



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of May 11, 2016
9:00 a.m.

C. MICHAEL COONEY 1st District, Vice-Chair
CECILIA BROWN 2nd District
MARELL BROOKS 3rd District
LARRY FERINI 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 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 Lia Graham.
- 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:** None.
- VIII. **MINUTES:** The Minutes of April 27, 2016 were considered as follows:

ACTION: Approved the Minutes of April 27, 2016.

Blough/Brooks Vote: 5-0
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Dianne M. Black.
- X. **STANDARD AGENDA:**
 1. **14RMM-00000-00006 Falcon Heights Estates Recorded Map Modification Lompoc**
05EIR-00000-00004 John Zorovich, Supervising Planner (805) 934-6297
Florence Trotter-Cadena, Planner (805) 934-6253

Hearing on the request of Steve Johnson, agent for Williams Homes, owner, to consider Case No. 14RMM-00000-00006 [application filed on August 26, 2014] to modify Condition of Approval No. 91 (g) for Case No. 03TRM-00000-00003 / TM 14,629 in compliance with Section 21-15.9 of County Code Chapter 21 on property zoned REC. The request seeks to modify the Public Works, Transportation Division's condition letter to eliminate the requirement for the installation of street

lights along the portion of Lot 54 adjacent to Club House Road; and to accept the Environmental Impact Report (05EIR-00000-00004) as adequate Environmental Review for Case No. 14RMM-00000-00006 pursuant to Section 15162 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 Class I (significant and unavoidable) environmental impacts in the following categories: Aesthetics/Visual Resources, Biological Resources, Noise, and Water Resources. Class II (significant but mitigable project-specific impacts) regarding Aesthetics/Visual Resources, Air Quality (short-term), Biological Resources, Cultural Resources, Fire Protection, Flooding and Drainage, Geologic Processes (short-term erosion), Noise (short-term construction), Public Facilities, and Recreation. 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 Central Branch of the City of Santa Barbara Library, 40 East Anapamu Street, Santa Barbara as well as the County's website: <http://sbcountyplanning.org/projects/14RMM-00006Falcon/documents/2005%20FEIR%20Clubhouse%20Estates.pdf>. The application involves Assessor Parcel No. 097-371-067, located north of the intersection of Burton Mesa Blvd. and Club House Road, in the Lompoc area, Third Supervisorial District. (Continued from 4/06/16)

ACTION: Approved the project.

Brooks/Blough Vote: 5-0
10 day appeal period; fee required.

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|----|--------------------------|--|--------------------|
| 2. | 15DVP-00000-00007 | Rancho Sisquoc Winery | Santa Maria |
| | 16NGD-00000-00004 | John Zorovich, Supervising Planner (805) 934-6297
Florence Trotter-Cadena, Planner (805) 934-6253 | |

Hearing on the request of David Swenk, Rural Planning Services to consider Case No. 15DVP-00000-00007 [application filed on July 2, 2015] for approval of a Final Development Plan in compliance with Sections 35.42.280C.3 and 35.82.080 of the County Land Use and Development Code, on property zoned AG-II-100 for the operation of an existing 12,866 square foot winery as a Tier III Winery providing for: 1) an existing 40,000 case per year production facility; 2) a 475 square foot public wine tasting room; 3) twelve (12) special events per year with a maximum of 150 attendees; 4) thirty-six organized gatherings per year with a maximum of 79 attendees; 5) construction of a covered concrete pad (2,200 square feet), for relocation of the fermentation tanks, and an uncovered concrete pad (1,750 square feet) for relocation of the tank farm; and, 6) a 2,800 square foot expansion to the existing barrel room to accommodate the requirements for storage of different varieties; and to adopt the Mitigated Negative Declaration (16NGD-00000-00004) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. Total structural winery development would be 19,616 square feet. As a result of this project, significant but mitigable effects on the environment are anticipated in the following category: Cultural Resources. 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 City of Santa Maria Public Library 421 South McClelland Street, Santa Maria as well as the County's website: <http://sbcountyplanning.org/environmental/Documents/Rancho%20Sisquoc%20Winery%20ND.pdf>. The application involves Assessor Parcel No. 133-040-011, located at 6600 Foxen Canyon Road, in the Santa Maria area, Fifth Supervisorial District.

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

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

3. 13PPP-00000-00001 Orcutt Hill Resources Enhancement Plan Project Orcutt
14EIR-00000-00001 Errin Briggs, Energy Specialist (805) 568-2047
Matt Young, Planner (805) 568-2513

Hearing on the request of Pacific Coast Energy Company to consider Case No. 13PPP-00000-00001 [application filed on February 15, 2013] for approval of an Oil Drilling and Production Plan to construct and operate 96 new oil wells in compliance with Section 35.53.040 of the County Land Use and Development Code, on property zoned AG-II-100; and to certify the Environmental Impact Report (14EIR-00000-00001) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act (CEQA). 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. 101-020-074 located at 1555 Orcutt Hill Road, in the Orcutt area, 4th Supervisorial District.

ACTION: Continued the item to the hearing of June 29, 2016, at the request of the Commission.

Cooney/Brooks Vote: 4-1 (Blough no)
Appeal process not applicable

4. 14ORD-00000-00006 Winery Ordinance Update Countywide
15EIR-00000-00002 David Lackie, Supervising Planner (805) 568-2023

Hearing on the request of the Planning and Development Department that the County Planning Commission Recommend the Board of Supervisors adopt an ordinance, Case No. 14ORD-00000-00006, amending the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the County Code, to adopt new development standards, and permit requirements and procedures regarding winery development; and recommend that the Board of Supervisors certify the Winery Ordinance Update Draft Final Environmental Impact Report (15EIR-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: Air Quality and Traffic (cumulative). The EIR and all documents referenced therein may be reviewed at the Planning and Development Department, 123 East Anapamu Street.

ACTION: Set a special hearing for June 22, 2016, and continued the item to that hearing.

Cooney/Blough 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

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