



COUNTY OF SANTA BARBARA

PLANNING COMMISSION AGENDA

**Special Hearing of September 23, 2014
9:00 a.m.**

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

TV COVERAGE ANNOUNCEMENT: *The special hearing of September 23, 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 Thursday, September 25, 2014 and Saturday, September 27, 2014 at 5:00 p.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 digitally archived at <http://www.countyofsb.org/ceo/media02.aspx>*

ADMINISTRATIVE AGENDA:

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** by David Villalobos.
- III. **ROLL CALL:** All Commissioners were present.
- IV. **PROJECTION REPORT:** by Dianne M. Black.
- V. **PUBLIC COMMENT:** Susan Petrovich voiced concern about when applicants receive Planning Commission staff reports, and asked if staff would send them to the applicant the same time as the Planning Commission.
- VI. **STANDARD AGENDA:**

1.	Santa Barbara County Energy and Climate Action Plan	Countywide
14GPA-00000-00003		
14EIR-00000-00003	David Lackie, Interim Deputy Director (805) 568-2023 Heather Allen, Planner (805) 884-8082	

Hearing on the request of the Planning and Development Department that the County Planning Commission:

- a) **14GPA-00000-00003.** Recommend that the Board of Supervisors adopt a Comprehensive Plan amendment to incorporate Policy 8.3 and Research Action 8.3.1 into the Santa Barbara County Comprehensive Plan Energy Element requiring implementation of the ECAP with provisions for monitoring and updating at least every five years; and
- b) **14EIR-00000-00003.** Recommend that the Board of Supervisors certify the Environmental Impact Report pursuant to the State Guidelines for Implementation of the California Environmental Quality Act.

ACTION: **Recommended that the Board of Supervisors make the findings for approval, including CEQA findings and certify the Final EIR; and adopted Resolutions recommending that the Board of Supervisors approve Case No. 14GPA-00000-00003 and accept and adopt the Energy and Climate Action**

Plan, including staff’s recommended revisions to emission reduction measures BE2 and BE 4.

**Hartmann/Brown Vote: 3-2 (Blough, Ferini no)
 Appeal process non-applicable.**

- 05TPM-00000-00002**
- 05LLA-00000-00005**
- 05LLA-00000-00006**
- 07RZN-00000-00006**
- 07RZN-00000-00007**
- 07CUP-00000-00057**
- 11COC-00000-00001**
- 11CDP-00000-00078**

2.	Las Varas Ranch Project	Gaviota
	10EIR-00000-00005	Anne Almy, Supervising Planner (805) 568-2053 Alex Tuttle, Planner (805) 884-6844

Hearing on the request of Susan Petrovich, agent for the applicant to consider Case Nos. 05TPM-00000-00002, 05LLA-00000-00005, 05LLA-00000-00006 [applications filed on February 28, 2005], 07RZN-00000-00006 [application filed on May 8, 2007], 07RZN-00000-00007 [application filed on May 22, 2007], 07CUP-00000-00057 [application filed on July 19, 2007], 11COC-00000-00001 [application filed on December 2, 2011], and 11CDP-00000-00078 [application filed on December 6, 2011] for:

- a) Approval of two rezones of approximately 1,238 acres from Unlimited Agriculture (U) under Ordinance 661 to AG-II-100 in compliance with Section 35.104 of the County Land Use and Development Code;
- b) Approval of a Tentative Parcel Map in compliance with County Code Chapter 21 to divide 404 acres into 3 lots of 100 acres, 147 acres and 157 acres, on property zoned AG-II-100;
- c) Approval of a Conditional Certificate of Compliance to legalize the creation of a 94-acre lot, in compliance with Section 66499.35 of the State Subdivision Map Act, in an area zoned AG-II-100;
- d) Approval of a Lot Line Adjustment in compliance with Section 21-90 of County Code Chapter 21, to adjust lines between 3 lots of 8 acres, 11 acres and 94 acres to reconfigure into 2 lots of 55 and 58 acres, on property located in the AG-II-100 Zone;
- e) Approval of a Lot Line Adjustment in compliance with Section 21-90 of County Code Chapter 21, to adjust lines between 4 lots of 740 acres, 281 acres, 242 acres, and 1 acre to reconfigure into 2 lots of 1,115 acres and 150 acres, on property located in the AG-II-100 Zone;
- f) Approval of a Conditional Use Permit to allow installation of a private shared water system in compliance with Section 35-172 of the Article II Coastal Zoning Ordinance and Section 35.82.060 of the County Land Use and Development Code, on property zoned AG-II-100; and
- g) Approval of a Coastal Development Permit to allow installation of a private shared water system in the coastal zone in compliance with Section 35-169 of the Article II Coastal Zoning Ordinance on property zoned AG-II-100;

and to certify the Environmental Impact Report (10EIR-00000-00005) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant and unavoidable effects on Biological Resources are anticipated; significant but mitigable effects on the environment are anticipated in the following categories: Aesthetics/Visual

Resources, Agricultural Resources, Biological Resources, Cultural Resources, Fire Protection, Geologic Processes, Hazardous Materials, Land Use, Recreation, Transportation/Circulation, and Water Resources. The EIR and all documents referenced therein may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara. The EIR is available for review on P&D's website at <http://www.sbcountyplanning.org/projects/05TPM-00002/index.cfm>. The EIR is also available for review at the Central Branch of the City of Santa Barbara Library, 40 E. Anapamu St., Santa Barbara. The applications involve APNs 079-080-001, -002, -009, -012, -013, -014, -022, and 081-240-003 and -014 (total of 1,784 acres) located at 10045 Calle Real in the Gaviota area, Third Supervisorial District (Continued from 1/18/12, 2/08/12, and 7/30/14).

ACTION: **Recommended that the Board of Supervisors not certify the Environmental Impact Report (10EIR-00000-00005) and require additional environmental review in the areas of Aesthetics/Visual Resources, Agricultural Resources, Biological Resources, Cultural Resources, Land Use, Recreation, and Growth Inducement.**

Hartmann/Cooney Vote: 3-2 (Blough, Ferini no)
Appeal process non-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