



COUNTY OF SANTA BARBARA

PLANNING COMMISSION MARKED AGENDA

Hearing of November 9, 2011
9:00 a.m.

C. MICHAEL COONEY 1st District, Vice-Chair
CECILIA BROWN 2nd District
MARELL BROOKS 3rd District
JOE H. VALENCIA 4th District, Chair
DANIEL BLOUGH 5th District

County of Santa Barbara
Betteravia Government Center
511 East Lakeside Parkway
Santa Maria, CA 93455
(805) 568-2000 (Planning & Development)

TV COVERAGE ANNOUNCEMENT: *Planning Commission Hearings are 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 the Planning Commission Hearings are on Fridays at 5:00 P.M. on CSBT Channel 20.*

ADMINISTRATIVE AGENDA:

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** by Leticia I. Rodriguez.
- III. **ROLL CALL:** Commissioner Valencia was absent.
- IV. **AGENDA STATUS REPORT:** by Dianne M. Black.
- V. **PROJECTION REPORT:** by Dianne M. Black.
- VI. **PUBLIC COMMENT:** Marc Chytilo, representing the Gaviota Coast Conservancy and the Surfrider Foundation and Alicia Harrison, agent for the applicant, spoke to the timing of the Planning Commission hearing for the Las Varas Ranch project.
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** None.
- VII. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** by Glenn Russell, Director.
- IX. **CONSENT AGENDA ITEMS AND PROCEDURE:**

Clubhouse Estates Easement

C-1. 11GOV-00000-00013 Acquisition Government Code Consistency Vandenberg Village

John Karamitsos, Supervising Planner (805) 934-6255
Florence Trotter-Cadena, Planner (805) 934-6253

Hearing on the request of Joe Barget, General Manager, Vandenberg Village Community Services District, to consider Case No. 11GOV-00000-00013, [application filed on October 7, 2011], for a determination that the proposed acquisition of an easement for water and wastewater/sewage pipeline and systems facilities within the Clubhouse Estates subdivision is consistent with the Comprehensive Plan of the County of Santa Barbara pursuant to Government Code Section 65402(c). The site is identified as AP Nos. 098-016-033, and 098-017-018, located approximately 150 feet south of the intersection of St. Andrews Way and Burnham Drive, in the Vandenberg Village area, Third Supervisorial District.

ACTION: Determined the project to be consistent with the Comprehensive Plan, pursuant to Government Code Section 65402(c), with revisions to the project description.

**Brooks/Blough Vote: 4-0 (Valencia absent)
Appeal process not applicable.**

X. STANDARD AGENDA:

- Alisal Ranch Appeal of the Edison Street
Service Station and Carwash Substantial
Conformity Determination Land Use Permit**
- 1. 11APL-00000-00018 Santa Ynez**
10NGD-00000-00023 John Karamitsos, Supervising Planner (805) 934-6255
Dana Carmichael, Planner (805) 934-6266

Hearing on the request of Alisal Ranch, appellant, to consider Case No. 11APL-00000-00018, [application filed on August 22, 2011], to consider the Appeal of 11LUP-00000-000282 in compliance with Chapter 35.102 of the County Land Use and Development Code, of the Director's decision to approve a Land Use Permit effectuating revisions to Case Nos. 09DVP-00000-00028 and 09CUP-00000-00034 under Substantial Conformity Determination 11SCD-00000-00009; and accept 10NGD-00000-00023 as adequate Environmental Review for Case Nos. 11SCD-00000-00009 and 11LUP-00000-000282 pursuant to Section 15162 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves APN 143-254-004 (formerly 143-254-001, -003), located at 990 Edison Street, Santa Ynez area, Third Supervisorial District.

ACTION: Continued the item to the hearing of December 14, 2011, at the request of staff.

**Brooks/Brown Vote: 4-0 (Valencia absent)
Appeal process not applicable.**

- TM 14,709**
- 2. 08TRM-00000-00003 Estelle Vineyards**
11CUP-00000-00029 (aka ETAM Inc.) Tentative Parcel Map **Santa Ynez**
11NGD-00000-00007 Zoraida Abresch, Supervising Planner (805) 934-6585
Gary Kaiser, Planner (805) 934-6259

Hearing on the request of Tish Beltranena, Santa Inés Planning LLCs, agent for ETAM Inc., owner, to consider the following:

- a) **08TRM-00000-00003/TM 14,709** [application filed on May 23, 2008] for approval of a Tentative Tract Map in compliance with County Code Chapter 21 to divide 519.14 acres into 11 lots ranging from 21.19 acres (gross) to 60.42 acres (gross), on property zoned AG-I-20 and AG-II-40; and
- b) **11CUP-00000-00029** [application filed on September 12, 2011] for approval of a Minor Conditional Use Permit for the proposed shared water system;

and to adopt the Negative Declaration (11NGD-00000-00007) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, potentially significant but mitigable effects on the environment are anticipated in the following categories: Aesthetics/Visual Resources, Air Quality, Biological and Cultural Resources, Fire Protection, Geologic Processes, Hazardous Material/Risk of Upset and Noise. The ND and all documents may be reviewed at the Planning and Development Department, 123 East Anapamu

Street, Santa Barbara or 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 six (6) existing legal parcels that are combined into only four (4) AP Nos.: 141-010-007, -009, 141-070-001, and -002, located to the north and east of the Mora/Roblar Road intersection in the Santa Ynez area, Third Supervisorial District.

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

**Brooks/Brown Vote: 4-0 (Valencia absent)
10 day appeal period; fee required**

**3. 11ORD-00000-00022 Identifying Permit Processes for Hydraulic
11ORD-00000-00023 Fracturing of Any New or Existing Oil/Gas Well Countywide**

Exempt, CEQA Guidelines Section 15308

Doug Anthony, Deputy Director, Development Review North (805) 568-2046

Hearing on the request of the Planning and Development Department to consider the adoption of amendments to the Land Use and Development Code, Case No.11ORD-00000-00022, and the Coastal Zoning Ordinance, Case No. 11ORD-00000-00023 as follows below:

- a) **11ORD-00000-00022.** Adopt a Resolution, recommending to the Board of Supervisors that it adopt an ordinance, amending Article 35.5, Oil and Gas, Wind Energy and Cogeneration Facilities, and Article 35.11, Glossary, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the County Code;
- b) **11ORD-00000-00023.** Adopt a Resolution, recommending to the Board of Supervisors that it adopt an ordinance, amending Division 2, Definitions, and Division 9, Oil and Gas Facilities, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the County Code; and

to determine that the project is exempt from CEQA pursuant to Section 15308 of the State Guidelines for Implementation of the California Environmental Quality Act. The proposed ordinances would clarify the discretionary permit process for any proposal to conduct hydraulic fracturing on any new or existing wells. The proposed amendment to the Land Use and Development Code would also revises criteria for determining when an inland oil and gas production proposal requires an Oil Drilling and Production Plan, changing the determination of such permit from a determination of potential significant adverse impacts identified during a site visit to a determination by the Director.

ACTION: Made the required findings, including CEQA findings; determined the project is exempt from CEQA; and adopted Resolutions recommending that the Board of Supervisors adopt Case Nos. 11ORD-00000-00022 and 11ORD-00000-00023

**Blough/Brown Vote: 4-0 (Valencia absent)
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