



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of March 29, 2017
9:00 a.m.

C. MICHAEL COONEY	1st District, Chair	Santa Barbara County
CECILIA BROWN	2nd District	Engineering Building, Room 17
MARELL BROOKS	3rd District	123 East Anapamu Street
LARRY FERINI	4th District	Santa Barbara, CA 93101
DANIEL BLOUGH	5th District, Vice-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 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:** Commissioner Blough was absent.
- 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:** None.
- VIII. **MINUTES:** The Minutes of March 8, 2017 were considered as follows:

ACTION: Approved the Minutes of March 8, 2017.

Brooks/Brown **Vote: 4-0 (Blough absent)**
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Dianne M. Black.
- X. **STANDARD AGENDA:**
 1. **Lighting Plans Briefing** **Countywide**
John Zorovich, Supervising Planner (805) 934-6297

The Planning Commission will receive a briefing addressing how the County development review process, application of standard conditions, and the California Energy Code requirements reduce impacts associated with night lighting.

ACTION: The Planning Commission received a briefing addressing how the County development review process, application of standard conditions, and the

California Energy Code requirements reduce impacts associated with night lighting. No action was taken.

- TM 14,709**
06TRM-00000-00002 **Rancho La Laguna Tract Map**
2. 16CUP-00000-00030 **& State Small Water System** **Los Alamos**
16EIR-00000-00001 John Zorovich, Supervising Planner (805) 934-6266
Dana Eady, Planner (805) 934-6266

Hearing on the request of Susan Petrovich, agent/attorney for Rancho La Laguna LLC, and La Laguna Ranch Co. LLC, owners, to consider the following:

- a) **06TRM-00000-00002** [application filed on July 25, 2006] for approval of a Vesting Tentative Tract Map in compliance with County Code Chapter 21 to subdivide 3,951 acres into 13 lots ranging in size from 160 acres to 605 acres, on property zoned AG-II-100;
- b) **16CUP-00000-00030** [application filed on December 20, 2016] for approval of a Minor Conditional Use Permit for a state small water system with a total of 14 connections and the installation of appurtenant equipment and water utility lines in compliance with Section 35.82.060 of the County Land Use and Development Code, on property zoned AG-II-100; and to

certify the Environmental Impact Report (16-EIR-1) 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: Aesthetic/Visual resources; Biological Resources; Cultural Resources; and Geology. The EIR and all documents referenced therein may be reviewed at the Planning and Development Department, 624 West Foster Road, Suite C, Santa Maria. The EIR is also available for review at the Solvang branch (1745 Mission Drive) and Orcutt branch (175 S Broadway St) libraries, and online at: <http://sbcountyplanning.org/projects/06TRM-00002RanchLaLaguna/index.cfm>. The application involves Assessor Parcel Nos. 133-080-026, 133-080-036, and a portion of 133-080-037, located approximately 7.5 miles north of the town of Los Olivos and 7.5 miles northeast of the town of Los Alamos, in the Third and Fifth Supervisorial Districts. (Continued from 1/25/17)

ACTION: **Continued the item to the hearing of April 26, 2017, at the request of the applicant.**

Brooks/Brown **Vote: 4-0 (Blough absent)**
Appeal process not applicable.

- 12TRM-00000-00001**
3. 13RDN-00000-00004 **Zaca Preserve Vesting Tentative Tract Map** **Buellton**
16NGD-00000-00019 John Zorovich, Supervising Planner (805) 934-6297
Dana Eady, Planner (805) 934-6266

Hearing on the request of Sid Goldstien, agent for Zaca Preserve, LLC, owner, to consider the following:

- a) **12TRM-00000-00001** [application filed on January 27, 2012] for approval of a Vesting Tentative Tract Map in compliance with County Code Chapter 21 to subdivide two existing lots of 2.59 and 140.80 acres into seven lots ranging in size from approximately 20 to 22 acres on property zoned Residential (1-E-1) and Agriculture (AG-1-20);
- b) **13RDN-00000-00004** [application filed November 22, 2013] for approval of the naming of the project site access road, a proposed private street, in compliance with Chapter 35.76

of the County Land Use and Development Code, on property zoned Agriculture (AG-1-20);
and to

adopt the Mitigated Negative Declaration (16NGD-00000-00019) 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, geologic processes, hazardous materials/risk of upset, noise, and water resources/flooding. The Mitigated Negative Declaration and all documents 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 ND is also available for review at the Solvang Library located at 1745 Mission Drive, and at the P&D's website at: www.sbcountyplanning.org/environmental/active.cfm. The application involves Assessor's Parcel Numbers 099-400-017 and 099-600-041, located at 1315 Jonata Park Road, Buellton area, Third Supervisorial District.

ACTION: Accepted late submittal from Stephen and Carissa Luke into the record.

Brooks/Brown **Vote: 4-0 (Blough absent)**
Appeal process not applicable.

ACTION: Approved the project with revisions to the Conditions of Approval and project plans.

Brooks/Brown **Vote: 4-0 (Blough absent)**
10 day appeal period; fee required.

4. CEQA Training

The Planning Commission will receive training on the California Environmental Quality Act (CEQA) from County Counsel staff. (Continued from 2/22/17 and 3/08/17)

ACTION: Continued the item to the hearing of April 26, 2017, at the request of the commission.

Brown/Brooks **Vote: 4-0 (Blough absent)**
Appeal process not applicable.

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