



# COUNTY OF SANTA BARBARA

## PLANNING COMMISSION AGENDA

Hearing of February 28, 2018  
9:00 a.m.

C. MICHAEL COONEY	1st District	County of Santa Barbara
CECILIA BROWN	2nd District	Betteravia Government Center
JOHN PARKE	3rd District, Vice-Chair	511 East Lakeside Parkway
LARRY FERINI	4th District	Santa Maria, CA 93455
DANIEL BLOUGH	5th District, Chair	(805) 568-2000 (Planning & Development)

**REMOTE TESTIMONY:** *Persons may address the Planning Commission and Planning Commissioners may teleconference by using the remote video testimony system located at the Engineering Building, Room 17, Planning Commission Hearing Room, 123 East Anapamu Street, Santa Barbara.*

*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 project(s) 16DET-00000-00004, 10RVP-00000-00048, 17APL-00000-002017, or 17CUP-00000-00012 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 511 East Lakeside Parkway, Santa Maria, 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. This hearing will also be streamed live on CSBTv's website at <https://www.countyofsb.org/ceo/csbtv/livestream.sbc> and digitally archived at <http://www.countyofsb.org/ceo/csbtv/archives.sbc>*

**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 January 24, 2018 and January 31, 2018 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. **STANDARD AGENDA:**

1. **16DET-00000-00004      Lompoc Stone Vesting Determination Project      Lompoc**  
12NGD-00000-00022      Errin Briggs, Energy Specialist (805) 568-2047  
Joe Dargel, Planner (805) 568-3573

Hearing on the request of Sid Goldstien, civil engineer and agent for the applicant, Lompoc Stone (Sepulveda), to consider the following:

- a) **16DET-00000-00004** [application filed on November 8, 2016] for a vesting determination of the Lompoc Stone mining expansion area, in compliance with County Land Use and Development Code Section 35.82.160.D-2 (Vested Rights); and
- b) **10RVP-00000-00048** [application filed on June 9, 2010] for approval of a revised Reclamation Plan (revising Case No. 90-RP-001) for surface mining on 083-060-015 & 083-060-009 (Site 1A) and sorting and storage activities on APNs 083-070-018 & 083-070-010 (Site 1B) in compliance with Section 35.82.160 of the Land Use and Development Code on property zoned 100-AG; and

to adopt the Mitigated Negative Declaration (12NGD-00000-00022) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP Nos. 083-060-015 & 083-060-009 (Site 1A) and 083-070-018 & 083-070-010 (Site 1B), located north of Santa Rosa Road and easterly of State Route 1, in the Lompoc area, 4<sup>th</sup> Supervisorial District. As a result of the project, significant but mitigable effects on the environment are anticipated in the following categories: aesthetics/visual resources, air quality,

biological resources, cultural resources, geologic resources, hazardous materials/risk of upset and water quality. The Mitigated Negative Declaration (MND) and all documents may be reviewed at the Planning and Development Department, 624 W. Foster Road, Suite C, Santa Maria or 123 East Anapamu Street, Santa Barbara. (Continued from 1/10/18) (Estimated Time: 1.5 hrs.)

**Jaffe/Gliessman Appeal of North Fork**

2. **17APL-00000-00017 Ranch Frost Ponds Minor Conditional Use Permit New Cuyama**  
17NGD-00000-00017 John Zorovich, Supervising Planner (805) 934-6297  
Steve Rodriguez, Planner (805) 682-3413

Hearing on the request of Roberta Jaffe and Stephen Gliessman to consider the appeal, Case No. 17APL-00000-00017 [application filed on October 2, 2017] in compliance with Section 35.102 of the County Land Use and Development Code, of the decision of the Zoning Administrator to approve a Minor Conditional Use Permit, Case No. 16CUP-00000-00005, for the North Fork Ranch Frost Ponds project on property located in the AG-II-100 Zone; and to adopt the Mitigated Negative Declaration (16NGD-00000-00004) 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 Resources, Geologic Processes, and Water Resources/Flooding. The application involves Assessor Parcel No. 147-010-0045, located on the south side of State Route 166, approximately nine miles west of the community of New Cuyama, between Cottonwood Canyon Road and Schoolhouse Canyon Road, Fifth Supervisorial District. (Estimated Time: 1 hr.)

**Triple J Ready Mix Batch**

3. **17CUP-00000-00012 Plant and Concrete Recycling Plant Santa Maria**  
17NGD-00000-00014 John Zorovich, Supervising Planner (805) 934-6297  
Steve Rodriguez, Planner (805) 682-3413

Hearing on the request of Terry Johnson, owner, to consider Case No. 17CUP-00000-00012 [application filed on April 11, 2017] for approval of a Major Conditional Use Permit in compliance with Section 35.25.030 of the County Land Use and Development Code for the development and operation of a portable ready mix concrete batch plant and a concrete crushing/recycling operation on property in the General Industry (M-2) zone; and to adopt the Mitigated Negative Declaration (17NGD-00000-00014) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant but mitigable effects on environment are anticipated in the following categories: aesthetics, biological resources (wildlife), and Land Use (potential airport-related conflicts). The Mitigated Negative Declaration (MND) and all documents referenced therein may be reviewed at the Planning and Development Department, 624 West Foster Road, Suite C, Santa Maria, 93455. Please contact the project planner, Steve Rodriguez in advance at 805 682-3413 to ensure that projects materials will be available. The MND is also available for review online at P&D's website at [www.sbcountyplanning.org/environmental/active.cfm](http://www.sbcountyplanning.org/environmental/active.cfm), and at the City of Santa Maria Branch Public Library, located at 421 South McClelland Street, Santa Maria, CA 93454. The application involves APN 111-030-018, located at 1860 West Betteravia Road, Fourth Supervisorial District. (Estimated Time: 45 min.)

4. **2017 Comprehensive Annual Progress Report Countywide**  
Exempt, CEQA Guidelines Sections 15060(c)(3) Allen Bell, Supervising Planner (805) 568-2056  
& 15378(b)(5) Jessi Steele, Planner (805) 884-8082

Hearing on the request of the Planning and Development Department that the County Planning Commission (1) receive and file the *2017 Comprehensive Plan Annual Progress Report* (Attachment A); (2) determine that the County Planning Commission's actions regarding the *2017 Comprehensive Plan Annual Progress Report* are not subject to CEQA pursuant to CEQA

Guidelines Sections 15060(c)(3) and 15378(b)(5); and (3) authorize staff to provide the *2017 Comprehensive Plan Annual Progress Report* to the Board of Supervisors, Governor's Office of Planning and Research, California Department of Housing and Community Development, pursuant to Government Code 65400, and to the city of Santa Barbara pursuant to the Board of Supervisors' action to adopt the *Mission Canyon Community Plan* (April 1, 2014). (Estimated Time: 30 min.)

**5. Long Range Planning Division**  
**Fiscal Year (FY) 2018-2019 Work Program** **Countywide**  
Dan Klemann, Deputy Director (805) 568-2072

Hearing on the request of the Planning and Development Department Long Range Planning Division staff to present a report to the County Planning Commission regarding the Long Range Planning Division's FY 2018-2019 Work Program, and direct staff to forward any recommendations to the Board of Supervisors. (Estimated Time: 1.25 hrs.)

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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Jeff Wilson  
Secretary to the Planning Commission