



COUNTY OF SANTA BARBARA

PLANNING COMMISSION AGENDA

Hearing of September 25, 2013
9:00 a.m.

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

REMOTE TESTIMONY: *Persons may address the Planning Commission by using the remote video testimony system located at the Betteravia Government Center, Board of Supervisors' Conference Room, 511 East Lakeside Parkway, Santa Maria.*

Items will be heard in the order listed on the agenda unless the Planning Commission changes the order of the agenda or the item is to be continued. Estimated discussion times allocated for each project are shown following the project descriptions. These estimated times are approximate. At 9:00 a.m., during the Agenda Status Report, the Planning Commission will determine which items will be continued. Applicants/Agents are expected to be present to represent their items when they come up on the agenda. In the absence of representation the Commission will decide whether to continue it to a future date. A fee must be paid for a Planning Commission hearing continuance requested by the applicant. Please call your planner or accounting at (805) 568-2003 to determine the amount due. Upon receipt of the fee a hearing date will be scheduled. Any questions pertaining to individual projects should be directed to the designated planner.

Written comments are welcome. All letters should be addressed to the Santa Barbara County Planning Commission, 123 East Anapamu Street, Santa Barbara, CA 93101. Letters, with nine copies, and computer materials, e.g. PowerPoint presentations, should be filed with the secretary of the Planning Commission no later than 12:00 P.M. on the Monday before the Planning Commission hearing. The decision to accept late materials will be at the discretion of the Planning Commission.

The public has the opportunity to comment on any item on today's Administrative, Consent, Conceptual or Standard Agenda. Speaker slips are available by the door and should be filled in and handed to the Secretary before the hearing begins. Please indicate which item you would like to address on the speaker slip and, in your testimony, which portion of the project you will be addressing in your comments. For items on the Standard Agenda, the Planning Commission Chairperson will announce when public testimony can be given. Please be aware that the Commission will consider testimony on both the project and the related environmental document.

Photos, slides, videos, models or other physical items presented as evidence during a hearing shall be retained by the Hearing Support Staff until the expiration of all applicable appeal periods.

If you challenge the projects (13GOV-00000-00011, 13GOV-00000-00006, 13APL-00000-00006, 12LLA-00000-00005, 09PPP-00000-00002, 12DVP-00000-00008, 12LUP-00000-00102, 06CUP-00000-00045, 07CUP-00000-00027, 13CDP-00000-00067, 13CDP-00000-00068. or 10CDP-00000-00003) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence to the Planning Commission at, or prior to the public hearing, Government Code Section 65009.

Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the County Planning Commission and that are distributed to a majority of all of the members of the County Planning Commission prior to the a meeting but less than 72 hours prior to that meeting shall be available for public inspection at Santa Barbara County Planning and Development, 123 E. Anapamu Street, Santa Barbara, CA. Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the County Planning Commission and that are distributed to a majority of all of the members of the County Planning Commission during the meeting shall be available for public inspection at the back of the hearing room, at 123 E. Anapamu Street, Santa Barbara, CA.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this hearing, please contact the Hearing Support Staff (805) 568-2000. Notification at least 48 hours prior to the hearing will enable the Hearing Support Staff to make reasonable arrangements.

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 David Villalobos.*
- III. **ROLL CALL:** *by David Villalobos.*
- IV. **AGENDA STATUS REPORT:** *The Planning Commission Secretary will report on the status of the items on today's agenda.*
- V. **PROJECTION REPORT:** *The Planning Commission Secretary will provide a summary of the Planning Commission's Agenda Projection Report, including upcoming projects, briefings, and workshops.*
- VI. **PUBLIC COMMENT:** *Public Comment period is set aside to allow public testimony on items **not** on today's agenda. The time allocated to each speaker will be set at the discretion of the Chair. Total time allocated for public comment is 15 minutes. When testifying before the Planning Commission, personal attacks and other disruptive behavior are not appropriate.*
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** *Individual Commissioners may present brief reports on planning issues, such as seminars, meetings and literature that would be of interest to the public and/or Commission, as a whole.*
- VIII. **MINUTES:** The Minutes of September 4, 2013 and September 11, 2013 will be considered.
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** *The Director of Planning and Development will report on items of general interest to the Planning Commission and members of the public, including items that have been or will be considered by the Santa Barbara County Board of Supervisors.*
- X. **CONSENT AGENDA ITEMS AND PROCEDURE:** *These projects routinely do not require applicant presentations, staff reports, or extensive public comment. Applicants should be present. The public is invited to comment if they wish.*

- C-1. 13GOV-00000-00011 North County Jail Bed and Transitional Reentry Program Building Government Code Conformity Santa Maria**
John Karamitsos, Supervising Planner (805) 934-6255

Hearing on the request of John Green, Capital Projects Manager for the Santa Barbara County General Services Department, to consider Case No. 13GOV-00000-00011, [application filed on September 6, 2013], for a determination that an additional structure for 228 beds and inmate transitional reentry programs to the approved 376-bed detention facility, to be funded primarily by State financing via SB 1022, conforms with the Comprehensive Plan of the County of Santa Barbara pursuant to California Government Code Section 65402(a). This site is located at the southwest corner of Black and Betteravia Roads within the unincorporated area immediately adjacent to Santa Maria City Limit line, AP No. 069-060-044, Third Supervisorial District.

XI. STANDARD AGENDA:

1.	09PPP-00000-00002 12DVP-00000-00008 13LUP-00000-00102 12EIR-00000-00003	Santa Maria Energy Oil Drilling and Production Project and Laguna Sanitation District Phase 3 Recycled Water Pipeline	Orcutt <hr/> Kevin Drude, Deputy Director (805) 568-2519 Nancy Minick, Planner (805) 884-8050
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Hearing on the request of Santa Maria Energy LLC to consider approval of the following permits:

- a) **09PPP-00000-00002** [application filed on November 12, 2009] Oil Drilling and Production Plan (ODPP) in order to produce oil using a cyclic steaming process from the Diatomite formation within the Careaga Lease in compliance with Section 35.53.040 of the County Land Use and Development Code (LUDC) on property zoned AG-II-100;
- b) **12DVP-00000-00008** [application filed on August 2, 2012] Development Plan to install a crude oil transmission pipeline from the Careaga Lease in compliance with Section 35.82.080 of the LUDC, on property zoned AG-II-100. (The pipeline would be operated by the Laguna County Sanitation District upon the District’s acceptance of the pipeline as constructed by Santa Maria Energy.);
- c) **13LUP-00000-00102** [application filed on March 25, 2013] Land Use Permit to install the Recycled Water Pipeline and pump station from the terminus of the District’s existing recycled water distribution pipeline to the Careaga Lease on various parcels and within public road rights-of-way in compliance with Allowable Uses as described in LUDC Sections 35.21 through 35.25, primarily on property zoned AG-II-100;

and to certify the Environmental Impact Report (12EIR-00000-00003; SCH #2011091085) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of the SME project, Class I significant environmental effects are anticipated in the following categories: Water Resources and Biological Resources. Class II significant but mitigable environmental effects are anticipated in the following categories: Air Quality, Aesthetic, Biological, Cultural and Water Resources, and Transportation. The EIR and all documents referenced therein may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara or 624 West Foster Road, Santa Maria. The EIR is also available for review at the Central Branch of the City of Santa Barbara Library, 40 East Anapamu Street, Santa Barbara, the Santa Maria Public Library, 421 South McClelland Street, Santa Maria, and the UCSB Reference Library. The Final EIR and appendices are also posted on the P&D website, <http://www.sbcountyplanning.org>. The application involves APNs 101-020-074, 101-080-089, 101-020-070, 101-080-089, 105-060-022, 105-140-087, 111-231-007, -008, -010, -011, and -017 located south of the Orcutt area, in the Third and Fourth Supervisorial Districts. (Continued from 4/24/13 and 5/01/13) (Estimated Time: 1 hr.)

Laguna County Sanitation District		
Permanent Easement Acceptance and Parcel Fee		
2.	13GOV-00000-00006 Ownership Government Code Conformity	Santa Maria <hr/> Kevin Drude, Deputy Director (805) 568-2519 Nancy Minick, Planner (805) 884-8050

Hearing on the request of Jeff Havlik, Santa Barbara County Public Works Dept. to consider Case No. 13GOV-00000-00006, [application filed on September 11, 2013], for a determination that the Laguna County Sanitation District’s proposed acceptance of a permanent easement and fee ownership of a portion of a privately owned parcel in the Santa Maria Valley conforms with the Comprehensive Plan of the County of Santa Barbara pursuant to California Government Code §65402(c). The site for the easement is identified as AP No. 105-140-087 and the site for

the fee is located on AP No. 101-020-070, in the Third and Fourth Supervisorial Districts.
(Estimated Time: 30 min.)

- 3. 13APL-00000-00006 Gaviota Coast Conservancy Appeal of Ballantyne Barn and Temporary Agricultural Office Trailer Gaviota**
Exempt, CEQA Guidelines Section 15303 and 15304 Anne Almy, Supervising Planner (805) 568-2053
J. Ritterbeck, Planner (805) 568-3509

Hearing on the request of Ana Citrin, attorney for the Gaviota Coast Conservancy, to consider Case No. 13APL-00000-00006, [application filed on March 4, 2013] to appeal the Santa Barbara County Planning Department's approval of Case No. 10LUP-00000-00427, in compliance with Chapter 35.102 of the County Land Use and Development Code, on property located in the AG-II-100 zone district; and to determine the project is exempt from the provisions of CEQA pursuant to Sections 15303 and 15304 of the State Guidelines for the Implementation of the California Environmental Quality Act. The application involves AP No. 079-090-036, located at 500 Farren Road in the inland, rural area of the Goleta Community Plan area, Third Supervisorial District. (Continued from 5/15/13, 6/05/13, and 8/28/13) (Estimated Time: 1 hr.)

- 4. 12LLA-00000-00005 Quail H Trust Lot Line Adjustment Santa Ynez**
Exempt, CEQA Guidelines Section 15305(a) John Karamitsos, Supervising Planner (805) 934-6255
Florence Trotter-Cadena, Planner (805) 934-6253

Hearing on the request of Steve Welton, SEPPS, Inc. agent for Quail H. Trust to consider Case No. 12LLA-00000-00005, [application filed on December 3, 2012] 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 lines between two parcels of 84.98-acres, and 211.70-acres reconfiguring into two parcels of 103.72-acres Lot 1 (APN 141-250-026), and 192.96-acres Lot 2 (APN 141-250-027), on property located in the AG-II-100 Zone; and to determine the project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15305(a). The application involves AP Nos. 141-250-026, and -027, located southeast at the intersection of Happy Canyon Road and Alisos Avenue, known as 1162 Alisos Avenue, in the Santa Ynez Area, Third Supervisorial District. (Estimated Time: 30 min.)

06CUP-00000-00045
07CUP-00000-00027
13CDP-00000-00067
13CDP-00000-00068

- 5. 10CDP-00000-00003 Villa Sevillano Equestrian Center Project Carpinteria**
13NGD-00000-00006 Anne Almy, Supervising Planner (805) 568-2053
Errin Briggs, Planner (805) 568-2047

Hearing on the request of Eva Turenchalk, agent for the owner Michael Rothbard, to consider:

- a) **06CUP-00000-00045**, [application filed on July 19, 2006] for a Conditional Use Permit to allow the operation of a commercial horse boarding & breeding facility in compliance with Section 35-172 of the Article II Coastal Zoning Ordinance, on property zoned Ag-I-10;
- b) **07CUP-00000-00027**, [application filed on November 9, 2007] for a Conditional Use Permit to allow for a change of use of an existing 2,400 square foot single-family residence to a farm-employee dwelling in compliance with Section 35-172 of the Article II Coastal Zoning Ordinance, on property zoned Ag-I-10;
- c) **13CDP-00000-00067**, [application filed on August 13, 2013] for a Coastal Development Permit to effectuate Conditional Use Permit 06CUP-00000-00045 which would allow the operation of a commercial horse boarding & breeding facility and the keeping of up to 45

horses on the subject property in compliance with Section 35-169 of the Article II Coastal Zoning Ordinance, on property zoned Ag-I-10;

- d) **13CDP-00000-00068**, [application filed on August 13, 2013] for a Coastal Development Permit to effectuate Conditional Use Permit 07CUP-00000-00027 which would allow for a change of use of an existing 2,400 square foot single-family residence to a farm-employee dwelling in compliance with Section 35-169 of the Article II Coastal Zoning Ordinance, on property zoned Ag-I-10;
- e) **10CDP-00000-00003**, [application filed on January 7, 2010] for a Coastal Development Permit in compliance with Section 35-169 of the Article II Coastal Zoning Ordinance, on property zoned Ag-I-10, to allow the construction of several barns and storage structures with related improvements;

and to adopt the Mitigated Negative Declaration, Case No. 13NGD-00000-00006 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: Aesthetic/Visual Resources, Air Quality, Biological Resources, Cultural Resources, Geologic Resources, Hazardous Materials, Land Use, Noise, Recreation and Water Resources. The ND and all documents may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara. 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. 005-270-006, located at 3215 Foothill Road, in the Carpinteria area, First Supervisorial District. (Estimated Time: 1 hr.)

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