

COUNTY OF SANTA BARBARA
CALIFORNIA

PLANNING COMMISSION

COUNTY ENGINEERING BUILDING
123 E. ANAPAMU ST
SANTA BARBARA, CALIF. 93101-2058
PHONE (805) 568-2000
FAX (805) 568-2030

September 12, 2011

Ronn Carlentine
General Services Department
105 E. Anapamu Street
Santa Barbara, CA 93101

PLANNING COMMISSION
HEARING OF SEPTEMBER 7, 2011

RE: Tognazzini Property Acquisition Government Code Consistency; 11GOV-00000-00011

Hearing on the request of Ronn Carlentine, agent for General Services Department, Office of Real Estate Services, to consider Case No. 11GOV-00000-00011, [application filed on August 9, 2011], for a determination that the acquisition of real property is consistent with the Comprehensive Plan of the County of Santa Barbara pursuant to Government Code Section 65402(c). This site is identified as AP No. 113-160-004, commonly known as the Tognazzini property, and is located immediately north of Vandenberg Air Force Base and east of Paradise Beach, in the Casmalia area, Fourth Supervisorial District.

Dear Mr. Carlentine:

At the Planning Commission hearing of September 7, 2011, Commissioner Valencia moved, seconded by Commissioner Brown and carried by a vote of 5 to 0 to:

1. Determine that the proposed acceptance of fee ownership of the property is consistent with the Comprehensive Plan; and
2. Transmit the consistency report required by Government Code Section 65402(c) to Ronn Carlentine, General Services Department, Office of Real Estate Services and the Board of Supervisors. The memo dated August 9, 2011 and the letter reflecting the Planning Commission's action shall constitute the required report.

The Planning Commission action relative to Government Code Section 65402(c) is advisory in nature; therefore the appeal procedure is not applicable. Your Commission's determination will be forwarded to the General Services Department and the Board of Supervisors.

Sincerely,

Dianne M. Black
Secretary to the Planning Commission

Planning Commission Hearing of September 7, 2011
Tognazzini Property Acquisition Facility Government Code Consistency; 11GOV-00000-00011
Page 2

cc: Case File: 11GOV-00000-00011
Planning Commission File
County Chief Appraiser
County Surveyor
Fire Department
Flood Control
Park Department
Public Works
Environmental Health Services
APCD
Joni Gray, Fourth District Supervisor
Joe H. Valencia, Fourth District Planning Commissioner
Rachel Van Mullem, Senior Deputy County Counsel
J. Ritterbeck, Planner

Attachments: Memo to Planning Commission from J. Ritterbeck dated September 7, 2011

DMB/dmv

G:\GROUP\PERMITTING\Case Files\GOV\11 cases\11GOV-00000-00011 Tognazzini Property\09-07-11actltr.doc

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

Consent Agenda

TO: County Planning Commission

FROM: J. Ritterbeck, Planner

HEARING DATE: September 7, 2011

RE: Hearing on the request of Ronn Carlentine, agent for General Services Department, Office of Real Estate Services, to consider case number 11GOV-00000-00011, application filed on August 9, 2011, for a determination that the acquisition of real property is consistent with the Comprehensive Plan of the County of Santa Barbara pursuant to Government Code §65402(c). This site is identified as Assessor Parcel Number 113-160-004, commonly known as the Tognazzini property, and is located immediately north of Vandenberg Air Force Base and east of Paradise Beach, in the Casmalia area, Fourth Supervisorial District

APPLICANT: Ronn Carlentine
General Services Department, Office of Real Estate Services
568-3078

Project Description:

The Santa Barbara County General Services Department, Office of Real Estate Services proposes to acquire APN 113-160-004 from the San Luis Obispo Land Conservancy via a land transfer. The purpose of the transfer would be to add the approximately 199-acre parcel, commonly known as the Tognazzini property, to the County's existing approximately 628-acre Point Sal Reserve Management Area. The property is shown on Exhibit A attached hereto.

Consistency with Applicable Comprehensive/Community Plan Policies:

The proposed acquisition is consistent with the Comprehensive Plan's Conservation Element, Ecological Systems Section, Some Simple Guiding Rules (pgs. 79-80), which states:

"Individual preserves must be made as large as possible to minimize the extinction rate of particularly vulnerable species having low birth rates, such as birds and mammals."

Recommendation: That the Planning Commission:

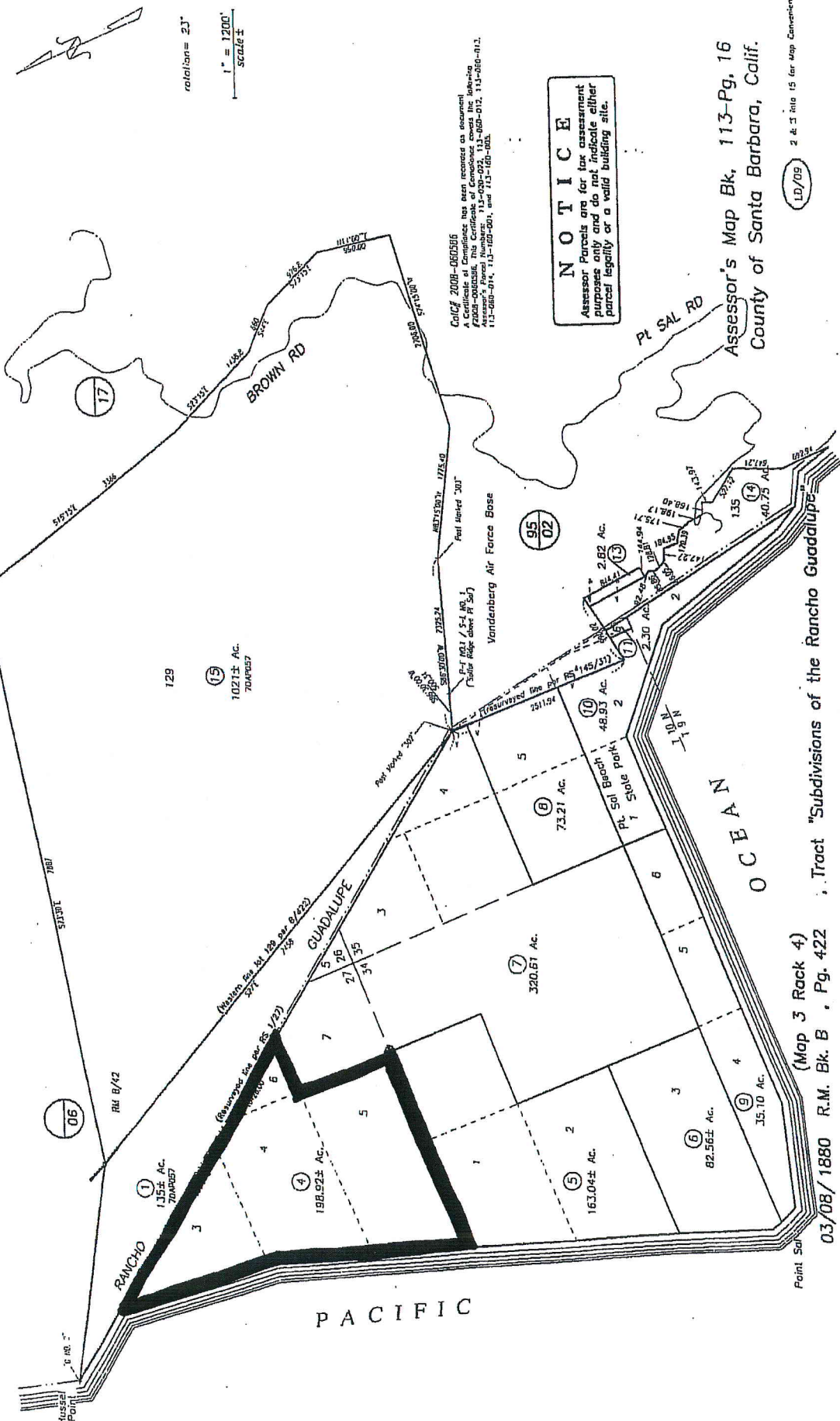
1. Determine that the proposed acceptance of fee ownership of the property is consistent with the Comprehensive Plan; and
2. Transmit the consistency report required by Government Code Section 65402(c) to Ronn Carlentine, General Services Department, Office of Real Estate Services and the Board of Supervisors. The memo dated August 9, 2011 and the letter reflecting the Planning Commission's action shall constitute the required report.

Attachment A - Site Plan

Attachment B - Departmental Letter

113-16

POR. RANCHO GUADALUPE
POR. T9N & T10N R36W SBB&M



CalCF 2008-060356
A Certificate of Compliance has been reviewed on document
113-08-023, 113-08-012, 113-08-012,
113-08-014, 113-08-001, and 113-160-001.

NOTICE
Assessor Parcels are for tax assessment
purposes only and do not create either
parcel legality or a valid building site.

Assessor's Map Bk. 113-Pg. 16
County of Santa Barbara, Calif.

LD/09 2 & 3 Rio 15 for Map Convenience

03/08/1880 R.M. Bk. B , Pg. 422
(Map 3 Rack 4)
Tract "Subdivisions of the Rancho Guadalupe"

Attachment B

Memorandum



Date: August 9, 2011

To: Zoraida Abresch
Planning and Development

From: Ronn Carlentine
General Services Department
Office of Real Estate Services

Subject: San Luis Obispo Land Conservancy Conveyance of Tognazzini Property
(APN: 113-160-004)
Fourth Supervisorial District

In accordance with Government Code Section 65402, the County of Santa Barbara, through the General Services Department, is contemplating the San Luis Obispo Land Conservancy desire to transfer the Tognazzini property (APN: 113-160-004) to the County to provide large contiguous blocks of land within the Point Sal Management Reserve Plan for conservation of open space and coastal dunes habitat and to be managed along with the County's other Point Sal and Dunes holdings.

The Tognazzini property parcel which is the subject of this memorandum is LOCATED to the north by a private parcel, to the east and south by County-owned parcels, and to the west by Paradise Beach and the Pacific Ocean. Vandenberg Air Force Base property is immediately south of the Reserve. The parcel is known as County Assessor Parcel Number 113-160-004 as shown on the maps attached hereto.

The PURPOSE of acquiring the subject property is to include it with the County's existing 628 acres and for management as part of the Point Sal Reserve Management Area.

The EXTENT of this proposed real property transaction is the acceptance of fee ownership of the Property. The vesting of the Property will be held by the County of Santa Barbara.

In accordance with Government Code Section 65402, the General Services Department hereby requests that a finding be made by the Planning Commission as to whether the proposed acceptance of fee ownership of the Property is, or is not in conformity with the Santa Barbara County General Plan.

In accordance with your findings, please forward the Planning Commission final report to the Real Estate Services Office of the General Services Department for further processing of the proposed acquisition of the subject property.

If you have any questions, please call me at extension 3078. Thank you for your assistance.