



# COUNTY OF SANTA BARBARA

## PLANNING COMMISSION MARKED AGENDA

Hearing of October 11, 2006  
9:00 a.m.

C. MICHAEL COONEY	1st District, Vice Chair	County of Santa Barbara
CECILIA BROWN	2nd District	Betteravia Government Center
DAVID SMYSER	3rd District	511 East Lakeside Parkway
JOE H. VALENCIA	4th District, Chair	Santa Maria, CA 93455
JACK BOYSEN	5th District	(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 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 Cintia Mendoza.
- III. **ROLL CALL:** All Commissioners were present.
- IV. **AGENDA STATUS REPORT:** Presented by Dianne Meester Black.
- V. **PROJECTION REPORT:** Presented by Dianne Meester Black.
- VI. **PUBLIC COMMENT:** John Thorndike addressed the Commission regarding parcel size on his property in Toro Canyon.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Smyser addressed the Commission regarding the Regional Water Control Board's decision making process and alerted the Commission of a recent appellate review of a prior action taken by the board and its requirement to comply with CEQA. The issues dealt with Storm Water Quality Management Programs and Basin Plans for every community in Santa Barbara.
- VIII. **PLANNING & DEVELOPMENT DIVISIONAL BRIEFINGS:** David Allen reported that incorrect information was given to the Commission regarding them not being directly involved in the administration of Williamson Act contracts. Mr. Allen clarified that there are exceptions such as when a cancellation of an Agricultural Preserve contract comes forward. The Commission may be seeing a cancellation with connection to the Santa Barbara Ranch project in the near future.
- IX. **MINUTES:** The Minutes of September 27, 2006 were considered as follows:  
**ACTION:** Continued the Minutes of September 27, 2006 to the hearing of October 25, 2006.  
**Brown/Smyser** **Vote: 5-0**
- X. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** Presented by John Baker, Director, Planning and Development, via remote testimony.

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

<b>05TPM-00000-00019</b>		
<b>C-1. 06GOV-00000-00021</b>	<b>Main Los Alamos LLC</b>	<b>Los Alamos</b>
05NGD-00000-00020	Alice McCurdy, Supervising Planner, (805) 934-6256 Gary Kaiser, Planner (805) 934-6259	

Hearing on the request of Greg Collison, agent for the Main Los Alamos LLC, to consider the following [application filed on October 7, 2005]:

- a) **05TPM-00000-00019** for approval under County Code Chapter 21 to divide 1.2 acres between 7,000 and 10,000 square feet in the 7-R-1 Zone District under Article III;
- b) **06GOV-00000-00021** for a determination that the proposed road abandonment is consistent with the Comprehensive Plan of the County of Santa Barbara, pursuant to Government Code Section 65402;

and to approve the Negative Declaration 05NGD-00000-00020 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 Resource and Noise. The ND and all documents may be reviewed at the Planning and Development Department, 624 W. Foster Road, Santa Maria. The ND is also available for review at the Santa Maria Public Library, 420 Main Street, Santa Maria. The application involves AP No. 101-223-005, located on the east side of Augusta Street between Perkins Street and Main Street, Los Alamos area, Third Supervisorial District. (Continued from 9/19/06)

**ACTION: Approved the project.**  
**Smyser/Brown**

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

<b>05TRM-00000-00006</b>		
<b>C-2. 06GOV-00000-00013</b>	<b>Jackson Tract Map</b>	<b>Los Alamos</b>
06NGD-00000-00017	Alice McCurdy, Supervising Planner, (805) 934-6256 Florence Trotter-Cadena, Planner (805) 934-6253	

Hearing on the request of Kathy Garringer, agent for the Jackson Family, to consider the following:

- a) **05TRM-00000-00006** [application filed on December 27, 2005], for approval under County Code Chapter 21 to divide approximately 59,000 square feet gross (44,000 square feet net) into six parcels. Parcels 1, 2 and 3 will be 7,000 square feet net and Parcels 4, 5 and 6 will be 7,334 square feet net in the 7-R-1 Zone District under Article III;
- b) **06GOV-00000-00013** application filed on August 22, 2006], for a determination that the proposed road abandonment of 20 feet by 200 feet is consistent with the Comprehensive Plan/Local Coastal Plan of the County of Santa Barbara, pursuant to Government Code Section 65402;

and to approve the Negative Declaration 06NGD-00000-00017 pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. 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. 101-182-003, -

009 and -011, located at 345 Main Street, Los Alamos area, Third Supervisorial District.  
(Continued from 9/19/06)

**ACTION: Approved the project.**

**Smyser/Brown**

**Vote: 5-**

**0**

**10 day appeal period; fee required.**

**C-3. 98-DP-019 Stonegate Ranch**  
**06RVP-00000-00010 Modification of Conditions Orcutt**  
Addendum to 95-EIR-001 Alice McCurdy, Supervising Planner, (805) 934-6256  
Florence Trotter-Cadena, Planner (805) 934-6253

Hearing on the request of Stonegate Ranch, to consider Case No. 06RVP-00000-00010 [application filed on July 26, 2006], to modify Condition No. 45 for Case No. 98-DP-019 to allow rough grading prior to recordation of TM 14,481; and to accept the Addendum to Environmental Impact Report 95-EIR-001 pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. There are no new significant environmental impacts as a result of this modification request. The Addendum to the EIR and all documents may be reviewed at the Planning and Development Department, 624 W. Foster Rd., Santa Maria. The application involves AP No. 105-330-004, located approximately 200 feet southeast of the intersection of Pinal Avenue and Broadway, Orcutt area, Fourth Supervisorial District.

**ACTION: Approved the project.**

**Valencia/Boysen**

**Vote: 5-0**

**10 day appeal period; fee required.**

**C-4. 06TEX-00000-00015 Stonegate Ranch Time Extension Orcutt**  
Alice McCurdy, Supervising Planner, (805) 934-6256  
Florence Trotter-Cadena, Planner (805) 934-6253

Hearing on the request of Stonegate Ranch to consider Case No. 06TEX-00000-00015 [application filed on July 23, 2006], for a two year time extension from the date of project approval to September 10, 2008. The application involves AP No. 105-330-004, located located approximately 200 feet southeast of the intersection of Pinal Avenue and Broadway, Orcutt area, Fourth Supervisorial District.

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

**Valencia/Boysen**

**Vote: 5-0**

**10 day appeal period; fee required.**

**XII. STANDARD AGENDA:**

**1. 04CUP-00000-00056**  
**04RPP-00000-00003 Live Oaks Shale Buellton**  
06NGD-00000-00011 Larry Appel, Supervising Planner (805) 934-6261  
Steve Rodriguez, Planner (805) 934-6250

Hearing on the request of Sid Goldstien, agent for the owner, John Daniels, to consider the following [application filed on August, 20, 2004]:

a) **04CUP-00000-00056** for a Conditional Use Permit allowing the continued operation of a shale quarry under the provisions of Article III Zoned AG-II-100;

- b) **04RPP-00000-00003** for approval of a Reclamation Plan for for an existing shale quarry Zoned AG-II-100 under Article III;

and to approve the Negative Declaration, 06NGD-00000-00011 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: Aesthetics/Visual Resources, Air Quality, and Biological Resources. The ND and all documents may be reviewed at the Planning and Development Department, 624 W. Foster Rd., Santa Maria. The application involves AP No. 137-270-015, Buellton area, Third Supervisorial District. (Continued from 8/8/06)

**ACTION: Continued the item to the hearing of December 13, 2006, at the request of staff.**

**Smyser/Brown**

**Vote: 5-0**

**Appeal process not applicable.**

2. **98-DP-023** **Northpoint Unit III, Phase IV** **Orcutt**

CEQA Section 15162

Larry Appel, Supervising Planner (805) 934-6261  
John Zorovich, Planner (805) 934-6297

Hearing on the request of Leo Evans, to consider Case No. 98-DP-023 [application filed on August 25, 1998] for approval of a Final Development Plan under the provisions of Article III of the DR 3.3 Zone District, to develop 32 condominiums on previously recorded lots (TM 12,414) and one common lot; and to accept the prior environmental document, 78-EIR-9 and supplement, 92-SD-2, as adequate Environmental Review pursuant to Section 15162 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP Nos. 107-560-001 through -033, located in the Northpoint Village, Santa Maria area, Fourth Supervisorial District. (Continued from 9/13/06)

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

**Valencia/Smyser**

**Vote: 5-0**

**10 day appeal period; fee required.**

3. **03CUP-00000-00092**  
**03RPP-00000-00004** **Bee Rock Quarry Expansion** **Santa Ynez**

06EIR-00000-00002

Anne Almy, Supervising Planner (805) 568-2053  
Tina Ryder, Planner (805) 568-2001

Hearing on the request of David J. White, Manager for Granite Construction to consider the following [application filed on December 31, 2003]:

- a) **03CUP-00000-00092** for a revised Conditional Use Permit allowing expansion to a quarry mine, involving an increase in the annual production rate, revising operational characteristics; under the provisions of Article III Zoned AG-100;
- b) **03RPP-00000-00004** for approval of a Reclamation Plan adding nine acres to the total area to be mined and amending the existing Reclamation Plan to include the new area Zoned AG-100 under Article III;

and to certify the Environmental Impact Report, 06EIR-00000-00002 pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant, unavoidable adverse effects on the environment are anticipated in the following categories: Air Quality, and Biological Resources. Potentially significant but mitigable effects on the environment are anticipated in the following categories: Geologic Resources,

Biological Resources, Water Quality and Cultural 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 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. 141-290-029 and -056, Santa Ynez area, Third Supervisorial District. (Continued from 8/2/06)

**ACTION:** Continued the item to the hearing of November 1, 2006, at the request of staff.

**Smyser/Brown**

**Vote: 5-0**  
**Appeal process not applicable.**

**TPM 14,590**

4. **01TPM-00000-00027**      **Hayes Holden Tentative Parcel Map**      **Santa Maria**  
06NGD-00000-00023      John Karamitsos, Supervising Planner (805) 934-6255

Hearing on the request of David Swenk, agent for the owners, Jerry and Lisa Hayes and Monty and Debra Holden, to consider Case No. 01TPM-00000-00027 [application filed on December 31, 2001], for approval under County Code Chapter 21 to divide 117.28 (gross) acres into 2 parcels of 54.52 (gross) acres (proposed Parcel 1) and 61.97 (gross) acres (proposed Parcel 2) in the U Zone District under Ordinance 661; and to approve the Negative Declaration 06NGD-00000-00023 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: Aesthetics/Visual Resources, Biological Resources, Cultural Resources, Air Quality and Geologic Processes. 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 No. 131-030-042, located at 8320 Highway 166, Santa Maria area, Fifth Supervisorial District.

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

**Boysen/Smyser**

**Vote: 5-0**  
**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](http://www.sbcountyplanning.org)

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Dianne Meester Black  
Secretary to the Planning Commission