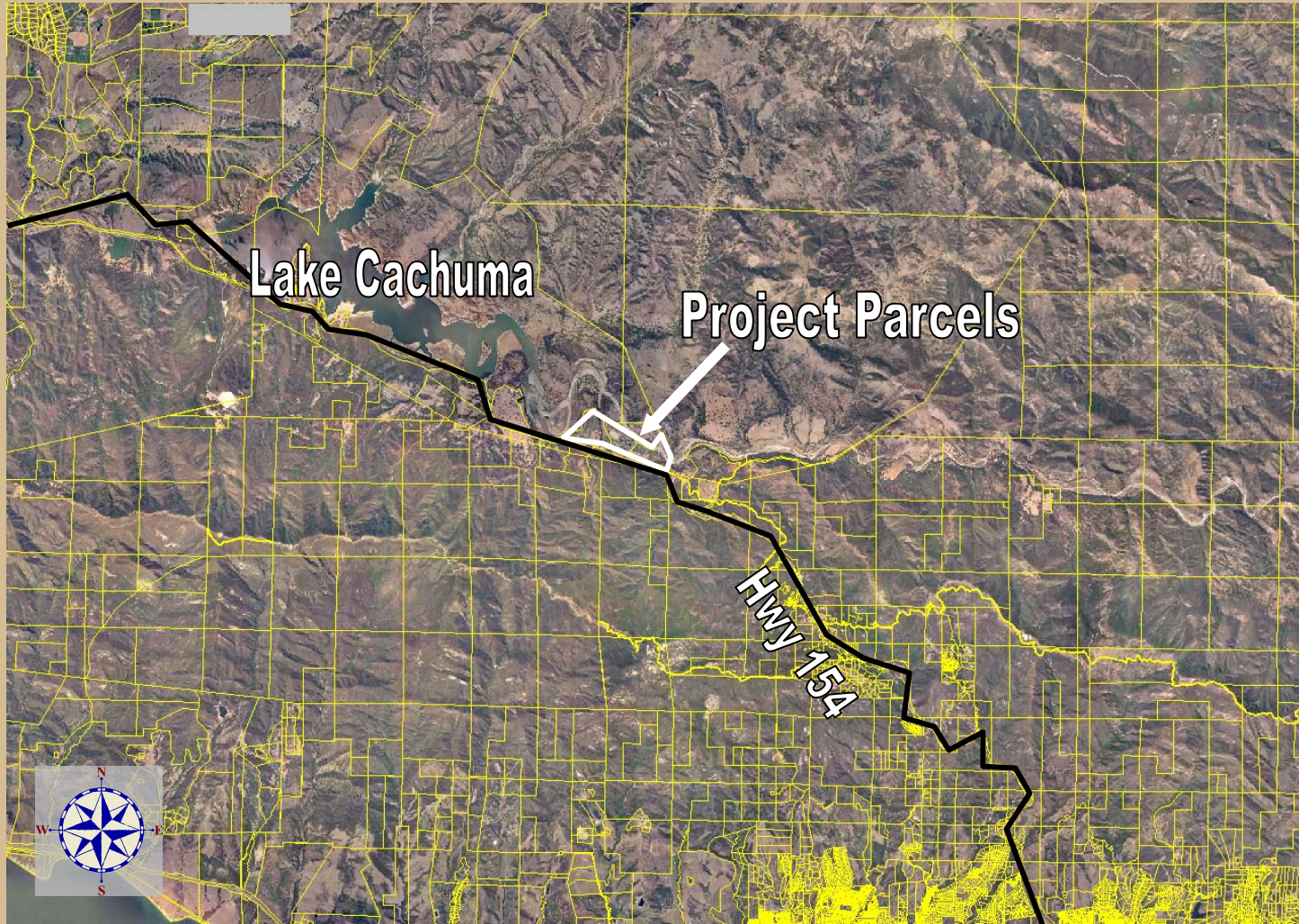




# Rancho San Marcos Golf Course Expansion Appeal 06APL-00000-00028



County of Santa Barbara Board of Supervisors

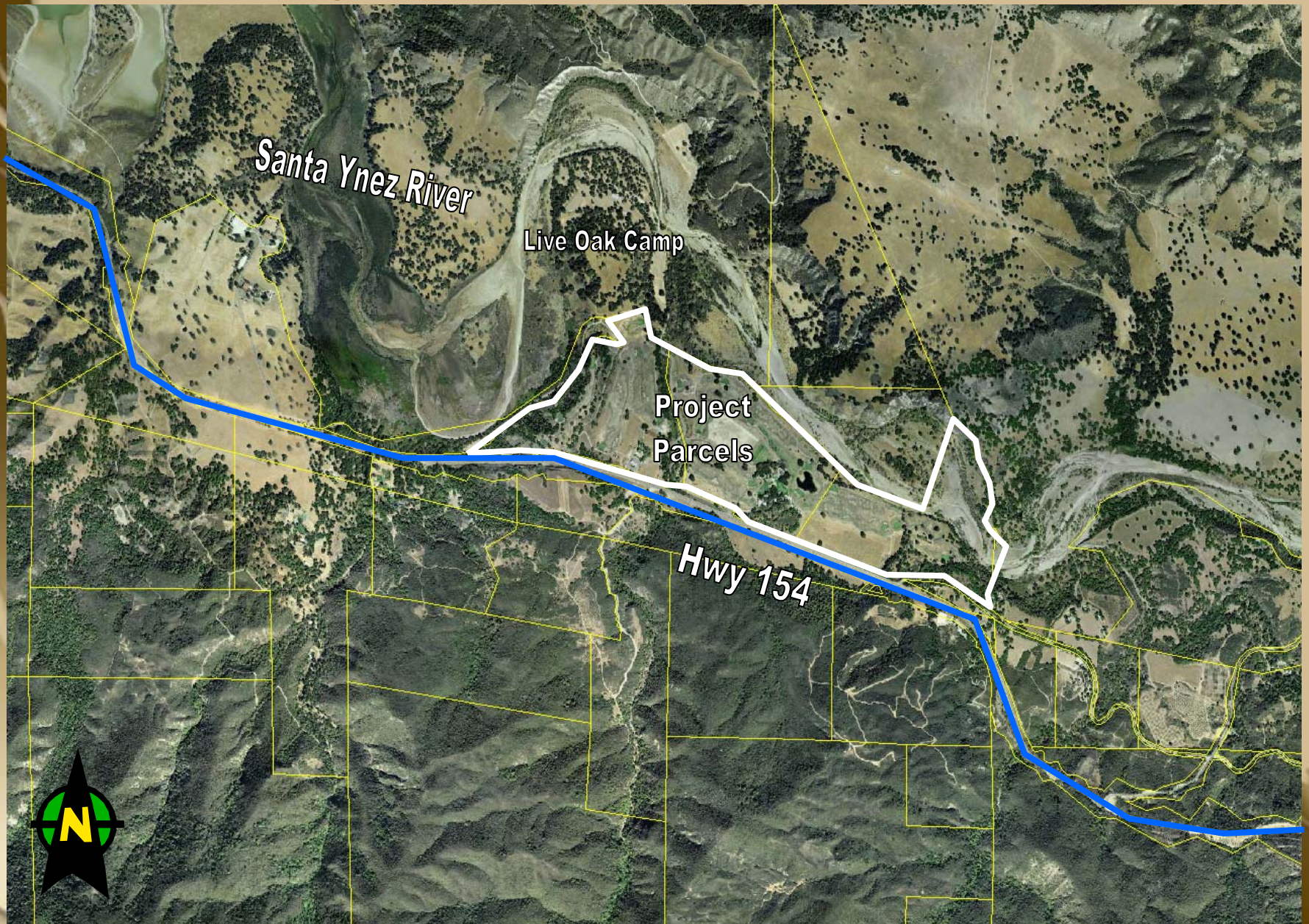
# Site Information

- 296 acres zoned 100-AG under Ord. 661.
- Land Use Designation - Rural A-II-100 Agriculture
- Existing 165 acre golf course w/ 21,135 s.f.
- Original CUP issued in 1991 (90-CP-104)
- Several amendments, SCDs, and time ext.

# Site Information (cont.)

- Existing CUP allows for:
  - 16,248 s.f. central golf area (currently 11,941s.f. built)
  - 70,000 rounds/yr allowed (current use 32,000)
  - 396 acre-feet per year total water usage.
  - Two professional/amateur events per year (500 attendees, 100 players, 50 employees)
  - Protection of historic dairy barn, horse stables and two historic residences.

# Project Parcel, 2004 Aerial



# Project Description

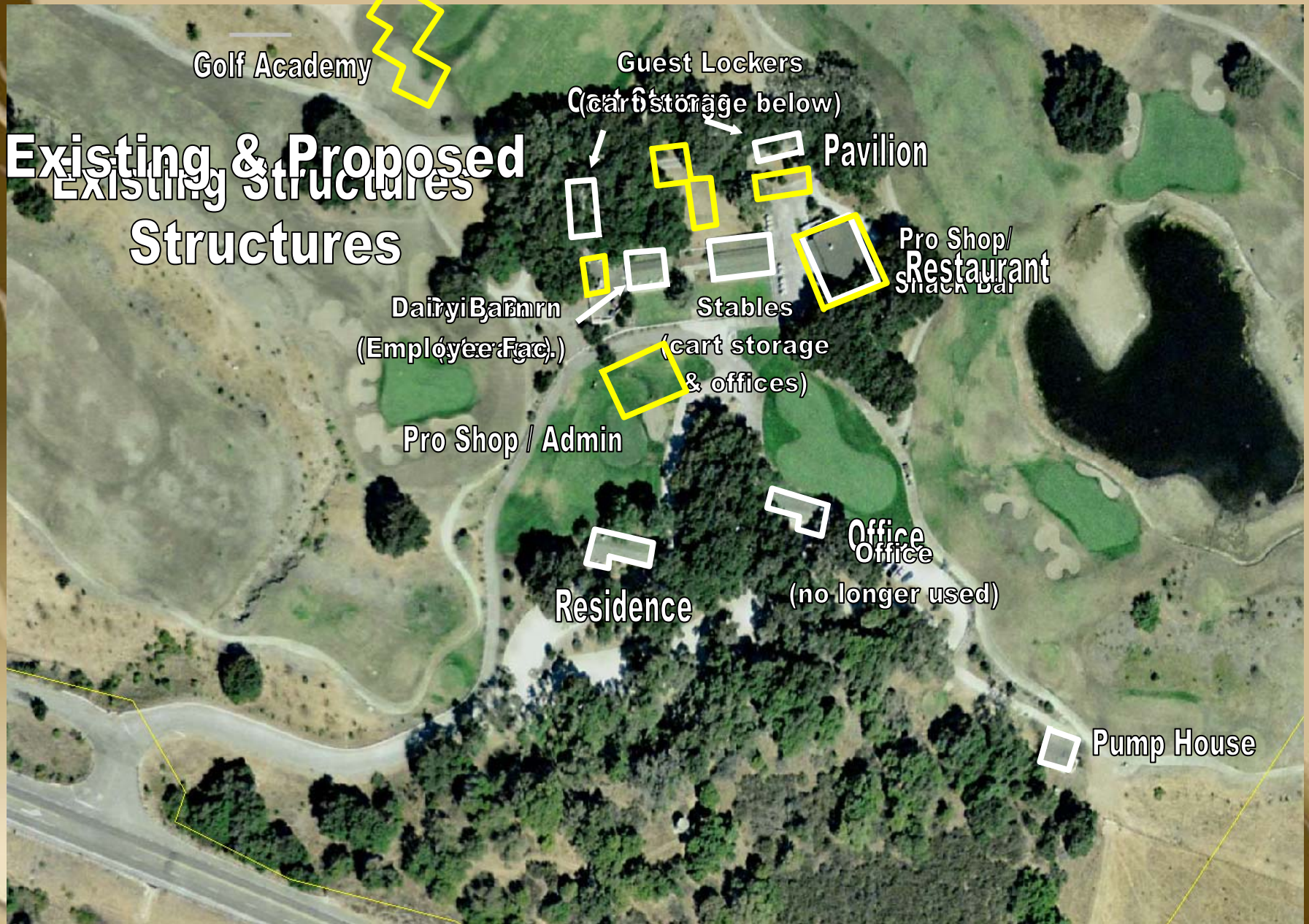
- **Revised Conditional Use Permit  
(03RVP-00000-00002 to 90-CP-104 )**
- **Major Components**
  - 8,615 sf new above-ground, 7,895 sf below
  - Demo 2,736 sf, abandon/preserve 1,572 sf
  - Expand Snack Bar into Restaurant
  - Guest Lockers and Golf Academy
  - Course modifications
  - Remove existing restriction on sale / use of Beer and Wine.

# Project Description

- No non-golf related events
  - Two Professional / Amateur events /year
- No increase in # of rounds / year
- No increase in allowed water usage

# Central Golf Area

## Existing & Proposed Structures





# Environmental Review

- **Supplemental EIR (05EIR-00000-00006)**
  - **Circulated from March 31 to May 17, 2006.**
  - **Environmental Hearing held on May 9, 2006.**
  - **State Clearinghouse #1989010312**
  - **Some potentially significant but mitigable impacts.**
  - **No Class I impacts were identified.**
  - **Feasible mitigation measures incorporated.**

# Planning Commission

- Reviewed project on June 28, 2006
- Issues:
  - Traffic, Aesthetics, Alcohol, Fire Hazard
- Added / Modified conditions
- Approved project 5-0

# Appeal - Facilitation

- Facilitation Mtg. held September 7, 2006
- Many issues discussed for appeal letter
  - Traffic
  - Hours of Operation
  - Number of People
  - Aesthetics
- Unfortunately, no resolution

# Staff's responses to appeal

- Appellant's letter 7/10/06 – Several issue areas identified.
- CUP Findings:
  - Traffic
  - Hours of Operation
  - Number of People
  - Aesthetics
  - Water
  - Water Quality
  - Alcohol
  - Fire Protection
- Staff's response to each are contained in Board letter.

# Recommendation

- 1. Adopt the required findings for the project specified in the Planning Commission's action letter dated July 6, 2006, including CEQA findings.
- 2. Certify the Supplemental Environmental Impact Report, 05EIR-00000-00006 and adopt the mitigation monitoring program contained in the conditions of approval of the action letter,
- 3. Deny the appeal and uphold the Planning Commission's June 28, 2006 approval of 03RVP-00000-00002, and
- 4. Grant *de novo* approval of Case No. 03RVP-00000-00002 subject to the conditions included in the Planning Commission's action letter dated July 6, 2006.

