



# COUNTY OF SANTA BARBARA

## PLANNING COMMISSION MARKED AGENDA

Special Hearing of June 29, 2005  
9:00 a.m.

C. MICHAEL COONEY	1st District	County of Santa Barbara
MARC MCGINNES	2nd District	Engineering Building, Room 17
PARKER MONTGOMERY	3rd District	123 East Anapamu Street
JOE H. VALENCIA	4th District, Vice Chair	Santa Barbara, CA 93101
JACK BOYSEN	5th District, Chair	805 568-2000 (Planning & Development)

**TV COVERAGE ANNOUNCEMENT:** *The special hearing of June 29, 2005 will be televised live on Government Access Television (GATV) Channel 20 at 9:00 a.m. in the South Coast, Santa Ynez Valley, Santa Maria and Orcutt areas. Rebroadcast of this special hearing will be on Friday, July 1, 2005 at 5:00 p.m. on GATV Channel 20.*

### ADMINISTRATIVE AGENDA:

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** by Terry Contreras.
- III. **ROLL CALL:** Commissioner McGinnes was absent.
- IV. **PUBLIC COMMENT:** None.
- V. **STANDARD AGENDA:**

#### **The Preserve at San Marcos Residential Project**

**01TRM-00000-00005**

1. **01DVP-00000-00071**

**San Marcos Foothills Area**

04EIR-00000-00003

Alan Hanson, Planner (805) 568-2854

Hearing on the request of Suzanne Elledge, Planning and Permitting Services, agent for the applicant, Bermant Development Corporation, to consider the following [application filed on September 5, 2001]:

- a) **01TRM-00000-00005** for approval of a Vesting Tentative Tract Map (VTTM) under County Code Chapter 21 to divide 377 acres to create a total of 22 lots comprising 177 acres (161 acres of residential development, a 10-acre parcel for dedication to the County for a public park and two open space parcels with an approximate combined total of 6 acres) and the remaining 200 acres comprising a Designated Remainder parcel in the PRD 75 Zone District under Article III. The Designated Remainder parcel, created by the proposed VTTM is not part of the proposed project and is under an option for conveyance to a local non-profit land conservation group;
- b) **01DVP-00000-00071** for approval of a Final Development Plan under the provisions of Article III of the PRD 75 Zone District, to develop 20 residential dwelling units with associated accessory buildings, landscaping and private open space, road system and utilities;

and to certify the proposed final Environmental Impact Report, 04EIR-00000-00003, pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result

of this project, significant and unavoidable effects on the environment are anticipated in the following categories: Biological Resources and Geological Processes. Significant but mitigable impacts on the environment as a result of this project are anticipated in the following categories: Aesthetics/Visual Resources, Air Quality, Biological Resources, Cultural Resources, Fire Protection, Geological Processes, Hazardous Materials/Risk of Upset, Land Use, Noise, Public Facilities, Transportation/Circulation and Water Resources/Flooding. The EIR and all documents referenced therein may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara. 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 Goleta Branch Library, 500 North Fairview Avenue, Goleta; the Goleta Valley Community Center, 5679 Hollister Avenue, Goleta; the University of California, Santa Barbara Library, Santa Barbara; the Carpinteria Public Library, 5141 Carpinteria Avenue, Carpinteria; and the Montecito Public Library, 1469 East Valley Road, Montecito. The application involves AP Nos. 055-010-006, -007; 059-020-002, -011, -014, -016, -023, -024, -026 and -028, located in the San Marcos Foothills on the eastside of Highway 154, north of Foothill Road (SR192), in the unincorporated area of the Second Supervisorial District. (Continued from 9/16/04, 9/29/04, 10/21/04, 12/16/04, 1/05/05, 3/3/05 and 6/22/05)

**ACTION:** Accepted late submittals into the record from the Environmental Defense Center, San Marcos Foothills Coalition, and Roberta Cordero.

Cooney/Montgomery

Vote: 4-0 (McGinnes absent)

**ACTION:** Continue the item to the hearing of July 27, 2005.

Montgomery/Valencia

Vote: 4-0 (McGinnes absent)  
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](http://www.sbcountyplanning.org)

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Steve Chase  
Secretary to the Planning Commission