COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of September 12, 2018 9:00 a.m.

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

ADMINISTRATIVE AGENDA:

I. **PLEDGE OF ALLEGIANCE**

II. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.

III. **ROLL CALL:** All Commissioners were present.

IV. **AGENDA STATUS REPORT:** by Jeff Wilson.

V. **PROJECTION REPORT:** by Jeff Wilson.

VI. **PUBLIC COMMENT:** None.

VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS***:* None.

VIII. **MINUTES:** The Minutes of August 29, 2018 were considered as follows:

ACTION: Approved the Minutes of August 29, 2018, as revised.

Brown/Ferini Vote: 5-0

IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Dianne M. Black, Director.

X. **CONSENT AGENDA ITEMS AND PROCEDURE:**

C-1. 18TEX-00000-00002 Sierra Grande Rural Recreation Conditional Use Permit Time Extension Buellton

15NGD-00000-00002 Petra Leyva, Supervising Planner (805) 568-2071
Nereyda Montano, Planner (805) 568-2513

Hearing on the request of Donald Poppe, agent for River Oaks Ranch & Vineyard, LLC, owner, to consider Case No. 18TEX-00000-000002 [application filed on January 19, 2018] for a one year time extension to January 19, 2019 (from the date of January 19, 2018), for Case No. 13CUP-00000-00012 in compliance with Section 35.84.030 of the County Land Use and Development Code, on property zoned AG-II-100; and to accept the previously adopted Mitigated Negative Declaration (MND) (Case No. 15NGD-00000-00002) as adequate Environmental Review for Case No. 18TEX-00000-00002 pursuant to Section 15162 of the State Guidelines for Implementation of the California Environmental Quality Act. There are

no new significant environmental impacts as a result of this time extension request. The original MND identified significant but mitigable effects on the environment in the following categories: Biological Resources and Geologic Processes. The MND and all documents referenced therein may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara, CA 93101. The application involves Assessor Parcel Numbers 137-270-031, 137-270-033 and 137-280-017, located at 484 Highway 101 in the Buellton area, Third Supervisorial District.

ACTION: Approved the Time Extension.

Vote: 5-0
10 day appeal period; fee required

XI. **STANDARD AGENDA:**

1. 17LLA-00000-00006 Acquistapace Lot Line Adjustment Santa Maria

Exempt, CEQA Guidelines Section 15305(a) John Shoals, Supervising Planner (805) 934-6297
Shannon Reese, Planner (805) 934-6261

Hearing on the request of David Cross, agent for Jason Acquistapace, LLC, owner, to consider Case No. 17LLA-00000-00006 [application filed on December 19, 2017] for approval of a Lot Line Adjustment in compliance with Section 21-90 of County Code Chapter 21 and Section 35.30.110 of the County Land Use and Development Code to adjust the boundaries between three legal lots of 75.58 acres (Existing Lot 1), 22.26 acres (Existing Lot 2), and 0.78 acres (Existing Lot 3), into two reconfigured lots of 18.15 acres (Proposed Lot 1) and 81.09 acres (Proposed Lot 2), on property located in the AG-II-40 and C-S Zone; and to determine the project is exempt from environmental review pursuant to Section 15305(a) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves Assessor Parcel Numbers 117-170-054, -056 and -063, located at 1431, 1439, and 1441 W. Main St. in the Santa Maria Area, Fifth Supervisorial District.

ACTION: Approved the project.

Blough/Ferini Vote: 5-0
10 day appeal period; fee required

2. 18APL-00000-00012 Naphy Appeal of Dunn School Amendment Los Olivos

Exempt, CEQA Guidelines Section 15303 and 15314 John Shoals, Supervising Planner (805) 934-6297
Dana Eady, Planner (805) 934-6266

Hearing on the request of Glenn and Katherine Naphy to consider the Appeal, Case No. 18APL-00000-00012 [application filed on May 17, 2018] in compliance with Chapter 35.102 of the County Land Use and Development Code, of the P&D Director's decision to approve Case No. 17AMD-00000-00003, an Amendment to the Dunn School Master Plan Conditional Use Permit (Case No. 79-CP-47) as revised by Case No. 04RVP-00000-00018; and to determine that the approval of the Amendment is exempt from the provisions of CEQA pursuant to Sections 15303 and 15314 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves Assessor Parcel Nos. 135-250-053 and -048, located at 2555 W. Highway 154, Los Olivos, in the Santa Ynez Valley Community Plan area, Third Supervisorial District.

ACTION: **Accepted late submittal from Michael and Diana Seder into the record.**

Blough/Ferini **Vote: 5-0**
Appeal process not applicable.

ACTION: **Continued the item to the hearing of October 31, 2018, and directed staff to prepare revised findings to: 1) uphold the appeal and deny the approval of the as-built baseball tent structure; and 2) approve the remaining components of the proposed amendment.**

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

3. 17APL-00000-00017 Jaffe/Gliessman Appeal of the North Fork Ranch Frost Ponds Minor Conditional Use Permit New Cuyama

17NGD-00000-00004 John Zorovich, Supervising Planner (805) 568-2519
Steve Rodriguez, Planner (805) 682-3413

Hearing on the request of Roberta Jaffe and Stephen Gliessman to consider the appeal, Case No. 17APL-00000-00017 [application filed on October 2, 2017] in compliance with Section 35.102 of the County Land Use and Development Code, of the decision of the Zoning Administrator to approve a Minor Conditional Use Permit, Case No.16CUP-00000-00005, for the North Fork Ranch Frost Ponds project on property located in the AG-II-100 Zone; and to adopt the Mitigated Negative Declaration (16NGD-00000-00004) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act (CEQA). 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, and Water Resources/Flooding. The application involves Assessor Parcel No. 147-010-045, located on the south side of State Route 166, approximately nine miles west of the community of New Cuyama, between Cottonwood Canyon Road and Schoolhouse Canyon Road, Fifth Supervisorial District.

ACTION: **Remanded the matter back to staff with direction to prepare a focused Environmental Impact Report (EIR) that evaluates potential water use and biological impacts that may result from the operation of the proposed reservoirs for frost protection and associated frost protection systems. The Planning Commission also directed staff to determine if an evaluation of potential reservoir failure impacts to State Route 166 should be included in the focused EIR.**

Cooney/Brown **Vote: 3-2 (Ferini and Blough no)**
10 day appeal period; fee required

The Planning Commission Agenda, Marked Agenda and Staff Reports are available on the Planning and Development Web Site at
www.sbcountyplanning.org

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Jeff Wilson
Secretary to the Planning Commission