



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of May 11, 2011
9:00 a.m.

C. MICHAEL COONEY 1st District, Vice-Chair
CECILIA BROWN 2nd District
MARELL BROOKS 3rd District
JOE H. VALENCIA 4th District, 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 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. Rodriguez.
- 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:** Gene Zannon spoke to his concerns regarding the water deficit in the Cuayama Valley, as pumping in the valley has increased substantially. He referenced a 1994 directive from the Board of Supervisors regarding development of new projects in the valley, as well as a water study that will be published in 2012. John Thorndike spoke to litigation relating to his Toro Canyon property.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.
- VIII. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.
- IX. **CONSENT AGENDA ITEMS AND PROCEDURE:**

TPM 14,572
C-1. **08TPM-00000-00012** **Rancho Real Tentative Parcel Map** **Orcutt**
11NGD-00000-00006 John Karamitsos, Supervising Planner (805) 934-6255
Dana Carmichael, Planner (805) 934-6266

Hearing on the request of Steve Fort of Suzanne Elledge Planning and Permitting Services, agent for Resource Land Holdings, LLC, owner, to consider Case No. 08TPM-00000-00012, [application filed on July 9, 2008] for approval of a Tentative Parcel Map in compliance with County Code Chapter 21 to divide 436.20 acres into 4 lots of 107.5 acres, 100.3 acres, 117.3 acres, and 111.1 acres, on property zoned AG-II-100; and to adopt the Negative Declaration (11NGD-00000-00006) 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, Air

Quality, Biological Resources, Cultural Resources, Geologic Processes, Land Use, Noise, and Water Resources/Flooding. The ND and all documents may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara and 624 West Foster Road, Suite C, Santa Maria. The ND 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 No. 101-020-013, located on the eastern frontage of Highway 101, approximately 4 miles south of the City of Santa Maria, in the Orcutt area, Fourth Supervisorial District. (Continued from 04/13/11)

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

**Valencia/Brown Vote: 5-0
10 day appeal period; fee required.**

C-2. 11GOV-00000-00005 Calle Real Photovoltaic Facility Government Code Consistency Santa Barbara
Alice McCurdy, Deputy Director (805) 568-2518

Hearing on the request of Roy Hapeman, agent for Santa Barbara County General Services Department, to consider Case No. 11GOV-00000-00005, [application filed on April 28, 2011], for a determination that installation and operation of a photovoltaic facility is consistent with the Comprehensive Plan of the County of Santa Barbara pursuant to Government Code Section 65402. This site is County owned land adjacent to the County Jail at 4434 Calle Real in Santa Barbara, identified as a portion of Assessor Parcel Number 059-140-029, Second Supervisorial District.

ACTION: Determined the project to be consistent with the Comprehensive Plan, pursuant to Government Code Section 65402.

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

C-3. 11GOV-00000-00006 Laguna County Sanitation Solar Array Government Code Consistency Santa Maria
John Karamitsos, Supervising Planner (805) 934-6255

Hearing on the request of Marty Wilder, Laguna County Sanitation District, to consider Case No. 11GOV-00000-00006, [application filed on April 29, 2011], for a determination that the construction and operation of a photovoltaic solar energy array on an approximately five acre portion of a 157 acre parcel owned by the Laguna County Sanitation District (LCSD) is consistent with the Comprehensive Plan of the County of Santa Barbara pursuant to Government Code Section 65402. The photovoltaic system, to be located immediately north of the existing LCSD facility, will produce approximately one megawatt (MW) of electricity, offsetting current energy costs at the site. The system would consist of approximately 4,100 individual solar panels, each measuring approximately six feet by three feet in size. The fixed (non-tracking) photo-voltaic panels (inclined at 20 degrees, and oriented 10 degrees west of south) would be installed on driven steel piles; each panel would be mounted three feet above ground level at the bottom, and eight feet above ground level at the top. Electronic equipment, would be installed on small concrete pads and would connect to two existing PG&E meters. The application involves AP No. 113-240-013, located at 3500 Black Road in the unincorporated area of the Santa Maria Valley, Fourth Supervisorial District.

ACTION: Determined the project to be consistent with the Comprehensive Plan, pursuant to Government Code Section 65402.

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

X. STANDARD AGENDA:

- 1. Waller Park Sports Field Briefing Santa Maria**
Juan Beltranena, Capital Projects Manager, Parks Department (805) 568-2470

The County Planning Commission will receive a briefing on plans for the development of sports fields at Waller Park, located at 300 Goodwin Road in the Santa Maria area, Fourth Supervisorial District.

ACTION: The Commission received a briefing on plans for the development of sports fields at Waller Park from Juan Beltranena, Parks Department. Commissioner Blough moved, seconded by Commissioner Cooney and carried by a vote of 5 to 0 to recommend to the Board of Supervisors that they expedite the process with the project. Appeal process not applicable.

- 2. 11APL-00000-00006 Appeal of a Time Extension for the Maricopa/Ventucopa**
05EIR-00000-00001 Previously Approved Diamond Rock Mine and Processing Facility
Zoraida Abresch, Supervising Planner (805) 934-6585
Gary Kaiser, Planner (805) 934-6259

Hearing on the request of the Cuyama Valley Conservancy, represented by Gene Zannon and Jennifer Lee, appellant to consider the appeal, Case No. 11APL-00000-00006 [appeal filed on March 24, 2011] of the Planning Director's decision to grant a Time Extension (Case No. 10TEX-00000-00014) for the Diamond Rock Mine and Processing Facility Conditional Use Permit and Reclamation Plan (Case Nos. 03CUP-00000-00037 and 03RRP-00000-00002), in compliance with Section 35.84.030 of the County Land Use and Development Code; and to accept 05EIR-00000-00001 as adequate Environmental Review for Case No. 10TEX-00000-00014 pursuant to Section 15162 of the State Guidelines for Implementation of the California Environmental Quality Act. The subject property is approximately 280 acres located west of State Highway 33, approximately six miles south of its junction with State Highway 166, in the Maricopa/Ventucopa area, Fifth Supervisorial District.

ACTION: Continued the item to the hearing of June 8, 2011, at the request of the Commission.

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

- 3. 11RVP-00000-00032 Revision to the Previously Approved Maricopa/Ventucopa**
Addendum to 05EIR-00000-00001 Diamond Rock Mine and Processing Facility
Zoraida Abresch, Supervising Planner (805) 934-6585
Gary Kaiser, Planner (805) 934-6259

Hearing on the request of Troesh Materials, Inc., represented by Sespe Consulting, to consider Case No. 11RVP-00000-00032 for approval of an revision to the previously approved Diamond Rock Mine and Processing facility (Case No. 03CUP-00000-00037 and 03RRP-00000-00002, respectively) in compliance with Sections 35.84.040.E.2, 35.080.020 and 35.80.060 of the County Land Use and Development Code, on property zoned U (Ordinance 661) & AG-II-40; and to accept the Addendum to Environmental Impact Report (05EIR-00000-00001) pursuant to Section 15164 of the State Guidelines for Implementation of the California Environmental Quality Act. There are no new significant environmental impacts as a result of this modification request. The

original EIR identified significant effects on the environment in the following categories: Air Quality due to emission of oxides of nitrogen (NOx) from equipment at the project site, as well as significant but mitigable effects related to Drainage and Flooding, Geologic Hazards, Biological Resources, Traffic, Noise, Air Quality, Visual Resources and “Quality of Life” issues in the vicinity of the project site. The subject property is 280 acres located west of State Highway 33, approximately six miles south of its junction with State Highway 166, in the Maricopa/Ventucopa area, Fifth Supervisorial District.

ACTION: Continued the item to the hearing of June 8, 2011, at the request of the Commission.

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

**09GPA-00000-00005
10RZN-00000-00003
10DVP-00000-00011
10TRM-00000-00003
TM 14,770**

4.	10RDN-00000-00007	Terrace Villas	Orcutt
	11NGD-00000-00007	John Karamitsos, Supervising Planner (805) 934-6255 Dana Carmichael, Planner (805) 934-6266	

Hearing on the request of Frances Romero of Urban Planning Concepts, agent for Western Sky Development, owner, to consider the following:

- a) **09GPA-00000-00005** [application filed on May 1, 2009] proposing to amend the Orcutt Community Plan (OCP) Land Use Designations Map to change the land use designation from Residential 8.0 units/acre (Res-8.0) to Residential 4.6 units/acre (Res-4.6) on property zoned Design Residential, 3.3 units/acre (DR-3.3);
- b) **10RZN-00000-00003 & 10DVP-00000-00011** [applications filed on July 27, 2010] proposing to rezone 5.39 acres from Design Residential 3.3 units/acre (DR-3.3) to Small Lot Planned Development (SLP) in compliance with Chapter 35.104 of the County Land Use and Development Code; and approval of a Final Development Plan in compliance with Section 35.82.080 of the County Land Use and Development Code to develop 16 single family custom homes, tract grading, installation of tract roads, public services and utilities, common open space, and landscaping, on property zoned DR-3.3;
- c) **10TRM-00000-00003/TM 14,770** [application filed on July 27, 2010] for approval of a Tentative Map in compliance with County Code Chapter 21 to divide 5.39 acres into 20 lots ranging from 7,555 square feet. to 39,999 square feet, on property zoned DR-3.3;
- d) **10RDN-00000-00007** [application filed on July 27, 2010] for approval of the naming of a proposed private road which will serve the Terrace Villas subdivision in compliance with Chapter 35.76 of the County Land Use and Development Code, on property zoned DR-3.3 ; and to

adopt the Negative Declaration (11NGD-00000-00007) 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, Air Quality, Biological Resources, Cultural Resources, Geologic Processes, Noise, Public Facilities and Water Resources/Flooding. The ND 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 Central Branch of the City of Santa Barbara Library, 40 East Anapamu Street, Santa Barbara. The application involves 18 existing parcels identified as AP Nos. 129-300-001 through -021 located on the east side of Stillwell Road, approximately 1,250 feet south of the Clark Avenue/Stillwell Road intersection, and 1,800 feet west of U.S. Highway 101 commonly known as 5320 Stillwell Road, Orcutt Community Planning area, Fourth Supervisorial District.

ACTION: Continued the item to the hearing of July 20, 2011, at the request of the Commission.

Blough/Brown

Vote: 5-0

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