

Hearing on the request of Brett Jones, agent for Dr. and Mrs. Marc Lorenzen, landowners, to consider Case No. 06TPM-00000-00029/TPM 14,721 [application filed on November 28, 2006] for approval of a Tentative Parcel Map in compliance with County Code Chapter 21 Subdivision Regulations, to subdivide an existing 42.05 acre (gross and net) parcel into two parcels. Proposed Parcel A would be 21.05 (gross and net) acres in area, Proposed Parcel B would be 21.0 (gross and net) acres in area on property zoned AG-I-20; and to adopt the Negative Declaration (11NGD-00000-00024) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, potentially significant but mitigable effects on the environment are anticipated in the following category: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Fire Protection, Geologic Processes, and Noise. The 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 Central Branch of the City of Santa Barbara Library, 40 East Anapamu Street, Santa Barbara. The application involves AP No. 133-180-042, located on the west side of East Oak Trail Road approximately 1 ½ miles northwest of the intersection with Calzada Avenue, Santa Ynez area, Third Supervisorial District.

ACTION: Approved the project.

Brooks/Blough

Vote: 5-0

10 day appeal period; fee required

	12RMM-00000-00001		
	12ORD-00000-00010	Rice Ranch Recorded Map	
2.	12SPP-00000-00001	Modification and Specific Plan	Orcutt
	03-EIR-05	Zoraida Abresch, Supervising Planner (805) 934-6585	
		Dana Carmichael, Planner (805) 934-6266	

Hearing on the request of Jim LaLoggia, agent for Rice Ranch Ventures, LLC, to consider the following:

- a) **12RMM-00000-00001**, [application filed on April 9, 2012] to modify Condition No. 50 for TM 14,430 in compliance with Section 21-15.9 of County Code Chapter 21 on property zoned PRD to allow for 25% of the market rate units up to 181 units, to be issued zoning clearance prior to implementation of the Affordable Housing Provisions.
- b) **12ORD-00000-00010** [application filed on April 9, 2012] for approval of Case No. 12SPP-00000-00001 to amend Section 4.3.2, Affordable Housing – Implementation and Monitoring, of the approved Rice Ranch Specific Plan (97-SP-001) to allow for 25% of the market rate units up to 181 units to issued zoning clearance prior to implementation of the Affordable Housing Provisions and;

to accept 03-EIR-05 as adequate Environmental Review for Case Nos. 12RMM-00000-00001, 12ORD-00000-00010, and 12SPP-00000-00001 pursuant to Section 15162 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP Nos. 101-380-001, -002, -003; 101-390-001, -003, -007; 101-400-001, -002, -003; 101-440-029 located on the south side of Stubblefield and Rice Ranch Roads in the southeastern portion of the Orcutt Community Plan area, Fourth Supervisorial District.

ACTION: Recommended that the Board of Supervisors make the required findings for the project, including CEQA findings and determine that no subsequent EIR or ND shall be prepared for this project; Adopted a Resolution recommending that the Board of Supervisors adopt an Ordinance (12ORD-00000-00010); and recommended that the Board of Supervisors approve Case No. 12RMM-00000-00001.

Valencia/Blough

Vote: 5-0

Appeal process not applicable.

3. Zoning Enforcement Briefing Countywide
Dianne Black, Assistant Director, (805) 568-2000

The County Planning Commission will receive a briefing on the County's Zoning Enforcement Program.

ACTION: The County Planning Commission received a briefing from Dianne Black and provided comments on the County's Zoning Enforcement Program. No action was taken.

4. South Coast 101 High Occupancy (HOV)
Lanes Project Draft Environmental Review Briefing
Anne Almy, Supervising Planner (805) 568-2053
Alex Tuttle, Planner (805) 884-6844

The Montecito Planning Commission and the County Planning Commission will receive a briefing regarding the environmental document for the South Coast 101 High Occupancy (HOV) Lanes Project. Staff will provide an overview of the project and the organization of the draft environmental document, discuss the County's role as a Responsible Agency, outline the permitting requirements for the project and what decision making authority the Commissions will have, and identify key issue areas of potential concern that may raise potential policy issues that the Commissions will have to address through the permit process. (Continued from 5/02/12)

Review of this item will occur at the hearing of June 6, 2012.

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