



# COUNTY OF SANTA BARBARA

## PLANNING COMMISSION MARKED AGENDA

**Special Hearing of July 22, 2014  
9:00 a.m.**

C. MICHAEL COONEY	1st District	County of Santa Barbara
CECILIA BROWN	2nd District, Vice-Chair	Betteravia Government Center
JOAN HARTMANN	3rd District	511 East Lakeside Parkway
LARRY FERINI	4th District	Santa Maria, CA 93455
DANIEL BLOUGH	5th District, Chair	(805) 568-2000 (Planning & Development)

**TV COVERAGE ANNOUNCEMENT:** *The special hearing of July 22, 2014 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 Saturday, July 26 and Sunday, July 27 at 10:00 a.m. on CSBTv Channel 20. This hearing will also be streamed live on CSBTv's website at <http://www.countyofsb.org/ceo/csbtv.aspx?id=1558> and archived at <http://www.countyofsb.org/ceo/media02.aspx>.*

### ADMINISTRATIVE AGENDA:

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** by Leticia I. Miguel.
- III. **ROLL CALL:** All Commissioners were present.
- IV. **PROJECTION REPORT:** by Dianne M. Black.
- V. **PUBLIC COMMENT:** Marc Chytilo asked that the Commission, when reviewing the sand and gravel projects on the agenda, makes sure that there is physical and tangible evidence when making a decision, rather than relying on a statement that the projects are in compliance with project conditions.
- VI. **STANDARD AGENDA:**

- |    |  |   |               |
|----|--|---|---------------|
| 1. | <b>14RMM-00000-00002</b><br><b>14RVP-00000-00050</b>   | <b>Orcutt Ventures- Stonegate</b><br><b>Recorded Map Modification</b> | <b>Orcutt</b> |
|    | Exempt, CEQA Guidelines Section 15270 John Karamitsos, Supervising Planner (805) 934-6255<br>Florence Trotter-Cadena, Planner (805) 934-6253 |   |               |

Hearing on the request of Dixie Wells, Stonegate Orcutt Ventures, LLC to consider Case Nos. 14RMM-00000-00002 and 14RVP-00000-00050, [applications filed on February 20, 2014] to modify Condition No. 24 of TM 14,481, in compliance with Section 21-15.9 of County Code Chapter 21 and 98-DP-019, under Section 35.84.040 of the Land Use Development Code on property zoned in the SLP zone district under Section 35.23.110 of the Land Use Development Code, to allow for a reduction in the number of affordable units; The application involves AP Nos. 105-390-001 through -046, located south of Old Town Orcutt, north and east of Rice Ranch Road in the Orcutt area, Fourth Supervisorial District.

**ACTION:** Continued to the hearing of August 13, 2014, at the request of staff.

**Blough/Cooney**                      **Vote: 4-0 (Ferini absent)**  
**Appeal process not applicable.**



The application involves AP Nos.: 128-033-004, 128-033-005; 128-094-002, 128-094-004, 128-094-005; 128-101-001, 128-101-003; 129-030-012, 129-030-017; 129-040-003, 129-040-010, 129-040-011, 129-110-001, 129-110-004, 129-110-005, 129-110-008, 129-110-021, 129-110-025, 129-100-023, 129-100-008; 129-180-010, 129-210-027; 129-220-011, 129-229-015, 129-220-024, 129-220-017, 129-220-016, 129-220-034; 133-040-011; 133-010-014, 133-010-015 and 101-050-008, located along the Santa Maria and Sisquoc Rivers in the Fifth Supervisorial District.

**ACTION: Continued to the hearing of September 10, 2014, at the request of the Commission.**

**Blough/Hartmann Vote: 4-0 (Ferini absent)  
Appeal process not applicable.**

**02PMC-00000-00161**

**86-CP 106 RV01**

5. **86-RP-006 RV01** Hanson Aggregates Condition Compliance Review Santa Maria  
Errin Briggs, Energy Specialist (805) 568-2047  
Susan Curtis, Planner (805) 568-3573

Hearing on the request of Steve Zacks, agent for Lehigh Hanson Aggregates to consider the following:

- a) Hearing as required by Condition No. 1 of Case Nos. 86-CP-106 RV01 and 86-RP-006 RV01 to review compliance with the provisions of the Conditional Use Permit and Reclamation Plan approved by the Board of Supervisors on December 9, 1997, on properties zoned AG-II-100.

The application involves AP Nos.: 129-210-026, 129-110-024, 129-110-013, 129-110-014, 129-110-015, 129-110-016, 129-110-017, 129-110-018, located along the Santa Maria and Sisquoc Rivers in the Fifth Supervisorial District.

**ACTION: Continued to the hearing of September 10, 2014, at the request of the Commission.**

**Blough/Hartmann Vote: 4-0 (Ferini absent)  
Appeal process not applicable.**

**02CUP-00000-00006**

6. **02PMC-00000-00025** Santa Barbara Sand and Topsoil Compliance Review Goleta  
Errin Briggs, Energy Specialist (805) 568-2047  
Susan Curtis, Planner (805) 568-3573

Hearing on the request of Vic Batastini, agent for Santa Barbara Sand and Topsoil to consider the following:

- a) Hearing as required by Condition No. 6 of Case No. 02CUP-00000-00006 to review compliance with the provisions of the Conditional Use Permit approved by the Board of Supervisors on January 21, 2003, on property zoned AG-II-100.

The project involves AP No. 079-100-017, located at 805 Ellwood Ranch Road, Goleta, Third Supervisorial District.

**ACTION: Continued to the hearing of September 10, 2014, at the request of the Commission.**

**Hartmann/Brown Vote: 4-0 (Ferini absent)**

**Appeal process not applicable.**

<b>13GPA-00000-00002</b>		
<b>10ORD-00000-00001</b>		
<b>13GPA-00000-00001</b>		
<b>10RZN-00000-00001</b>		
<b>10AGP-00000-00002</b>		
<b>10LLA-00000-00004</b>		
<b>13AGP-00000-00024</b>		
<b>10CUP-00000-00008</b>	<b>Cuyama Solar Facility and Comprehensive</b>	
<b>7. 14GOV-00000-00006</b>	<b>Plan/LUDC Amendment Project</b>	<b>Cuyama</b>
<b>11EIR-000000-00005</b>		Errin Briggs, Energy Specialist (805) 568-2047 Susan Curtis, Planner (805) 568-3573 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 the following:

- a) **13GPA-00000-00002** [amended application filed on October 2, 2013] for amendment of the Santa Barbara County Comprehensive Plan Land Use Element to allow for the development of up to 600 acres of utility-scale solar photovoltaic facilities, exclusive to the Cuyama Valley Rural Region, on lands designated Agriculture II (A-II) or Agricultural Commercial (AC) and zoned Agriculture II (AG-II), with a Utility-Scale Solar Photovoltaic Facility Overlay; and
- b) **10ORD-00000-00001** [amended application filed on October 2, 2013] for amendment of the Santa Barbara County Land Use and Development Code (Chapter 35 of the Santa Barbara County Code) in compliance with Chapter 35.104 of the County Land Use and Development Code by amending Sections 35.21.030, Table 2-1, 35.28.200 and 35.110.020 and by amending Article 35.5 to allow for utility-scale solar photovoltaic facilities in the Cuyama Valley Rural Region on up to 600 acres of lands zoned Agriculture II (AG-II), subject to discretionary approval of a Conditional Use Permit (CUP); and
- c) **13GPA-00000-00001** [amended application filed on October 2, 2013] for the amendment of the Santa Barbara County Comprehensive Plan Land Use Element Cuyama Valley Rural Region, Land Use Designation Map by changing the Land Use Designation on specified portions of APN 149-140-076 from Agricultural Commercial (AC) to Agriculture II (A-II) and to amend the Santa Barbara County Land Use Element Map Comp-9 by applying the Utility-Scale Solar Photovoltaic Facility Overlay to the 327-acre Project site; and
- d) **10RZN-00000-00001** [amended application filed on October 2, 2013] for approval of a rezone to four parcels (APNs 149-150-029, 149-150-030, 149-150-031 and 149-150-032) from Unlimited Agriculture (U under Ordinance No. 661) to Agriculture II (AG-II-40) in compliance with Chapter 35.104 of the County Land Use and Development Code; and
- e) **10AGP-00000-00002** [application filed on September 14, 2012] for approval of tentative cancellation of Williamson Act Agricultural Preserve Contract 76-AP-072, which includes 1,529 acres on APN's 149-140-076 and 149-150-039; and
- f) **10LLA-00000-00004** [amended application filed on October 2, 2013] for approval of a Lot Line Adjustment in compliance with Section 21-90 of the County's Subdivision Regulations and Section 35.30.110 of the County Land Use and Development Code to adjust lines between three lots of 406.12 (APN 149-140-076), 38.71 (APN 149-150-029), and 39.80 (APN 149-150-030) gross acres to reconfigure into three lots of 241.16, 166.83, and 79.51, gross acres, respectively, on property located in the AG-II (and Unlimited Agricultural) Zone District; and

- g) **13AGP-00000-00024** [application filed on September 13, 2013] for approval of a replacement Agricultural Preserve Contract (1,362 acres) pursuant to the Williamson Act, Government Code Section 51200 et seq. and the Santa Barbara County Uniform Rules for Agricultural Preserves and Farmland Security Zones; and
- h) **10CUP-00000-00008** [amended application filed on October 2, 2013] for approval of a Conditional Use Permit to allow for the construction and operation of the Cuyama Solar Facility in compliance with Sections 35.44.010 (Commercial Telecommunication Facilities) and 35.82.060 (Conditional Use Permits) of the County Land Use and Development Code, on property zoned AG-II; and
- i) **14GOV-00000-00006** [application filed on May 20, 2014] for a determination that a franchise for the portion of the Project's power poles to be located within the County's Kirschenmann Road right of way, is in conformance with the Comprehensive Plan pursuant to Government Code Section 65402(a); and
- j) Certification of the Environmental Impact Report (11EIR-00000-00005) 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: Visual Resources, Agricultural Resources, Biological Resources, Geological Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Transportation and Traffic, and Energy and Public Facilities. Proposed mitigation measures would reduce the environmental effects to less than significant, except for residual effects on Visual Resources, Agricultural Resources, and Land Use, which would remain significant and unavoidable.

The EIR and all documents referenced therein may be reviewed at the Planning and Development Department office at 123 East Anapamu Street in Santa Barbara. The EIR is also available for review at the Central Branch of the City of Santa Barbara Library, 40 East Anapamu Street in Santa Barbara, Cuyama Branch Library, 60 Newsome Street in New Cuyama, the Santa Maria Public Library, at 421 South McClelland Street in Santa Maria, and the Planning & Development Department office at 624 West Foster Road, Suite C in Santa Maria, California. The EIR can also be viewed at <http://sbcountyplanning.org/energy/projects/CuyamaSolarArray.asp>.

The application involves AP Nos.: 149-150-029, 149-150-030, 149-150-031, 149-150-032, 149-140-076, 149-150-039, 149-140-041, 149-330-001, 149-010-049 and 149-010-036 in the Cuyama Valley Rural Region, in the First Supervisorial District.

**ACTION:** Recommended that the Board of Supervisors make the required findings for approval, as revised, including CEQA findings, certify the Environmental Impact Report (11EIR-00000-00005), approve an amendment to the County's Comprehensive Plan Land Use Element, approve amendments to the County's Land Use Development Code, approve amendments to a) the Comprehensive Plan Land Use Element, Cuyama Valley Rural Region, Land Designation Map and b) the Santa Barbara County Land Use Element Map Comp-9, approve a rezone (10RZN-00000-00001), tentatively cancel Agricultural Preserve (Land Conservation Contract) No. 76-AP-072, approve a Lot Line Adjustment (10LLA-00000-00004), as revised, execute a replacement Agricultural Preserve Contract (Land Conservation Contract), execute a final Certificate of Cancellation for Agricultural Preserve Contract (Land Conservation Contract) No. 76-AP-072 once all contingencies have been met, approve a Conditional Use Permit (10CUP-00000-00008), as revised, and determine the proposed franchise (14GOV-00000-00006) conforms with the County Comprehensive Plan and transmit the conformity report

**required by Government Code section 65402(a) to the Planning & Development and the Board of Supervisors.**

**Cooney/Hartmann Vote: 4-0 (Ferini 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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Dianne Meester Black  
Secretary to the Planning Commission