



COUNTY OF SANTA BARBARA PLANNING AND DEVELOPMENT

MEMORANDUM

TO: County Planning Commission

FROM: Joseph Dargel, Supervising Planner (805) 568-3573

DATE: May 2, 2023

HEARING DATE: May 10, 2023

RE: North Fork Ranch Frost Ponds Project
Case Nos. 16CUP-00000-00005 and 17APL-00000-00017
APN 147-020-045, New Cuyama

I. Introduction

The proposed Project was reviewed by the County Planning Commission at the March 29, 2023, Planning Commission hearing. At that hearing, the Planning Commission directed staff to return on May 10, 2023, with findings for denial of the project. Staff has prepared the findings for denial, included as Attachment A to this memo.

The attached findings for denial describe that the impacts to biological resources, cultural and tribal resources, geologic processes, and hydrology and water quality analyzed under CEQA are not sufficiently mitigated. The required Conditional Use Permit findings state that the findings cannot be made because, among other things, the Project site is not adequate, there is not adequate groundwater to serve the proposed Project, the proposed Project will be detrimental to the general welfare of the neighborhood and does not comply with all applicable requirements of the County's Land Use and Development Code and the County's Comprehensive Plan.

Additionally, while reviewing the Project history, staff determined that the Project is still technically under appeal by appellants of the Zoning Administrator's approval of the Project. Therefore, the draft motion for the Planning Commission has been revised to include taking action on the open appeal as well as to deny the project.

II. Recommended Action

Your Commission's motion should include the following:

- Uphold the appeal, Case No. 17APL-00000-00017;

- Make the required findings for denial of the project, Case No. 16CUP-00000-00005, as specified in Attachment A of this memo, including CEQA findings;
- Determine that denial of the project is exempt from CEQA pursuant to CEQA Guidelines Section 15270(a), included as Attachment B to this memo;
- Deny the project, Case No. 16CUP-00000-00005.

Attachments

Attachment A: Findings for Denial

Attachment B: CEQA Notice of Exemption