



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of March 12, 2014
9:00 a.m.

C. MICHAEL COONEY	1st District	County of Santa Barbara
CECILIA BROWN	2nd District, Vice-Chair	Betteravia Government Center
JOAN HARTMANN	3rd District	511 East Lakeside Parkway
LARRY FERINI	4th District	Santa Maria, CA 93455
DANIEL BLOUGH	5th District, Chair	(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 the Planning Commission Hearings are on Fridays at 5:00 P.M. on CSBTV Channel 20.*

ADMINISTRATIVE AGENDA:

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** by Leticia I. Miguel.
- III. **ROLL CALL:** All Commissioners were present.
- IV. **AGENDA STATUS REPORT:** by Dianne M. Black.
- V. **PROJECTION REPORT:** by Dianne M. Black.
- VI. **PUBLIC COMMENT:** None.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** The Planning Commission disclosed ex-parte discussions related to the Summerland Community Plan project.
- VIII. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.
- IX. **STANDARD AGENDA:**

1. **13CUP-00000-00016** **AT&T Telecommunications**
Facility at 2650 E. Clark Avenue **Santa Maria**
Exempt, CEQA Guidelines Sections 15303 and 15304 John Karamitsos, Supervising Planner (805) 934-6255
Dana Eady, Planner (805) 934-6266

Hearing on the request of Robert McCormick, agent for the applicant, AT&T, to consider Case No. 13CUP-00000-00016 [application filed on June 25, 2013] to allow construction and operation of an unstaffed telecommunications facility with a 55-foot tall antenna support structure designed to resemble a 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 AG-II-40; 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. 129-151-046, located approximately 1.6 miles east of the intersection of US Highway 101 and Clark Avenue, known as 2650 E. Clark Avenue, Santa Maria area, Fourth Supervisorial District. (Continued from 01/29/14 and 3/05/14)

- 03CUP-00001-00024**
03RPP-00001-00001
4. **12GPA-00000-00001 Granite Gardner Ranch Mining Revisions Project Buellton**
10EIR-00000-00002 Errin Briggs, Energy Specialist (805) 568-2047
Susan Curtis, Planner (805) 568-3573

Hearing on the request of Bill Taylor agent for the applicant, Granite Construction Company, to consider the following:

- a) **03RPP-00001-00001** [application filed on December 15, 2008] for approval of a Revised Reclamation Plan for surface mining in compliance with Section 35.82.160 of the Land Use and Development Code (LUDC);
- b) **03CUP-00001-00024** [application filed on December 15, 2008] for a revised Conditional Use Permit to allow for continuation of recycling construction/demolition material, processing asphaltic concrete, importation of additional aggregate, and to extend the life of the existing hot mix asphalt (HMA) plant to 2064, after the cessation of existing mining activities at the site in compliance with Section 35.82.060 of the LUDC,
- c) **12GPA-00000-00001** [application filed on January 30, 2012] for a General Plan Amendment to amend the Santa Barbara County Comprehensive Plan Map to apply a Mineral Resource Industry Overlay specific to the project site on property zoned AG-II-100;

and to certify the Subsequent Environmental Impact Report (10EIR-00000-00002) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. No Class I (significant and unavoidable) impacts or Class II (significant but mitigable) impacts have been identified for the currently proposed project beyond those identified in the Granite Construction Mining Expansion Project Environmental Impact Report, County case no. 03-EIR-10. The Subsequent Environmental Impact Report (SEIR) and all documents referenced therein may be reviewed at the Planning and Development Department, 624 W. Foster Road, Suite C, Santa Maria. The SEIR 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 AP Nos. 137-270-032 and 137-270-015. The Granite Construction Company's Gardner Ranch Facility (AP No. 137-270-032) is located on a river terrace adjacent to the south bank of the Santa Ynez River immediately south of Buellton, California. The site is approximately one-half mile southeast of the Santa Rosa Road interchange of U.S. Highway 101. Live Oak Bazzi Family Ranch LP's property (AP No. 137-270-015) immediately borders the Granite property on the western boundary, and is in turn immediately bounded on the west by U.S. Highway 101, and on the north by the Santa Ynez River. Both AP Nos. are in the Third Supervisorial District.

ACTION: Dropped the item from the Standard Agenda, at the request of staff.

Hartmann/Brown Vote: 5-0
Appeal process not applicable.

- 11PPP-00000-00001**
12AMD-00000-00008
5. **12CUP-00000-00037 North Garey Oil and Gas Drilling & Production Plan Garey**
13NGD-00000-00007 Errin Briggs, Energy Specialist (805) 568-2047
Nancy Minick, Planner (805) 884-8050

Hearing on the request of PetroRock, LLC to consider the following:

- a) **11PPP-00000-00001** [application filed on June 1, 2011] for approval of an Oil Drilling and Production Plan in compliance with Section 35.53.040 of the Land Use and Development Code for 56 new oil and gas wells on 8 new and 1 existing well pads, one water injection well, an equipment storage yard, and ancillary equipment on property zoned AG-I-10 and AG-II-100;
- b) **12AMD-00000-00008** [application filed on August 24, 2012] for approval of a Revised Oil Drilling and Production Plan for the Tunnell Lease (08PPP-00000-00001) in compliance with Section 35.53.040 of the Land Use and Development Code on property zoned AG-II-100 to allow certain modifications to the existing Tunnell Facility to operate as the primary facility for storage, separation, processing, transportation and other ancillary operations for oil produced from the proposed 56 wells;
- c) **12CUP-00000-00037** [application filed on November 14, 2012] for approval of a Conditional Use Permit in compliance with Section 35.52.040 (see Table 5-2) of the Land Use and Development Code on four parcels zoned AG-I (APNs 129-100-017, -029, -030, and -031) to allow oil and gas drilling and production activities;

and to adopt the Mitigated Negative Declaration (13NGD-00000-00007) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. 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, Geologic Processes, Hazardous Materials/Risk of Upset, Noise, Transportation/Circulation and Water Resources/Flooding. The Mitigated Negative Declaration and all documents referenced therein may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara, CA. The MND and its attachments are also available for review at <http://www.sbcountyplanning.org>. The applications involve AP Nos. 129-180-007, 129-100-014, 129-100-017, 129-100-023, 129-100-029, 129-100-030, 129-100-031, and 129-080-011 in the North County, east of the city of Santa Maria, and near the town of Garey in the Fifth Supervisorial District.

ACTION: Approved the project, with revisions to the Staff Report, Findings, Mitigated Negative Declaration, and Conditions of Approval.

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