



COUNTY OF SANTA BARBARA CALIFORNIA

PLANNING COMMISSION

COUNTY ENGINEERING BUILDING
123 E. ANAPAMU ST.
SANTA BARBARA, CALIF. 93101 2058
PHONE (805) 568-2000
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TO THE HONORABLE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, CALIFORNIA

PLANNING COMMISSION
HEARING OF FEBRUARY 8, 2012

RE: *Las Varas Ranch Project; 05TPM-00000-00002, 05LLA-00000-00005, 05LLA-00000-00006, 07RZN-00000-00006, 07RZN-00000-00007, 07CUP-00000-00057, 11COC-00000-00001, 11CDP-00000-00078*

Hearing on the request of Susan Petrovich, agent for the applicant to consider Case Nos. 05TPM-00000-00002, 05LLA-00000-00005, 05LLA-00000-00006 [applications filed on February 28, 2005], 07RZN-00000-00006 [application filed on May 8, 2007], 07RZN-00000-00007 [application filed on May 22, 2007], 07CUP-00000-00057 [application filed on July 19, 2007], 11COC-00000-00001 [application filed on December 2, 2011], and 11CDP-00000-00078 [application filed on December 6, 2011] for:

- a) Approval of two rezones of approximately 1,238 acres from Unlimited Agriculture (U) under Ordinance 661 to AG-II-100 in compliance with Section 35.104 of the County Land Use and Development Code;
- b) Approval of a Tentative Parcel Map in compliance with County Code Chapter 21 to divide 404 acres into 3 lots of 100 acres, 147 acres and 157 acres, on property zoned AG-II-100;
- c) Approval of a Conditional Certificate of Compliance to legalize the creation of a 94-acre lot, in compliance with Section 66499.35 of the State Subdivision Map Act, in an area zoned AG-II-100;
- d) Approval of a Lot Line Adjustment in compliance with Section 21-90 of County Code Chapter 21, to adjust lines between 3 lots of 8 acres, 11 acres and 94 acres to reconfigure into 2 lots of 55 and 58 acres, on property located in the AG-II-100 Zone;
- e) Approval of a Lot Line Adjustment in compliance with Section 21-90 of County Code Chapter 21, to adjust lines between 4 lots of 740 acres, 281 acres, 242 acres, and 1 acre to reconfigure into 2 lots of 1,115 acres and 150 acres, on property located in the AG-II-100 Zone;
- f) Approval of a Conditional Use Permit to allow installation of a private shared water system in compliance with Section 35-172 of the Article II Coastal Zoning Ordinance and Section 35.82.060 of the County Land Use and Development Code, on property zoned AG-II-100; and

- g) Approval of a Coastal Development Permit to allow installation of a private shared water system in the coastal zone in compliance with Section 35-169 of the Article II Coastal Zoning Ordinance on property zoned AG-II-100;

and to certify the Environmental Impact Report (10EIR-00000-00005) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant and unavoidable effects on Biological Resources are anticipated; significant but mitigable effects on the environment are anticipated in the following categories: Aesthetics/Visual Resources, Agricultural Resources, Biological Resources, Cultural Resources, Fire Protection, Geologic Processes, Hazardous Materials, Land Use, Recreation, Transportation/Circulation, and Water Resources. The EIR and all documents referenced therein may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara. The EIR is available for review on P&D's website at <http://www.sbcountyplanning.org/projects/05TPM-00002/index.cfm>. The EIR is also available for review at the Central Branch of the City of Santa Barbara Library, 40 E. Anapamu St., Santa Barbara. The applications involve AP Nos. 079-080-001, -002, -009, -012, -013, -014, -022, and 081-240-003 and -014 (retired to 081-240-049) [total of 1,784 acres] located at 10045 Calle Real in the Gaviota area, Third Supervisorial District. (Continued from 1/18/12)

Dear Honorable Members of the Board of Supervisors:

At the Planning Commission hearing of February 8, 2012, Commissioner Brooks moved, seconded by Commissioner Blough and carried by a vote of 5 to 0 to recommend that the Board of Supervisors:

1. Determine whether the burden imposed by the project applications warrants exaction of an east west coastal trail alignment south of Highway 101;
2. If the exaction is warranted, direct staff to prepare additional environmental review of potential trail alignments, recirculate the document as necessary, and return to the Planning Commission for a full recommendation on the project applications;
3. If the exaction is not warranted, refer the project back to the Planning Commission for a full recommendation on the project applications.

Sincerely,



Dianne M. Black
Secretary Planning Commission

cc: Case File: 05TPM-00000-00002, 05LLA-00000-00005, 05LLA-00000-00006, 07RZN-00000-00006, 07RZN-00000-00007, 07CUP-00000-00057, 11COC-00000-00001, 11CDP-00000-00078
Planning Commission File
Applicant: Paul Van Leer, RR 2, Box 234-A, Goleta, CA 93117
Agent: Susan Petrovich, 21 E. Carrillo Street, Santa Barbara, CA 93101
County Surveyor
Fire Department

Planning Commission Hearing of February 8, 2012

Las Varas Ranch Project; 05TPM-00002, 05LLA-00000-00005, 05LLA-00000-00006, 07RZN-00000-00006, 07RZN-00000-00007, 07CUP-00000-00057, 11COC-00000-00001, 11CDP-00000-00078

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Flood Control

Park Department

Public Works

Environmental Health Services

APCD

Accounting, Planning and Development

Doreen Farr, Third District Supervisor

Marell Brooks, Third District Planning Commissioner

Rachel Van Mullem, Senior Deputy County Counsel

Alex Tuttle, Planner

DMB/dmv

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