



# COUNTY OF SANTA BARBARA

## PLANNING COMMISSION MARKED AGENDA

Hearing of February 28, 2018  
9:00 a.m.

C. MICHAEL COONEY      1st District  
CECILIA BROWN          2nd District  
JOHN PARKE              3rd District, Vice-Chair  
LARRY FERINI            4th District  
DANIEL BLOUGH         5th District, Chair

County of Santa Barbara  
Betteravia Government Center  
511 East Lakeside Parkway  
Santa Maria, CA 93455  
(805) 568-2000 (Planning & Development)

**TV COVERAGE ANNOUNCEMENT:** *Planning Commission Hearings are televised live on County Santa Barbara Television (CSBTv) Channel 20 at 9:00 A.M. in the South Coast, Lompoc, Santa Ynez Valley, Santa Maria and Orcutt areas. Rebroadcast of Planning Commission Hearings are on Fridays at 5:00 P.M. on CSBTv Channel 20. This hearing will also be streamed live on CSBTv's website at <https://www.countyofsb.org/ceo/csbtv/livestream.sbc> and digitally archived at <http://www.countyofsb.org/ceo/csbtv/archives.sbc>*

### **ADMINISTRATIVE AGENDA:**

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- III. **ROLL CALL:** All Commissioners were present.
- IV. **AGENDA STATUS REPORT:** by Jeff Wilson.
- V. **PROJECTION REPORT:** by Jeff Wilson.
- VI. **PUBLIC COMMENT:** None.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Blough reported that he has been experienced a conflict when attempting to record a tract map, which requires concurrent recordation of the deed. He has asked staff to schedule an item in which both the Commission and members of the public could list potential opportunities for process improvement. Staff agreed to schedule a workshop, and that it may be a good idea to include both the Surveyor and Tax Assessor.
- VIII. **MINUTES:** The Minutes of January 24, 2018 and January 31, 2018 were considered as follows:  

**ACTION:      Approved the Minutes of January 24, 2018.**

**Parke/Ferini              Vote: 5-0**

**ACTION:      Approved the Minutes of January 31, 2018.**

**Parke/Ferini              Vote: 5-0**
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.

X. **STANDARD AGENDA:**

1. **16DET-00000-00004** **Lompoc Stone Vesting Determination Project** **Lompoc**  
12NGD-00000-00022 Errin Briggs, Energy Specialist (805) 568-2047  
Joe Dargel, Planner (805) 568-3573

Hearing on the request of Sid Goldstien, civil engineer and agent for the applicant, Lompoc Stone (Sepulveda), to consider the following:

- a) **16DET-00000-00004** [application filed on November 8, 2016] for a vesting determination of the Lompoc Stone mining expansion area, in compliance with County Land Use and Development Code Section 35.82.160.D-2 (Vested Rights); and
- b) **10RVP-00000-00048** [application filed on June 9, 2010] for approval of a revised Reclamation Plan (revising Case No. 90-RP-001) for surface mining on 083-060-015 & 083-060-009 (Site 1A) and sorting and storage activities on APNs 083-070-018 & 083-070-010 (Site 1B) in compliance with Section 35.82.160 of the Land Use and Development Code on property zoned 100-AG; and

to adopt the Mitigated Negative Declaration (12NGD-00000-00022) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP Nos. 083-060-015 & 083-060-009 (Site 1A) and 083-070-018 & 083-070-010 (Site 1B), located north of Santa Rosa Road and easterly of State Route 1, in the Lompoc area, 4<sup>th</sup> Supervisorial District. As a result of the project, significant but mitigable effects on the environment are anticipated in the following categories: aesthetics/visual resources, air quality, biological resources, cultural resources, geologic resources, hazardous materials/risk of upset and water quality. The Mitigated Negative Declaration (MND) and all documents may be reviewed at the Planning and Development Department, 624 W. Foster Road, Suite C, Santa Maria or 123 East Anapamu Street, Santa Barbara. (Continued from 1/10/18)

**ACTION:** **Motion to conceptually make the required findings for approval of the project, conceptually adopted the Mitigated Negative Declaration 12NGD-00000-00022, conceptually approve the project, Case Nos. 16DET-00000-00004 and 10RVP-00000-00048, and direct staff to refer the revised Reclamation Plan to the Division of Mine Reclamation (DMR) for review and approval and then return to the Planning Commission for final action after receiving direction from the DMR.**

**Ferini/Blough** **Vote: 2-2 (Cooney and Brown no, Parke recused himself prior to the hearing)\***  
**10 day appeal period; fee required.**

\* *The adopted Santa Barbara County Planning Commission Procedures Manual, Procedure for Conduct of Public Hearings #11 (Page 10) states that “The Commissioner of the district in which the project is located is given the first opportunity to make a motion to approve, conditionally approve, deny or continue the item for additional study. Any motion for final action must include the adoption of all required findings. A majority of the Commission present must support a motion for any motion to pass. In the event of a split vote, (2-2), the motion would fail to pass. Unless the Commission makes another motion resulting in a majority decision, the motion’s failure to pass would be deemed a denial. For Comprehensive Plan Amendments, a recommendation for approval shall be made by the affirmative vote of not less than a majority of the total membership of the Commission.”*

**Jaffe/Gliessman Appeal of North Fork**

2. **17APL-00000-00017 Ranch Frost Ponds Minor Conditional Use Permit New Cuyama**  
17NGD-00000-00017 John Zorovich, Supervising Planner (805) 934-6297  
Steve Rodriguez, Planner (805) 682-3413

Hearing on the request of Roberta Jaffe and Stephen Gliessman to consider the appeal, Case No. 17APL-00000-00017 [application filed on October 2, 2017] in compliance with Section 35.102 of the County Land Use and Development Code, of the decision of the Zoning Administrator to approve a Minor Conditional Use Permit, Case No.16CUP-00000-00005, for the North Fork Ranch Frost Ponds project on property located in the AG-II-100 Zone; and to adopt the Mitigated Negative Declaration (16NGD-00000-00004) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant but mitigable effects on the environment are anticipated in the following categories: Biological Resources, Cultural Resources, Geologic Processes, and Water Resources/Flooding. The application involves Assessor Parcel No. 147-010-0045, located on the south side of State Route 166, approximately nine miles west of the community of New Cuyama, between Cottonwood Canyon Road and Schoolhouse Canyon Road, Fifth Supervisorial District.

**ACTION: Dropped the item from the Standard Agenda.**

**Blough/Ferini Vote: 5-0**  
**Appeal process not applicable.**

**Triple J Ready Mix Batch**

3. **17CUP-00000-00012 Plant and Concrete Recycling Plant Santa Maria**  
17NGD-00000-00014 John Zorovich, Supervising Planner (805) 934-6297  
Steve Rodriguez, Planner (805) 682-3413

Hearing on the request of Terry Johnson, owner, to consider Case No. 17CUP-00000-00012 [application filed on April 11, 2017] for approval of a Major Conditional Use Permit in compliance with Section 35.25.030 of the County Land Use and Development Code for the development and operation of a portable ready mix concrete batch plant and a concrete crushing/recycling operation on property in the General Industry (M-2) zone; and to adopt the Mitigated Negative Declaration (17NGD-00000-00014) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant but mitigable effects on environment are anticipated in the following categories: aesthetics, biological resources (wildlife), and Land Use (potential airport-related conflicts). The Mitigated Negative Declaration (MND) and all documents referenced therein may be reviewed at the Planning and Development Department, 624 West Foster Road, Suite C, Santa Maria, 93455. Please contact the project planner, Steve Rodriguez in advance at 805 682-3413 to ensure that projects materials will be available. The MND is also available for review online at P&D's website at [www.sbcountyplanning.org/environmental/active.cfm](http://www.sbcountyplanning.org/environmental/active.cfm), and at the City of Santa Maria Branch Public Library, located at 421 South McClelland Street, Santa Maria, CA 93454. The application involves APN 111-030-018, located at 1860 West Betteravia Road, Fourth Supervisorial District.

**ACTION: Approved the project.**

**Ferini/Cooney Vote: 5-0**  
**10 day appeal period; fee required.**



**The Planning Commission Agenda, Marked Agenda and Staff Reports are available on the  
Planning and Development Web Site at  
[www.sbcountyplanning.org](http://www.sbcountyplanning.org)**

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Jeff Wilson  
Secretary to the Planning Commission

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