



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of October 13, 2010
9:00 a.m.

C. MICHAEL COONEY	1st District	County of Santa Barbara
CECILIA BROWN	2nd District, Chair	Betteravia Government Center
MARELL BROOKS	3rd District	511 East Lakeside Parkway
JOE H. VALENCIA	4th District, Vice-Chair	Santa Maria, CA 93455
DANIEL BLOUGH	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 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 Leticia I. Rodriguez.
- III. **ROLL CALL:** All Commissioners were present.
- IV. **AGENDA STATUS REPORT:** by Dianne M. Black.
- V. **PROJECTION REPORT:** by Dianne M. Black.
- VI. **PUBLIC COMMENT:** None.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** Commissioner Brooks reported on an article that she read in the Daily Nexus regarding the UCSB Central Coast Survey. Commissioner Valencia spoke to development on agricultural land in the city of Lompoc.
- VIII. **MINUTES:** The Minutes of September 8, 2010 were considered as follows:

ACTION: **Approved the September 8, 2010, as revised.**

Brooks/Cooney **Vote: 4-0-1 (Blough abstained)**
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.
- X. **STANDARD AGENDA:**
 1. **10LLA-00000-00007 Tompkins Lot Line Adjustment Santa Maria**
Exempt, CEQA Section 15305(a) John Karamitsos, Supervising Planner (805) 934-6255
Florence Trotter-Cadena, Planner (805) 934-6253

Hearing on the request of David Swenk, Urban Planning Concepts, agent for Nick Tompkins, Pedp, owner to consider Case No. 10LLA-00000-00007, [application filed on June 9, 2010] 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 existing lot lines between 2 lots of 278.58-acres (gross) (Lot 1), and 30.00-acres (gross) (Lot 2) to

reconfigure into 2 lots of 155.82-acres gross/net reconfigured (Lot 1), and 152.76-acres gross, 148.28-acres net (Lot 2), on property located in the AG-II-40 Zone; and to determine the project is exempt pursuant to Section 15305(a) of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP Nos. 129-120-016, and -036 located approximately ½ mile northeast of the intersection of Telephone Road and Clark Avenue, known as 2617 Clark Avenue, Santa Maria Area, Fourth Supervisorial District.

ACTION: Approved the project.

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

- | Underground Energy | | |
|-----------------------------|--|-------------------|
| 2. 09PPP-00000-00001 | Exploration and Production Plan | Los Alamos |
| 10NGD-00000-00013 | John Karamitsos, Supervising Planner (805) 934-6255
Dana Carmichael, Planner (805) 934-6266 | |

Hearing on the request of Kim Wolfe of Underground Energy, Inc. to consider Case No. 09PPP-00000-00001, [application filed on September 21, 2009] for approval of an Oil Drilling Exploration and Production Plan in order to drill 26 oil wells in compliance with Section 35.53.040 of the County Land Use and Development Code, on property zoned AG-II-100; and to adopt the Negative Declaration (10NGD-00000-00013) 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, Fire Protection, Geological Processes, Hazardous Materials/Risk of Upset, and Water Resources/Flooding. The ND and all documents may be reviewed at the Planning and Development Department, 624 West Foster Road, Suite C, Santa Maria. The ND is also available for review at the Central Branch of the City of Santa Barbara Library, 40 East Anapamu Street, Santa Barbara. The application involves AP Nos. 133-050-011, -015, 133-080-004, -005, located approximately 10 miles north of Los Olivos, in the Los Alamos area, Fifth Supervisorial District.

ACTION: Approved the project.

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

- | 3. 08TPM-00000-00003 | Overholtzer Lot Split | Orcutt |
|-----------------------------|---|---------------|
| 10NGD-00000-00008 | Zoraida Abresch, Supervising Planner (805) 934-6585
Joyce Gerber, Planner (805) 934-6265 | |

Hearing on the request of David Swenk, agent for Chuck Overholtzer, landowner, to consider Case No. 08TPM-00000-00003, [application filed on March 6, 2008] for approval of a Tentative Parcel Map in compliance with County Code Chapter 21 to divide 12.0 acres gross/net into two lots of 7.0 acres gross/net (proposed Parcel 1) and 5.0 acres gross/net (proposed Parcel 2), on property zoned RR-5, and to adopt the Negative Declaration (10NGD-00000-00008) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. No significant effects on the environment are anticipated as a result of this project. The ND and all documents may be reviewed at the Planning and Development Department, 624 West Foster Road, Suite C, Santa Maria. The ND is also available for review at the Central Branch of the City of Santa Barbara Library, 40 East Anapamu Street, Santa Barbara. The application involves AP No. 129-020-027, located at 3551 Dominion Road in the Orcutt area, Fifth Supervisorial District.

ACTION: Approved the project, with revisions to the Conditions of Approval

Blough/Valencia Vote: 5-0

10 day appeal period; fee required.

08GPA-00000-00004		
08ORD-00000-00011		
4. 08RZN-00000-00002	Los Alamos Community Plan	Los Alamos
08EIR-00000-00005	David Lackie, Supervising Planner (805) 568-2023 Bret McNulty, Planner (805) 884-8060	

Hearing on the request of Planning and Development to consider Case Nos. 08GPA-00000-00004, 08ORD-00000-00011, and 08RZN-00000-00002 and recommend that the Board of Supervisors:

- a) Amend the Santa Barbara County Comprehensive Plan through adoption of the Los Alamos Community Plan (Update).
 - i) Adoption of the LACP Update entails specific map and text amendments to the Land Use Element of the Santa Barbara County Comprehensive Plan, and map and text amendments to the Land Use and Development Code, Chapter 35 – Zoning, of the Santa Barbara County; and
- b) Accept the Los Alamos Community Plan Final EIR (08-EIR-05) as adequate environmental review for Case No. 08GPA-00000-00004, 08ORD-00000-00011, and 08RZN-00000-00002 pursuant to the California Public Resources Code and State Guidelines for implementation of the Environmental Quality Act. As a result of this plan, significant unmitigable effects on the environment are anticipated regarding Cultural Resources; Flooding and Water Resources; Aesthetic/Visual Resources; Biological Resources; Public Services (solid waste); and Wastewater. The proposed plan would result in significant but mitigable effects regarding Flooding and Water Resources, Agricultural Resources, Biological Resources, Public Services (schools); Traffic and Circulation; Air Quality; and Noise. The proposed plan includes the Los Alamos area, Third Supervisorial District.
(Continued from 8/11/10)

ACTION: Recommended that the Board of Supervisors certify the Environmental Impact Report (08EIR-00000-00005); adopt the appropriate Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Plan for adoption of the Los Alamos Community Plan; adopt a Resolution approving specific amendments to the Land Use Element; adopt a Resolution approving an ordinance amending Section 35-1 of the Chapter 35 of the County Code, the County Land Use and Development Code and a rezone amending zoning and zoning overlay maps applicable to the Los Alamos Community Plan area; and adopt a resolution approving amendments to the Los Alamos Bell Street Design Guidelines.

Brooks/Cooney Vote: 5-0
Appeal process not applicable.

Dianne M. Black
Secretary to the Planning Commission

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