



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of April 24, 2013
9:00 a.m.

C. MICHAEL COONEY	1st District	Santa Barbara County
CECILIA BROWN	2nd District	Engineering Building, Room 17
JOAN HARTMANN	3rd District, Chair	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.*

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 Glenn Russell, Director.
- V. **PROJECTION REPORT:** by Glenn Russell, Director.
- VI. **PUBLIC COMMENT:** None.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Blough asked Counsel to prepare a report on how the recent *Cottonwood v. Barlow* appellate court decision would have on the Planning Commission's future consideration of projects.
- VIII. **MINUTES:** The Minutes of April 3, 2013 were considered as follows:
ACTION: Approved the Minutes of April 3, 2013.
Brown/Blough Vote: 5-0
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.
- X. **CONSENT AGENDA ITEMS AND PROCEDURE:**

**Laguna County Sanitation District
Permanent Easement Acceptance and Parcel Fee**

C-1. 13GOV-00000-00006 **Ownership Government Code Conformity** **Santa Maria**
Kevin Drude, Energy Specialist (805) 568-2519
Nancy Minick, Planner (805) 884-8050

Hearing on the request of Jeff Havlik, Santa Barbara County Public Works Department, to consider Case No. 13GOV-00000-00006, [application filed on March 20, 2013], for a

determination that the Laguna Sanitation District’s proposed acceptance of a permanent easement and fee ownership of a portion of a privately owned parcel in the Santa Maria Valley conforms with the Comprehensive Plan of the County of Santa Barbara pursuant to California Government Code Section 65402(c). The site for the easement is identified as AP No. 105-140-087 and the site for the fee is located on AP No. 101-020-070, in the Fourth Supervisorial District.

ACTION: Continued the item to the hearing of May 1, 2013, at the request of the Commission.

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

XI. STANDARD AGENDA:

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| 1. | 10RMM-00000-00001 Montecito Ranch Estates Recorded Map
11LLA-00000-00008 Modification and Lot Line Adjustment
<hr/> 11NGD-00000-00020 | Summerland
Anne Almy, Supervising Planner (805) 568-2053
Alex Tuttle, Planner (805) 884-6844 |
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Hearing on the request of Raymond Appleton, agent for the owner Patrick Nesbitt, to consider Case No. 10RMM-00000-00001, [application filed on January 7, 2010] and Case No. 11LLA-00000-00008 [application filed on July 20, 2011] for approval of a Recorded Map Modification in compliance with County Code Chapter 21, on property zoned RR-5 to modify the building envelopes on Lots 1, 4, 5, 6, 7, and 8, modify the grading and pad elevations on the subject lots, adjust the boundaries of the open space easement, and modify the public trail easement and associated public viewing area locations of Tract Map 14,290; and for approval of a Lot Line Adjustment in compliance with Section 21-90 of County Code Chapter 21, to adjust interior lot lines between Lots 5, 6, and 7 to reconfigure into three lots of 7.47, 6.41, and 6.13 acres respectively; and to adopt the Mitigated Negative Declaration (11NGD-00000-00020) 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, Land Use, and Recreation. The ND and all documents may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara. The ND is also available for review at the Central Branch of the City of Santa Barbara Library, 40 E. Anapamu St., Santa Barbara. The application involves AP Nos. 005-210-061, and -064 through -068, located at 2700 Via Real, in the Summerland area, First Supervisorial District.

ACTION: Continued the item to the hearing of May 8, 2013, at the request of staff.

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

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| 2. | TM 14,739
07TRM-00000-00006
05GPA-00000-00006
07DVP-00000-00032
05RZN-00000-00010
<hr/> 10DVP-00000-00002 Orcutt Community Plan Key Site 30 (Bradley Village)
12EIR-00000-00005 | Orcutt
John Karamitsos, Supervising Planner (805) 934-6255
Dana Carmichael, Planner (805) 934-6266 |
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Hearing on the request of David Swenk, agent for Lawnae Hunter, owner, to consider the following:

- a) **05GPA-00000-00006** [application filed on November 1, 2005] proposing to: 1) Amend the Land Use Designation on the subject parcel from Agricultural (A-I-40) to Residential (RES-3.3, RES-4.6, Res-8.0) on approximately 21.2-acres, and Recreation (REC) on approximately 47.8-acres; 2) Amend Orcutt Community Plan Development Standard KS30-2 to allow storm water detention basins to be located within the open space area; and 3) Re-alignment of the public multi-use trail identified in the Orcutt Community Plan Parks Recreation, and Trails map as B-1, Bradley Connector;
- b) **05RZN-00000-00010** [application filed on November 1, 2005] proposing to rezone approximately 69-acres from Agriculture (AG-I-40) to Single Family Residential (8-R-1, 10-R-1), Small Lot Planned Development (SLP), and Recreation (REC) in compliance with Chapter 35.14 of the County Land Use and Development Code;
- c) **07TRM-00000-00006/TM 14,739** [application filed November 7, 2008] for approval of a Vesting Tentative Tract Map in compliance with County Code Chapter 21 to subdivide approximately 79.6-acres (gross) into: 1) 69 single family residential lots ranging in size from 5,415 square feet to 22,640 square feet; 2) One (1) lot for a private passive park of 177,364 square feet; 3) One (1) private open space lot of 1,929,393 square feet; and, 5) Six (6) lots for future development on property zoned MR-O;
- d) **07DVP-00000-00032** [application filed on November 7, 2008] for approval of a Final Development Plan in compliance with Section 35.82.080 of the County Land Use and Development Code to develop 18 single family units within the SLP zone district;
- e) **10DVP-00000-00002** [application filed on February 16, 2010] for approval of a Final Development Plan in compliance with Section 35.82.080 of the County Land Use and Development Code to construct a 3.5-acre private passive park; and to

certify the Subsequent Environmental Impact Report (12EIR-00000-00005) 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: Aesthetic and Visual Resources (cumulative), Biological Resources (cumulative), and Public Facilities (cumulative). The Subsequent Final 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 online at the Planning and Development website at www.sbcountyplanning.org/projects/05GPA-00006/FSEIR.cfm and at the Central Branch of the City of Santa Barbara Library, 40 East Anapamu Street, Santa Barbara. The application involves AP No. 107-250-008, located on the west side of Bradley Road between Union Valley Parkway and Patterson Road, approximately 2 miles northwest of the Clark Avenue/US Hwy 101 intersection, in the Orcutt Community Planning area, Fourth Supervisorial District.

ACTION: Continued the item to the hearing of May 1, 2013, at the request of staff.

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

3.	09PPP-00000-00002 12DVP-00000-00008 13LUP-00000-00102 12EIR-00000-00003	Santa Maria Energy Oil Drilling and Production Project and Laguna Sanitation District Phase 3 Recycled Water Pipeline	Orcutt
		Kevin Drude, Energy Specialist (805) 568-2519 Nancy Minick, Planner (805) 884-8050	

Hearing on the request of Santa Maria Energy LLC to consider approval of the following permits:

- a) **09PPP-00000-00002** [application filed on November 12, 2009] Oil Drilling and Production Plan (ODPP) in order to produce oil using a cyclic steaming process from the Diatomite formation within the Careaga Lease in compliance with Section 35.53.040 of the County Land Use and Development Code (LUDC) on property zoned AG-II-100;
- b) **12DVP-00000-00008** [application filed on August 2, 2012] Development Plan to install a crude oil transmission pipeline from the Careaga Lease in compliance with Section 35.82.080 of the LUDC, on property zoned AG-II-100. (The pipeline would be operated by the Laguna County Sanitation District upon the District's acceptance of the pipeline as constructed by Santa Maria Energy.);
- c) **13LUP-00000-00102** [application filed on March 25, 2013] Land Use Permit to install the LCSD Phase 3 Recycled Water Pipeline and pump station from the terminus of the District's existing recycled water distribution pipeline to the Careaga Lease on various parcels and within public road rights-of-way in compliance with Allowable Uses as described in LUDC Sections 35.21 through 35.25, primarily on property zoned AG-II-100;

and to certify the Environmental Impact Report (12EIR-00000-00003; SCH #2011091085) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of the SME project, Class I significant environmental effects are anticipated in the following categories: Water Resources and Biological Resources. Class II significant but mitigable environmental effects are anticipated in the following categories: Air Quality, Aesthetic, Biological, Cultural and Water Resources, and Transportation. 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, 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 Orcutt Branch Library, 1157 East Clark Avenue, Orcutt, the Santa Maria Public Library, 421 South McClelland Street, Santa Maria, and the UCSB Reference Library. The Final EIR and appendices are also posted on the P&D website, <http://www.sbcountyplanning.org>. The application involves APNs 101-020-074, 101-080-089, 101-020-070, 101-080-089, 105-060-022, 105-140-087, 111-231-007, -008, -010, -011, and -017 located south of the Orcutt area, in the Fourth and Fifth Supervisorial Districts.

ACTION: Motion to accept late submittals into the record.

**Cooney/Brown Vote: 3-2* (Ferini and Blough no)
*Motion fails
Appeal process not applicable.**

ACTION: Directed staff to return with additional information regarding the West Location Alternative, calculations from APCD regarding 90% and 95% capture methods for determining the cumulative significance of greenhouse gas emissions, the feasibility of additional greenhouse gas mitigation and the costs, and the relationship of reduction credits to cap and trade; and continued the item to the hearing of May 1, 2013, at the request of the Commission.

**Ferini/Brown Vote: 4-0-1 (Blough abstained)
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

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