



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

**Special Hearing of August 20, 2008
9:00 a.m.**

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

TV COVERAGE ANNOUNCEMENT: *The special hearing of August 20, 2008 will be televised live on County Santa Barbara Television (CSBT) 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 Friday at 5:00 p.m. on CSBT 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:** None.
- 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, 03ORD-00000-00012, 03ORD-00000-00013, 05AGP-00000-00011, 08COC-00000-00001 through 08COC-00000-00004, 08LLA-00000-000xx through 08LLA-00000-000xx, 08TRM-

00000-000xx, 08DVP-00000-00024 through 08DVP-00000-00025, 03DVP-00000-00041, 08CUP-00000-00042 through 08CUP-00000-00045, 03CUP-00000-00065 through 03CUP-00000-00083, 08CDP-00000-000080 through 08CDP-00000-000123, 08LUP-00000-00344, 03LUP-00000-01188 through 03LUP-00000-01203 and 03LUP-00000-00739. (*Note: "xx" denotes cases for which specific number assignments are pending. Case nos. may also change pending the outcome of project deliberations.*) All actions of the Planning Commission are advisory to the Board of Supervisors, and portions of the project are appealable to the California Coastal Commission following Board action. Appeal procedures will be described in conjunction with hearings conducted by the Board. (Continued from 6/30/08, 7/10/08, 7/21/08, 8/13/08)

ACTION: Accepted staff's recommendations, as amended at the hearing of August 20, 2008, by County Counsel and the Commission.

Jackson/Blough **Vote: 4-1 (Brown no)**
Appeal process not applicable.

ACTION: Recommended to the Board of Supervisors to allow the applicant to separate the inland project from the coastal project so they can process the inland project through the County separately without approval from the Coastal Commission.

Blough/Valencia **Vote: 3-2 (Brown/Cooney no)**
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

Dianne M. Black
Secretary to the Planning Commission