



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of March 11, 2015
9:00 a.m.

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

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 <http://www.countyofsb.org/ceo/csbtv.aspx?id=1558> and digitally archived at <http://www.countyofsb.org/ceo/media02.aspx>*

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 Alice McCurdy.
- V. **PROJECTION REPORT:** by Alice McCurdy.
- VI. **PUBLIC COMMENT:** None.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.
- VIII. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** None.
- IX. **STANDARD AGENDA:**

14RMM-00000-00007

TM 14,430

15GPA-00000-00001

15ORD-00000-00001

14ORD-00000-00012

**Rice Ranch Recorded Map
Modification and Specific Plan**

Orcutt

1.

03-EIR-05

Zoraida Abresch, Supervising Planner (805) 934-6585
John Zorovich, Planner (805) 934-6297

Hearing on the request of Frances Romero, agent for Rice Ranch Community, LLC, to consider the following:

- a) **14RMM-00000-00007**, [application filed on October 31, 2014] to modify Condition No. 50 for TM 14,430 in compliance with Section 21-15.9 of County Code Chapter 21 on property zoned PRD to allow for 27% of the market rate units, up to 195 units, to be issued zoning clearance prior to implementation of the Affordable Housing Provisions;

- b) **015GPA-00000-00001** [application filed February 3, 2015] for approval of Case No. 14SPP-00000-00002 to amend Subsections 4.3.1 Affordable Housing - Program Requirements and 4.3.2, Affordable Housing – Implementation and Monitoring, of the approved Rice Ranch Specific Plan (97-SP-001) to clarify that the Pine Creek neighborhood would not include workforce housing units and, to allow for 27% of the market rate units, up to 195 units, to be issued zoning clearance prior to implementation of the Affordable Housing Provisions, respectively;
- c) **14ORD-00000-00012** [application filed October 31, 2014] to amend Subsections 4.3.1 Affordable Housing - Program Requirements and 4.3.2, Affordable Housing – Implementation and Monitoring, of the approved Rice Ranch Specific Plan (97-SP-001) to clarify that the Pine Creek neighborhood would not include workforce housing units and, to allow for 27% of the market rate units, up to 195 units, to be issued zoning clearance prior to implementation of the Affordable Housing Provisions, respectively;
- d) **15ORD-00000-00001** [application filed on February 5, 2015] to amend the approved Rice Ranch Specific Plan Development Agreement to clarify that construction of the affordable units would follow the 195th zoning clearance of the market rate units at which time three (3) affordable units shall be constructed concurrent with the construction of every eight (8) market rate units in each phase of development until a total of 146 affordable units have been constructed; and

to accept 03-EIR-05 as adequate Environmental Review for Case Nos. 14RMM-00000-00007, 14ORD-00000-00012, 15GPA-00000-00001, 15ORD-00000-00001, and 14SPP-00000-00002 pursuant to Section 15162 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP Nos. 101-380-002; 101-390-002 through -004 and -007, -008, -009; 101-400-001, -002; 101-410-001 through -046; 101-420-001 through -034; 101-430-001 through -021; 101-440-001 through -028; 101-450-001 through -024; 101-460-001 through -028; and, 101-470-001 through -016 located on the south side of Stubblefield and Rice Ranch Roads in the southeastern portion of the Orcutt Community Plan area, Fourth Supervisorial District.

ACTION: Recommended that the Board of Supervisors make the required findings for the project, including CEQA findings and determine that no subsequent Environmental Impact Report or Negative Declaration shall be prepared for the project; Adopted Resolutions recommending that the Board of Supervisors approve and adopt resolutions amending the Rice Ranch Specific Plan, Rice Ranch Development Agreement, and Rice Ranch Specific Plan; Recommended that the Board of Supervisors approve Case No 14RMM-00000-00007 to modify Condition No. 50 of TM 14,430.

Ferini/Blough **Vote: 4-1 (Cooney no)**
Appeal process non-applicable.

2. **14CUP-00000-00026 Verizon at Black Road Telecommunications Facility** **Orcutt**
15NGD-00000-00001 Zoraida Abresch, Supervising Planner (805) 934-6585
Dana Eady, Planner (805) 934-6266

Hearing on the request of Jay Higgins, SAC Wireless to consider Case No. 14CUP-00000-00026 [application filed on August 26, 2014] for a Conditional Use Permit allowing for the construction and operation of an unstaffed telecommunications facility in compliance with Sections 35.82.060 (Conditional Use Permits) and 35.44.010 (Telecommunications Facilities) of the County Land Use and Development Code, on property zoned C-3; and to adopt the Negative Declaration (15NGD-00000-00001) 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: Aesthetics/Visual Resources, Biological Resources, Cultural Resources, Land Use, Noise. The ND and all documents may be reviewed at the Planning and Development Department, 624 West Foster Road, Suite C, Santa Maria. The ND is also available for review at the Santa Maria Public Library, 421 South McClelland St., Santa Maria. The application involves Assessor Parcel No. 111-220-015, located at 3510 Black Road, in the Orcutt area, Fourth Supervisorial District.

ACTION: Approved the project with revisions to the Conditions of Approval

Ferini/Blough Vote: 4-1 (Brown no)
10 day appeal period; fee required.

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| 3. | 14CUP-00000-00011 | Verizon at Kenneth Avenue | Santa Maria |
| | Exempt, CEQA Guidelines Section
15303 & 15304 | Zoraida Abresch, Supervising Planner (805) 934-6585
Florence Trotter-Cadena, Planner (805) 934-6253 | |

Hearing on the request of Jay Higgins, agent for the applicant, Verizon Wireless, to consider Case No. 14CUP-00000-00011 [application filed on April 17, 2014] to allow for the construction and operation of an unstaffed telecommunications facility with an 80-foot tall antenna support structure designed as a faux eucalyptus tree, in compliance with Sections 35.82.060 (Conditional Use Permits) and 35.44.010 (Telecommunications Facilities) of the County Land Use and Development Code, on property zoned REC; and to determine the project is exempt from CEQA pursuant to Sections 15303 and 15304 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 107-690-001, located southwest of the intersection of Via Santa Maria and Kenneth Avenue, known as 4599 Kenneth Avenue, Orcutt area, Fourth Supervisorial District.

ACTION: Continued the item to the hearing of March 25, 2015, at the request of the Commission.

Ferini/Blough Vote: 5-0
Appeal process non-applicable.

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| 4. | 14CUP-00000-00024 | Verizon at Mora Conditional Use Permit | Santa Ynez |
| | Exempt, CEQA Guidelines Section
15303 & 15304 | Zoraida Abresch, Supervising Planner (805) 934-6585
Joyce Gerber, Planner (805) 568-3518 | |

Hearing on the request of Michelle Ellis, agent for Verizon Wireless, to consider Case No. 14CUP-00000-00024 [application filed on October 28, 2014] for a Conditional Use Permit allowing construction and operation of an unstaffed telecommunications facility with a 50 foot tall antenna support structure designed to resemble a broadleaf tree, in compliance with Sections 35.82.060 (Conditional Use Permits) and 35.44.010 (Telecommunications Facilities) of the County Land Use and Development Code, on property zoned AG-I-10; and to determine the project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Sections 15303 and 15304. The application involves AP No. 141-430-018, located at 1867 Mora Avenue, in the Santa Ynez area, Third Supervisorial District.

ACTION: Approved the project with revisions to the Conditions of Approval

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

5.	12DVP-00000-00005	ERG Operating Company	
	13EIR-00000-00002	Foxen Petroleum Pipeline Project	Garey
		Errin Briggs, Energy Specialist (805) 568-2047	
		Matt Young, Planner (805) 568-2513	

Hearing on the request of ERG Operating Company to consider Case No. 12DVP-00000-00005 [application filed on June 18, 2012] for approval of a Development Plan in compliance with Section 35.52.080 and Section 35.82.080 of the County Land Use and Development Code, on property zoned Ag-I, Ag-II, M-1, CN, and 7-R-1, to develop a petroleum pipeline; and to certify the Environmental Impact Report (13EIR-00000-00002) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant effects on the environment are anticipated in the following categories: Biological Resources and Water Resources. The EIR and all documents referenced therein may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara or 624 West Foster Road, Suite C, Santa Maria. The EIR is also available for review at the Central Branch of the City of Santa Barbara Library, 40 East Anapamu Street, Santa Barbara. The application involves Assessor Parcel No. 129-180-015, -013, -007, -008; 129-100-025, -014, -015, -034, -035, -036; 129-090-021, -032, -037, -038; 129-080-006,-007; 129-090-016, -033; and 129-040-010 and -015, located at in northern Santa Barbara County between ERG's Cantin Tank Battery on Foxen Canyon Road and Santa Maria Mesa Road, in the Garey area, Fifth Supervisorial District.

ACTION: Approved the project.

Blough/Ferini

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

Dianne M. Black
Secretary to the Planning Commission