



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Special Hearing of July 10, 2008
9:00 a.m.

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

TV COVERAGE ANNOUNCEMENT: *The special hearing of July 10, 2008 will be 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 this special hearing will be on Monday, July 14, 2008 at 5:00 p.m. on CSBTV Channel 20.*

ADMINISTRATIVE AGENDA:

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** by Jessica Opland.
- III. **ROLL CALL:** All Commissioners were present.
- IV. **PUBLIC COMMENT:** Marc Chytilo discussed the interference in the Environmental Review process concerning the Ballyentine Appeal scheduled to be heard at the Board of Supervisors next Tuesday.

V. **STANDARD AGENDA:**

1. **03DVP-00000-00041** Santa Barbara Ranch Naples
Dianne Black, Director, Development Services (805) 568-2000
Tom Figg, Planner (805) 377-9116

The proposed project involves the request of Santa Barbara Ranch LLC, as applicant, for approval of various legislative actions and land use entitlements allowing the development of between 54 and 72 new residential dwellings, equestrian center, agricultural support facilities, a worker duplex, public amenities (including access road, parking and restroom, hiking, biking, equestrian trails near the coastal bluff, an educational kiosk and a coastal access stair structure), and creation of conservation easements for permanent protection of open space and agriculture. The proposed site encompasses Santa Barbara Ranch and Dos Pueblos Ranch, together totaling 3,254 acres and 85% of the lots comprising the Official Map of Naples Townsite. The two ranches are zoned for AG-II-100 and Unlimited Agriculture, two miles west of the City of Goleta, AP Nos. 079-040-005 to 081-240-018, Third Supervisorial District. As part of its deliberations, the Planning Commission will consider a Final Environmental Impact Report ("FEIR") for the proposed project and make a recommendation on the document's certification to the Board of Supervisors. Subject to meeting protocol and agenda format adjustments as the Planning Commission may deem appropriate, it is expected that the following topics will be considered in the order listed: (i) Project Description; (ii) Final EIR; (iii) Issue Analysis; and (iv) Project Deliberation.

Initial application was filed on November 4, 2003, and accepted as complete on September 3, 2004, encompasses areas both within and outside of the Coastal Zone, and includes the following Case Nos.: 04EIR-00000-00014, 03GPA-00000-00005, 03GPA-00000-00006, 03GPA-00000-00007, 08ORD-00000-00009, 03RZN-00000-00005, 03RZN-00000-00006,

