



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of June 1, 2016
9:00 a.m.

C. MICHAEL COONEY	1st District, Vice-Chair	Santa Barbara County Engineering Building, Room 17 123 East Anapamu Street Santa Barbara, CA 93101 (805) 568-2000 (Planning & Development)
CECILIA BROWN	2nd District	
MARELL BROOKS	3rd District	
LARRY FERINI	4th District, Chair	
DANIEL BLOUGH	5th District	

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 May 4, 2016 and May 11, 2016 were considered as follows:

ACTION: Approved the Minutes of May 4, 2016.

Brown/Brooks Vote: 5-0

ACTION: Approved the Minutes of May 11, 2016.

Brown/Brooks Vote: 5-0

- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.
- X. **STANDARD AGENDA:**

1.	16TEX-00000-00005	Cuyama Solar Conditional Use Permit Time Extension	Cuyama
	11EIR-00000-00005	Errin Briggs, Energy Specialist (805) 568-2047 Kathy Pfeifer, Planner (805) 568-2507	

Hearing on the request of Suzanne Elledge Planning & Permitting Services, Inc., agent for the applicant, Cuyama Solar, Inc., to consider Case No. 16TEX-00000-00005 [application filed on March 21, 2016] for a three-year Time Extension to April 7, 2019 (three years from the April 7, 2016 expiration) for the Cuyama Solar Project, Case No. 10CUP-00000-00008 in compliance with Section 35.84.030 of the Land Use & Development Code, on property zoned AG-II; and to accept the previously certified Environmental Impact Report, 11EIR-00000-00005 as adequate Environmental Review for Case No. 16TEX-00000-00005 pursuant to Section 15162 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No's. 149-150-031, 149-150-032, 149-150-042, 149-140-091, 149-150-039, 149-140-041, 149-330-001, and 149-010-083. The Solar Array portion would be located on 327 acres at 596 Kirchenmann Road, and the proposed generation tie-line would start at the Solar Array site and run along Kirschenmann Road and Washington Street to the PG&E Cuyama Substation. The project site is located south and southeast of the town of Cuyama, in the First Supervisorial District.

ACTION: Approved the time extension.

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

- 2. Verizon at South Goleta**
15CUP-00000-00026 New Telecommunications Facility Goleta

Exempt, CEQA Guidelines Section 15303 Alex Tuttle, Supervising Planner (805) 884-6844
Sean Herron, Planner (805) 568-3510

Hearing on the request of Melissa Samarin of Sequoia Deployment Services, agent for the developer Verizon Wireless and property owner County of Santa Barbara, to consider Case No. 15CUP-00000-00026 [application filed on August 31, 2015] for a Conditional Use Permit (CUP) to allow for the construction and operation of an unstaffed telecommunications facility that includes a 55-foot tall antenna support structure designed as a faux tree, in compliance with Sections 35.82.060 (Conditional Use Permits) and 35.44.010 (Telecommunications Facilities) of the County Land Use and Development Code, on property zoned REC; and to accept the CEQA Exemption pursuant to Sections 15303 [New Construction or Conversion of Small Structures] and 15304 [Minor Alterations to Land] of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves Assessor Parcel No. 061-040-024, located at 4500 Hollister Avenue in the Eastern Goleta Valley Community Plan area, Second Supervisorial District. (Continued from 4/27/16)

ACTION: Continued the project to the hearing of August 10, 2016, at the request of the applicant.

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

- 3. 15CUP-00000-00031 New Verizon Telecommunications Facility at Buellton Buellton**

Exempt, CEQA Guidelines Sections 15303/15304 John Zorovich, Supervising Planner (805) 934-6297
Hilary Thomson, Planner (805) 934-6269

Hearing on the request of Jay Higgins and Vivon Crawford, agents for Verizon Wireless, to consider Case No 15CUP-00000-00031 [application filed on October 16, 2015] for a Conditional Use Permit to allow the construction and operation of an unstaffed telecommunications facility that includes a 55-foot tall antenna support structure designed to resemble a faux tree in compliance with sections 35.82.060 (Conditional Use Permits) and 35.44.010 (Telecommunications Facilities) of the County Land Use and Development Code, on property zoned AG-I-5; and to determine that the project is exempt from CEQA pursuant to Sections 15303 and 15304 of the State Guidelines for Implementation of the California

Environmental Quality Act. The application involves Assessor Parcel Number 099-251-056, located approximately 1651 feet from the Buellton City Limits, known as 271 West Highway 246, Buellton Area, Third Supervisorial District.

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

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

4. **15CUP-00000-00011**
16CUP-00000-00003 Curletti Farm Labor Housing Project Santa Maria
16NGD-00000-00005 Anne Almy, Supervising Planner (805) 568-2053
Natasha Campbell, Planner (805) 570-4871

Hearing on the request of David Swenk, agent for Betteravia Properties, to consider Case No. 15CUP-00000-00011 [application filed on May 21, 2015] for a Major Conditional Use Permit allowing a farm labor camp in compliance with Sections 35.21.030 and 35.42.030 and a Minor Conditional Use Permit for a water system with 5 or more connections in compliance with Section 35.21.030 of the County Land Use and Development Code, on property zoned AG-II-100; and to adopt the Negative Declaration (16NGD-00000-00005) 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, fire hazard, geology, land use, noise, public services, and water 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 Santa Maria Public Library, 421 S. McClelland St., Santa Maria. The application involves Assessor Parcel No. 113-240-009, located at 3650 Highway 1, in the Santa Maria area, Third Supervisorial District.

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

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

5. **16GOV-00000-00003** Capital Improvement
Program Conformity Review Countywide
Exempt, CEQA Guidelines Section 15378 Mindy Fogg, Supervising Planner (805) 884-6848
Alyssa Krag-Arnold, Planner (805) 884-8060

Hearing at the request of the Board of Supervisors to analyze the proposed new projects in the Five-Year Capital Improvement Program for Fiscal Years Ending 2016-2021 and to report to the Board of Supervisors as to their conformity with the Comprehensive Plan pursuant to Government Code sections 65401 and 65402.

ACTION: Reviewed the list of proposed new projects in the Five-Year Capital Improvement Program for Fiscal Years ending 2016-2021; Considered the conformity of the proposed new projects with the Comprehensive Plan pursuant to Government Code sections 65401 and 65402; Reported to the Board of Supervisors that the County Planning Commission finds: a) For the purposes of Government Code Section 65401, the proposed new projects in the Five-Year Capital Improvement Program for FY ending 2016-2021 have been analyzed and found in conformity with the Comprehensive Plan, b) for the purposes of Government Code sections 65401 and 65402, the proposed new projects in the Five-Year Capital Improvement Program for FY ending 2016-2021 will require further analysis for conformity with the Comprehensive Plan, and c) for the purposes of Government Code section 65402, the proposed new projects in

Dianne M. Black
Secretary to the Planning Commission

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