



# COUNTY OF SANTA BARBARA

## PLANNING COMMISSION MARKED AGENDA

Hearing of August 8, 2007  
9:00 a.m.

C. MICHAEL COONEY 1st District, Chair  
CECILIA BROWN 2nd District  
DAVID SMYSER 3rd District, Vice Chair  
JOE H. VALENCIA 4th District  
DANIEL BLOUGH 5th District

County of Santa Barbara  
Betteravia Government Center  
511 East Lakeside Parkway  
Santa Maria, CA 93455  
(805) 568-2000 (Planning & Development)

**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 the Planning Commission Hearings are on Fridays at 5:00 P.M. on CSBTV Channel 20.*

### ADMINISTRATIVE AGENDA:

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** by Dianne M. Black. Live coverage of the Planning Commission hearing was not available due to the live coverage of the Zaca Wildlife Fire.
- III. **ROLL CALL:** Commissioner Smyser was absent. Commissioner Cooney recused from himself from Item No. 6, Rancho San Fernando Rey Lot Line Adjustment.
- IV. **AGENDA STATUS REPORT:** Presented by Dianne M. Black.
- V. **PROJECTION REPORT:** Presented by Dianne M. Black.
- VI. **PUBLIC COMMENT:** None.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Valencia announced that the Annual Statewide Planning Commissioner's Conference will be taking place in October in Lake Tahoe. Commissioners interested on attending should notify Ms. Mendoza so arrangements can be made.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** None.
- IX. **MINUTES:** The Minutes of July 25, 2007 were considered as follows:  
**ACTION:** **Approved the Minutes of July 25, 2007.**  
**Valencia/Blough** **Vote: 4-0 (Smyser absent)**
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** Presented by Dianne M. Black, Director, Development Services. Ms. Black briefed the Commission on the status of the Zaca Wildlife Fire.

**XI. STANDARD AGENDA:**

- |           |                               |                                  |  |
|-----------|-------------------------------|----------------------------------|--|
| <b>1.</b> | <b>05LLA-00000-00017</b>      | <b>Lyons Lot Line Adjustment</b> | <b>Los Alamos</b>  |
|           | Exempt, CEQA Section 15305(a) |                                  | Alice McCurdy, Supervising Planner (805) 934-6256<br>Florence Trotter-Cadena, Planner (805) 934-6253 |

Hearing on the request of Chris Price agent for the owner, Steven Lyons, to consider Case No. 05LLA-00000-00017 [application filed on October 25, 2005] for approval of a Lot Line Adjustment under the provisions of County Code Chapter 21, to adjust lines between two legal parcels, (consisting of three Assessor Parcel Numbers), existing Parcel A of 628.10 (gross) acres and existing Parcel B 800.34 (gross) acres, creating two parcels of 406.01 (gross) proposed Parcel 1 acres and 1022.43 (gross) acres proposed Parcel 2 in the AG-II-100 zone under Section 35.21.020 of the Land Use Development Code; and to accept the Exemption pursuant to Section 15305(a) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP Nos. 101-080-088, -092, and -095, located approximately 1¼ miles northeast of the intersection of Harris Grade Road and Highway 135, known as 7855 Old Careaga Ranch Road and 825 Highway 135, in the Los Alamos area, Fourth Supervisorial District.

**ACTION: Approved the project with revisions to the conditions of approval.**

**Valencia/Brown**

**Vote: 4-0 (Smyser absent)  
10 day appeal period; fee required.**

- |           |   |                          |  |                   |
|-----------|---|--------------------------|--|-------------------|
| <b>2.</b> | <b>07AGP-00000-00004</b>                    | <b>07RZN-00000-00002</b> | <b>Kaufman New Contract and Rezone</b>   | <b>Santa Ynez</b> |
|           | Exempt, CEQA Sections 15317 and 15061(b)(3) |                          | Alice McCurdy, Supervising Planner (805) 934-6256<br>Florence Trotter-Cadena, Planner (805) 934-6253 |                   |

Hearing on the request of Walter Alves, Alves Property Services, to consider the following [application filed on February 21, 2007]:

- a) **07AGP-00000-00004** for creation of an Agricultural Preserve and entering into an Agricultural Preserve Contract with Santa Barbara County pursuant to the Williamson Act, Government Code Section 51200 et. seq. and the Santa Barbara County Uniform Rules;
- b) **07RZN-00000-00002** proposing to rezone 40 acres from 40-AL-0 (Ordinance 661) to AG-II-40 in compliance with Section 35.104 of the County Land Use and Development Code;

and to accept the Exemptions pursuant to §15317 and §15061(b)(3) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 139-510-001, located approximately 3/4 mile southeast of the intersection of Refugio and Mesa Verde Roads, Santa Ynez area, Third Supervisorial District.

**ACTION: Recommended that the Board of Supervisors approve the project with revisions to the staff report, Section 2, Recommendation and Procedures.**

**Blough/Valencia**

**Vote: 4-0 (Smyser absent)**

**The Planning Commission's recommendations will automatically be forwarded to the Board of Supervisors for final action; therefore the appeal process is not applicable.**



5. **01TPM-00000-00006 Thomson Tentative Parcel Map Santa Ynez**  
**06NGD-00000-00030** John Karamitsos, Supervising Planner (805) 934-6255  
Brian Tetley, Planner (805) 934-6589

Hearing on the request of Harrell Fletcher agent for the owner, Victor Thomson to consider Case No. 01TPM-00000-00006/TPM 14,568 [application filed on March 6, 2001] for approval of a Tentative Parcel Map in compliance with County Code Chapter 21 to divide 1,134.7 acres into three lots of 570.4 (Proposed Parcel One), 282.2 (Proposed Parcel Two), and 282.2 (Proposed Parcel Three) gross acres, on property zoned AG-II-100; and to approve the Mitigated Negative Declaration No. 06NGD-00000-00030 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: air quality, biological resources, cultural resources, fire protection, geologic processes, and water resources/flooding. The ND and all documents may be reviewed at the Planning and Development Department, 624 W. Foster Rd., Santa Maria. The ND is also available for review at the Central Branch of the City of Santa Barbara Library, 40 E. Anapamu St., Santa Barbara. The application involves AP Nos. 141-270-001, -002, -003, -004, and -007, located beyond the terminus of Alisos Avenue, approximately 1,200 feet south of Happy Canyon Road in the Santa Ynez area, Third Supervisorial District.

**ACTION: Approved the project with revisions to the conditions of approval.**

**Blough/Valencia**

**Vote: 3-1 (Cooney no/Smyser absent)  
10 day appeal period; fee required.**

**\*\*Moved that Commissioner Valencia serve as Chair for the Rancho San Fernando Rey Lot Line Adjustment project.**

**Blough/Brown**

**Vote: 3-0 (Cooney recused/Smyser absent)**

6. **94LLA-00000-00001 Rancho San Fernando Cachuma Lake**  
**Rey Lot Line Adjustment**  
John Karamitsos, Supervising Planner (805) 934-6255  
Brian Tetley, Planner (805) 934-6589

Hearing on the request of Mr. Pat Yochum, agent for the owner, Mr. Michael Cooney, Trustee, to consider Case No. 94LLA-00000-00001 [application filed on March 18, 1994] for approval of a Lot Line Adjustment in compliance with Section 21-90 of County Code Chapter 21, to adjust lines between three lots of 3,047 acres to reconfigure into three lots of 3,047 acres on property located in the AG-II-100 zone; and to approve the Mitigated Negative Declaration No. 05NGD-00000-00027 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: biological resources, cultural resources, geologic processes, hazardous materials/risk of upset, and noise. The ND and all documents may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara (or 624 W. Foster Rd., Santa Maria). The ND is also available for review at the Central Branch of the City of Santa Barbara Library, 40 E. Anapamu St., Santa Barbara. The application involves AP Nos. 145-160-069, 145-170-034, 145-190-001, and 145-190-002, located at 161 Paradise Road, in the Cachuma Lake area, Third Supervisorial District.

**ACTION: Approved the project with revisions to the conditions of approval.**

**Blough/Brown**

**Vote: 3-0 (Cooney recused/Smyser absent)  
10 day appeal period; fee required.**

