Portion in Safety Zone	Percentage of Parcel in Safety Zone
01	141-170-033	6		(1-E-1) Single Family/Minimum Lot Size- 1 Acre gross	2.12	100%
02	141-170-036	6		(1-E-1) Single Family/Minimum Lot Size- 1 Acre gross	1.72	100%
03	141-170-048	6		(1-E-1) Single Family/Minimum Lot Size- 1 Acre gross	1.97	100%
04	141-170-053	6		(1-E-1) Single Family/Minimum Lot Size- 1 Acre gross	1.89	100%
05	141-170-055	6		(1-E-1) Single Family/Minimum Lot Size- 1 Acre gross	1.78	100%
06	141-170-056	6		(1-E-1) Single Family/Minimum Lot Size- 1 Acre gross	1.54	100%
07	141-190-059	6		(1-E-1) Single Family/Minimum Lot Size- 1 Acre gross	1.55	100%
08	141-201-018	6		(C-2) Retail Commercial/ (F) Airport Approach Overlay	2.47	100%
09	141-201-021	6		(1-E-1) Single Family/Minimum Lot Size- 1 Acre gross/ (F) Airport Approach Overlay	2.33	100%
10	141-201-023	6		(1-E-1) Single Family/Minimum Lot Size- 1 Acre gross/ (F) Airport Approach	1.95	100%
11	141-201-024	6		(1-E-1) Single Family/Minimum Lot Size- 1 Acre gross/ (F) Airport Approach	0.99	100%
12	141-201-028	6		(1-E-1) Single Family/Minimum Lot Size- 1 Acre gross	1.86	100%
13	141-201-029	6		(1-E-1) Single Family/Minimum Lot Size- 1 Acre gross	1.83	100%
14	141-201-030	6		(1-E-1) Single Family/Minimum Lot Size- 1 Acre gross	1.97	100%
15	141-201-031	6		(1-E-1) Single Family/Minimum Lot Size- 1 Acre gross	1.83	100%
16	141-201-032	6		(1-E-1) Single Family/Minimum Lot Size- 1 Acre gross	1.67	100%
17	141-201-033	6		(1-E-1) Single Family/Minimum Lot Size- 1 Acre gross	1.6	100%
18	141-201-034	6		(1-E-1) Single Family/Minimum Lot Size- 1 Acre gross	1.7	100%
19	141-201-035	6		(1-E-1) Single Family/Minimum Lot Size- 1 Acre gross	1.69	100%
20	141-201-038	6		(1-E-1) Single Family/Minimum Lot Size- 1 Acre gross	0.28	100%
21	141-201-056	4		(1-E-1) Single Family/Minimum Lot Size- 1 Acre gross/	0.21	8%

**TABLE B-1**  
**VACANT OR UNDERUTILIZED PARCELS IN THE VICINITY OF SANTA YNEZ AIRPORT**

Parcel ID #	APN	Safety Zone	Noise Contour	Zoning District	Acreage of Parcel Portion in Safety Zone	Percentage of Parcel in Safety Zone
		6		(F) Airport Approach	2.37	92%
22	141-230-010	6		(AG-II-40) Agriculture II/Minimum Lot Size- 40 Acres gross	93.46	82%
		Outside Safety Zones			21.11	18%
23	141-230-013	6		(AG-II-40) Agriculture II/Minimum Lot Size- 40 Acres gross	140.93	94%
		Outside Safety Zones			9.51	6%
24	141-230-015	6		(AG-II-40) Agriculture II/Minimum Lot Size- 40 Acres gross	18.58	100%
25	141-230-017	6		(AG-II-40) Agriculture II/Minimum Lot Size- 40 Acres gross	2.87	25%
		Outside Safety Zones			8.65	75%
26	141-230-019	6		(AG-II-40) Agriculture II/Minimum Lot Size- 40 Acres gross	18.87	100%
27	141-230-020	6		(AG-II-40) Agriculture II/Minimum Lot Size- 40 Acres gross	11.69	100%
28	141-230-021	6		(AG-II-40) Agriculture II/Minimum Lot Size- 40 Acres gross	15.99	100%
29	141-230-022	6		(AG-II-40) Agriculture II/Minimum Lot Size- 40 Acres gross	7.68	100%
30	141-240-026	4		(AG-II-100) Agriculture II/Minimum Lot Size- 100 Acres gross/ (F) Airport Approach/(D)	27.97	3%
		6			206.39	24%
		Outside Safety Zones			640.97	73%
31	141-300-026	6		(AG-I-5) Agriculture I/Minimum Lot Size- 5 Acres gross	9.97	100%
32	141-300-045	6		(AG-I-5) Agriculture I/Minimum Lot Size- 5 Acres gross	1.57	31%
		Outside Safety Zones			3.57	69%
33	141-300-054	6		(AG-I-5) Agriculture I/Minimum Lot Size- 5 Acres gross	5.01	100%

**TABLE B-1**  
**VACANT OR UNDERUTILIZED PARCELS IN THE VICINITY OF SANTA YNEZ AIRPORT**

Parcel ID #	APN	Safety Zone	Noise Contour	Zoning District	Acreage of Parcel Portion in Safety Zone	Percentage of Parcel in Safety Zone
34	141-380-026	6		(1-E-1) Single Family/Minimum Lot Size- 1 Acre gross	2.42	25%
		Outside Safety Zones			7.23	75%
35	141-380-042	6		(1-E-1) Single Family/Minimum Lot Size- 1 Acre gross	1.55	100%
36	141-380-043	6		(1-E-1) Single Family/Minimum Lot Size- 1 Acre gross	0.99	100%
37	141-380-044	6		(1-E-1) Single Family/Minimum Lot Size- 1 Acre gross	0.99	100%
38	141-380-045	6		(PI) Professional and Institutional/(D) Design Control	0.4	18%
		Outside Safety Zones			1.81	82%
39	141-380-047	6		(DR-14) Design Residential 14 units/acre gross	2.13	100%
40	141-440-001	6		(AG-I-20) Agriculture I/Minimum Lot Size- 20 Acres gross	42.31	100%
41	141-440-003	2		(AG-II-100) Agriculture II/Minimum Lot Size- 100 Acres gross/ (F) Airport Approach	14.66	34%
		3			20.05	47%
		6			7.8	18%
42	141-440-005	3		(AG-II-100) Agriculture II/Minimum Lot Size- 100 Acres gross	4.33	4%
		4			19.47	19%
		6			78.37	77%
43	141-440-011	2		(AG-II-100) Agriculture II/Minimum Lot Size- 100 Acres gross/ (F) Airport Approach	13.67	5%
		3			24.78	10%
		4			17.8	7%
		6			144.87	57%
		Outside Safety Zones			47.53	19%
44	141-440-029	6		(AG-II-100) Agriculture II/Minimum Lot Size- 100 Acres gross	62.2	100%

**TABLE B-1**  
**VACANT OR UNDERUTILIZED PARCELS IN THE VICINITY OF SANTA YNEZ AIRPORT**

Parcel ID #	APN	Safety Zone	Noise Contour	Zoning District	Acreage of Parcel Portion in Safety Zone	Percentage of Parcel in Safety Zone
45	141-440-030	4		(AG-II-100) Agriculture II/Minimum Lot Size- 100 Acres gross	1.34	1%
		6			208.21	91%
		Outside Safety Zones			18.27	8%
46	141-450-001	2		(AG-II-100) Agriculture II/Minimum Lot Size- 100 Acres gross	1.65	30%
		6			3.85	70%
47	141-450-002	2		(C-3) General Commercial/(F) Airport Approach	1.09	39%
		6			1.7	61%
48	141-450-003	2		(AG-I-5) Agriculture I/Minimum Lot Size- 5 Acres gross/ (F) Airport Approach	3.53	52%
		6			3.23	48%
49	141-450-004	2		(AG-I-5) Agriculture I/Minimum Lot Size- 5 Acres gross/ (F) Airport Approach	1.86	85%
		6			0.33	15%
50	141-450-008	6		(AG-I-5) Agriculture I/Minimum Lot Size- 5 Acres gross	0.38	100%
51	141-450-009	6		(AG-I-5) Agriculture I/Minimum Lot Size- 5 Acres gross	0.16	16%
		Outside Safety Zones			0.83	84%
52	143-143-013	6		(10-R-1) Single Family/Minimum Lot Size- 10,000 sq. feet net	0.23	100%
53	143-143-014	6		(10-R-1) Single Family/Minimum Lot Size- 10,000 sq. feet net	0.23	100%
54	143-173-003	6		(10-R-2) Two Family/ Minimum Lot Size- 10,000 sq. feet net	0.7	100%
55	143-184-002	6		(C-2) Retail Commercial	0.47	100%
56	143-202-010	6		(10-R-1) Single Family/Minimum Lot Size- 10,000 sq. feet net	0.38	100%
57	143-211-017	6		(10-R-1) Single Family/Minimum Lot Size- 10,000 sq. feet net	0.23	100%
58	143-212-018	6		(C-2) Retail Commercial	0.29	100%



**TABLE B-1**  
**VACANT OR UNDERUTILIZED PARCELS IN THE VICINITY OF SANTA YNEZ AIRPORT**

Parcel ID #	APN	Safety Zone	Noise Contour	Zoning District	Acreage of Parcel Portion in Safety Zone	Percentage of Parcel in Safety Zone
59	143-220-005	6		(C-2) Retail Commercial/(REC) Recreation/ (MU) Mixed Use – Santa Ynez Valley	2.63	100%
60	143-220-007	6		(C-2) Retail Commercial/(REC) Recreation/ (MU) Mixed Use – Santa Ynez Valley	0.39	100%
61	143-220-017	6		(C-2) Retail Commercial/(REC) Recreation/ (MU) Mixed Use – Santa Ynez Valley	0.23	100%
62	143-220-018	6		(C-2) Retail Commercial/(REC) Recreation/ (MU) Mixed Use – Santa Ynez Valley	0.27	100%
63	143-220-020	6		(C-2) Retail Commercial/(REC) Recreation/ (MU) Mixed Use – Santa Ynez Valley	0.55	100%
64	143-220-022	6		(REC) Recreation	0.25	100%
65	143-220-023	6		(C-2) Retail Commercial/(REC) Recreation/ (MU) Mixed Use – Santa Ynez Valley	0.74	100%
66	143-230-011	4		(20-R-1) Single Family/Minimum Lot Size- 20,000 sq. feet net/ (F) Airport Approach	0.18	26%
		6			0.52	74%
67	143-230-022	6		(20-R-1) Single Family/Minimum Lot Size- 20,000 sq. feet net	0.5	100%
68	143-230-027	4		(20-R-1) Single Family/Minimum Lot Size- 20,000 sq. feet net/ (F) Airport Approach	0.18	12%
		6			1.28	88%
69	143-241-001	6		(REC) Recreation	1.2	100%
70	143-242-002	6		(C-2) Retail Commercial	1.14	100%
71	143-252-001	6		(C-2) Retail Commercial	0.53	100%
72	143-253-002	6		(C-2) Retail Commercial/ (MU) Mixed Use – Santa Ynez Valley	0.26	100%
73	143-253-003	6		(C-2) Retail Commercial/ (MU) Mixed Use – Santa Ynez Valley	0.52	100%

**TABLE B-1**  
**VACANT OR UNDERUTILIZED PARCELS IN THE VICINITY OF SANTA YNEZ AIRPORT**

Parcel ID #	APN	Safety Zone	Noise Contour	Zoning District	Acreage of Parcel Portion in Safety Zone	Percentage of Parcel in Safety Zone
74	143-253-004	6		(C-2) Retail Commercial/ (MU) Mixed Use – Santa Ynez Valley	0.26	100%
75	143-253-005	6		(C-2) Retail Commercial/ (MU) Mixed Use – Santa Ynez Valley	0.72	100%
76	143-253-006	6		(C-2) Retail Commercial/ (MU) Mixed Use – Santa Ynez Valley	0.26	100%
77	143-253-007	6		(C-2) Retail Commercial/ (MU) Mixed Use – Santa Ynez Valley	0.26	100%
78	143-253-008	6		(C-2) Retail Commercial/ (MU) Mixed Use – Santa Ynez Valley	0.26	100%
79	143-254-002	6		(C-2) Retail Commercial	0.99	100%
80	143-254-004	6		(C-2) Retail Commercial	1.15	100%
81	143-262-001	6		(AG-I-20) Agriculture I/Minimum Lot Size- 20 Acres gross	0.53	100%
82	143-301-015	6		(10-R-1) Single Family/Minimum Lot Size- 10,000 sq. feet net	0.26	100%
83	143-302-006	6		(10-R-1) Single Family/Minimum Lot Size- 10,000 sq. feet net	0.23	100%
84	143-302-009	6		(10-R-1) Single Family/Minimum Lot Size- 10,000 sq. feet net	0.18	80%
		Outside Safety Zones			0.04	20%
85	143-302-015	6		(10-R-1) Single Family/Minimum Lot Size- 10,000 sq. feet net	0.23	100%
86	143-302-020	6		(10-R-1) Single Family/Minimum Lot Size- 10,000 sq. feet net	0.3	100%
87	143-330-013	6		(10-R-2) Two Family/Minimum Lot Size- 10,000 sq. feet net	0.23	100%
88	143-330-014	6		(10-R-1) Single Family/Minimum Lot Size- 10,000 sq. feet net	0.29	100%
89	143-330-031	6		(10-R-1) Single Family/Minimum Lot Size- 10,000 sq. feet net	1.08	100%
90	143-330-039	6		(C-2) Retail Commercial/ (MU) Mixed Use – Santa Ynez Valley	0.23	100%
91	143-330-042	6		(10-R-2) Two Family/Minimum Lot Size- 10,000 sq. feet net	0.27	100%

**TABLE B-1**  
**VACANT OR UNDERUTILIZED PARCELS IN THE VICINITY OF SANTA YNEZ AIRPORT**

<b>Parcel ID #</b>	<b>APN</b>	<b>Safety Zone</b>	<b>Noise Contour</b>	<b>Zoning District</b>	<b>Acreage of Parcel Portion in Safety Zone</b>	<b>Percentage of Parcel in Safety Zone</b>
92	143-341-006	6		(10-R-1) Single Family/Minimum Lot Size- 10,000 sq. feet net	0.45	100%
93	143-341-007	6		(10-R-1) Single Family/Minimum Lot Size- 10,000 sq. feet net	0.54	100%
94	143-341-008	6		(10-R-1) Single Family/Minimum Lot Size- 10,000 sq. feet net	0.45	100%
95	143-350-016	6		(10-R-1) Single Family/Minimum Lot Size- 10,000 sq. feet net	0.78	100%
96	143-350-024	6		(10-R-1) Single Family/Minimum Lot Size- 10,000 sq. feet net	0.24	100%
97	143-350-025	6		(10-R-1) Single Family/Minimum Lot Size- 10,000 sq. feet net	0.24	100%
98	143-350-033	6		(10-R-1) Single Family/Minimum Lot Size- 10,000 sq. feet net	1.76	100%
99	143-360-020	6		(10-R-1) Single Family/Minimum Lot Size- 10,000 sq. feet net	0.29	100%

SOURCE: Santa Barbara County Tax Assessor, 2017; Google Earth, 2018; ESA Airports, 2018.

**TABLE B-2**  
**VACANT OR UNDERUTILIZED PARCELS IN THE VICINITY OF NEW CUYAMA AIRPORT**

<b>Parcel ID #</b>	<b>APN</b>	<b>Safety Zone</b>	<b>Zoning District</b>	<b>Acreage of Parcel Portion in Safety Zone</b>	<b>Percentage of Parcel in Safety Zone</b>
01	149-290-019	1	(AG-II-100) Agriculture II/Minimum Lot Size- 100 Acres gross	127,538	3%
		2		688,970	15%
		3		163,286	4%
		5		3,464,271	78%
02	149-290-004	2	(AG-I-10) Agriculture I/Minimum Lot Size- 10 Acres gross	280,138	10%
		5		2,484,317	90%

SOURCE: Santa Barbara County Tax Assessor, 2017; Google Earth, 2018; ESA Airports, 2018.

## **Appendix F**

### **Analysis of Potential Growth Inducing Effects**

## Draft ALUCP Induced Growth Analysis

Parcel 107-250-020

Jurisdiction: County of Santa Barbara

Zoning: C-2

Size: 1.81 Acres

Potential Building Size: 22,100 sf (a)

Allowable Land Uses in C-2 Zoning District (b)	Intensity – People/ acre (c)	1993 ALUP Restriction – people / acre	Draft ALUCP Zone	Draft ALUCP Restriction	Potential Net New Intensity People/acre
Fitness/health club, meeting facility, restaurant, café, coffee shop, furniture manufacturing, cabinet shop, small-scale manufacturing, sign painting	35.0	25.0	6	No Limit – Defer to County zoning	10
Bed and breakfast, library, museum, school, day care,	40.66		6		15.66
Medical services – extended care, hospital	52.0		6		27
Commercial entertainment – indoor, conference center, indoor theater	296		6		271
Outdoor – theater	296		6		271
Outdoor – Fairgrounds, sports and recreational facilities	35		6		10

Notes:

(a) Based on floor-to-area ratio from SBCAG land use model for commercial uses

(b) Source: County Land Use Development Code

(c) Estimate of people calculated using County Parking requirements for new developments assuming 85% occupancy.

Parcel 107-250-021

Jurisdiction: County of Santa Barbara

Zoning: C-2

Size: 2.4 Acres

Potential Building Size: 29,272 sf (a)

Allowable Land Uses in C-2 Zoning District (b)	Intensity – People/ acre (c)	1993 ALUP Restriction – people / acre	Draft ALUCP Zone	Draft ALUCP Restriction	Potential Net New Intensity People/acre
Fitness/health club, meeting facility, restaurant, café, coffee shop, furniture manufacturing, cabinet shop, small-scale manufacturing, sign painting	35.0	25.0	6	No Limit – Defer to County zoning	10
Bed and breakfast, library, museum, school, day care,	30.66	25.0	6		5.66
Medical services – extended care, hospital	52.0	25.0	6		27
Commercial entertainment – indoor, conference center, indoor theater	296	25.0	6		271
Outdoor – theater	296	25.0	6		271
Outdoor – Fairgrounds, sports and recreational facilities	35	25.0	6		10

Notes:

(a) Based on floor-to-area ratio from SBCAG land use model for commercial uses

(b) Source: County Land Use Development Code

(c) Estimate of people calculated using County Parking requirements for new developments assuming 85% occupancy.

Parcel 107-250-022

Jurisdiction: County of Santa Barbara

Zoning: C-2

Size: 15 Acres

Potential Building Size: 182,952 sf (a)

Allowable Land Uses in C-2 Zoning District (b)	Intensity – People/ acre (c)	1993 ALUP Restriction – people / acre	Draft ALUCP Zone	Draft ALUCP Restriction	Potential Net New Intensity People/acre
Fitness/health club, meeting facility, restaurant, café, coffee shop, furniture manufacturing, cabinet shop, small-scale manufacturing, sign painting	35.0	25.0	6	No Limit – Defer to County zoning	10
Bed and breakfast, library, museum, school, day care,	40.66	25.0	6		15.99
Medical services – extended care, hospital	52.0	25.0	6		27
Commercial entertainment – indoor, conference center, indoor theater	296	25.0	6		271
Outdoor – theater	296	25.0	6		271
Outdoor – Fairgrounds, sports and recreational facilities	35	25.0	6		10

Notes:

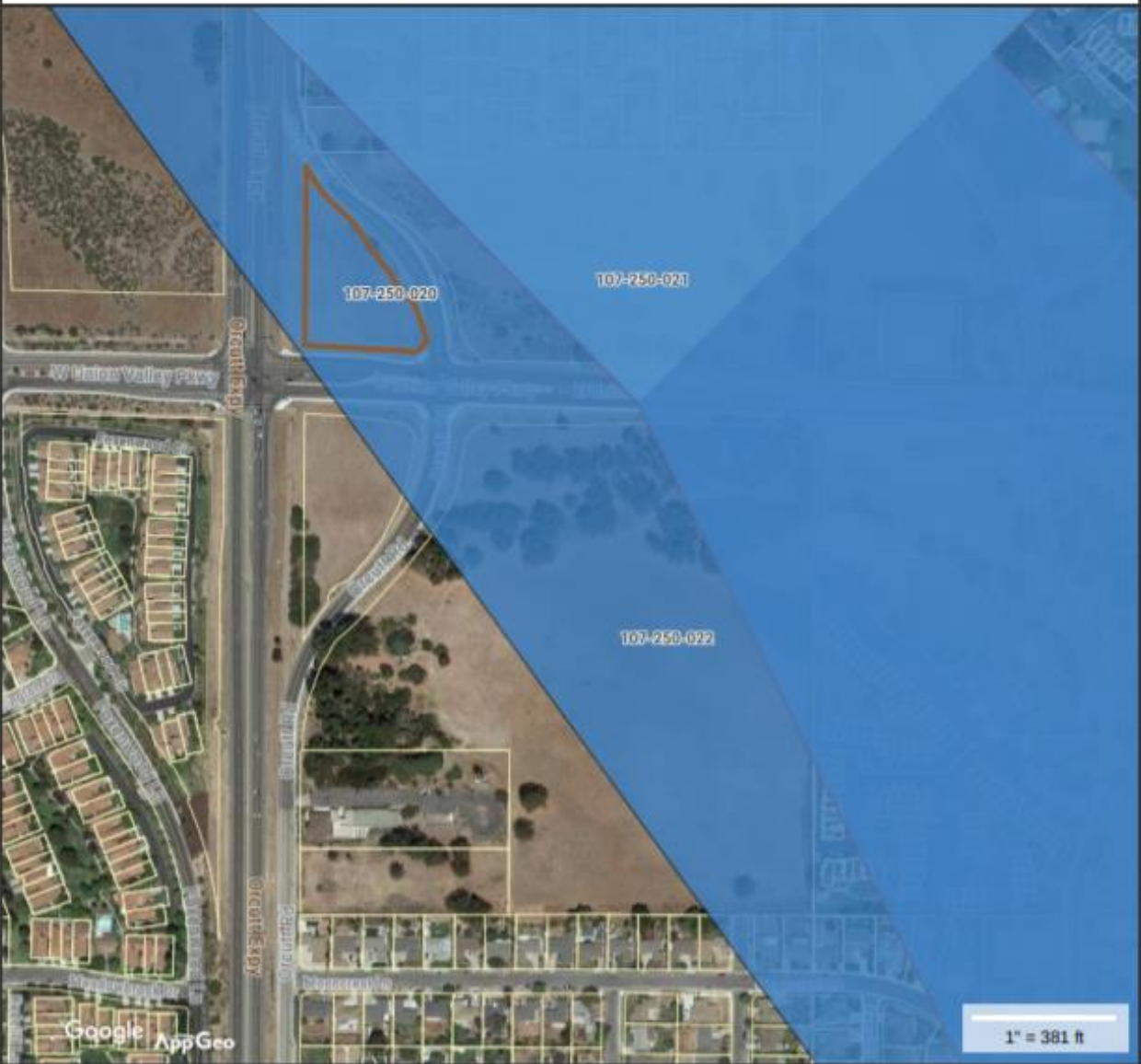
(a) Based on floor-to-area ratio from SBCAG land use model for commercial uses


(b) Source: County Land Use Development Code

(c) Estimate of people calculated using County Parking requirements for new developments assuming 85% occupancy.



Parcels with Potential for Induced Growth



<p>County Parcels Information</p> <p>APN 107-250-020</p> <p>Site Address</p> <p>Land Use VACANT</p>	<p> santa barbara county association of governments</p> <p>MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT</p> <p>Santa Barbara County Association of Governments makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.</p>	
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