

**SANTA BARBARA COUNTY
BOARD AGENDA LETTER**



Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

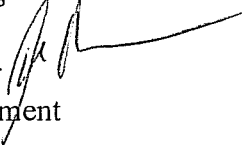
Agenda Number:

Prepared on: August 28, 2006
Department Name: Planning & Development
Department No.: 053
Agenda Date: September 12, 2006
Placement: Administrative
Estimate Time: 1.5 hours on September 26, 2006
Continued Item: NO
If Yes, date from:
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TO: Board of Supervisors

FROM: John Baker, Director
Planning & Development 

STAFF CONTACT: Zoraida Abresch, Deputy Director 934-6585
North County Development Review Division

SUBJECT: Set Hearing for the Appeal of Rancho San Marcos Golf Course Expansion,
06APL-00000-00028 (appeal of PC approval of 03RVP-00000-00002)

Recommendation(s): Set a hearing for **September 26, 2006**, to consider an appeal of the Planning Commission's June 28, 2006 approval of the proposed Rancho San Marcos Golf Course Expansion project. The application involves AP Nos. 145-160-065, 067, 070, 071, located at 4600 Hwy 154, east of Lake Cachuma, in the Santa Ynez Valley, Third Supervisorial District.

SEP 12 2006

SET HEARING FOR September 26, 2006 (estimated time 1.5 hours).

That the Board of Supervisors:

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.

Alignment with Board Strategic Plan:

The recommendations are primarily aligned with actions required by law or by routine business necessity.

Executive Summary and Discussion:

At the June 28, 2006 hearing, the Planning Commission voted 5-0 on a motion to approve the project as revised at the hearing. The major issue areas included traffic and parking, the request to allow service of beer and wine, expansion of the existing food service into a full-service restaurant, the potential fire hazards, and water resources. The appellant is appealing on the grounds that many of these issues have not been properly addressed. A facilitation meeting between the applicant and the appellant is scheduled for September 7, 2006. Information regarding the discussion at this meeting and a more detailed analysis of the grounds for appeal will be provided in the forthcoming Board Letter for the September 26, 2006 hearing.

Mandates and Service Levels:

Section 35-327.3.1 of Article III (the Inland Zoning Ordinance) of Chapter 35 of the County Code provides that the decisions of the Planning Commission may be appealed to the Board of Supervisors.

Pursuant to Government Code Sections 65355 and 65090, a notice shall be published in at least one newspaper of general circulation.

Pursuant to Government Code Section 65091, mailed notice required to property owners within 300 feet of the project, including the real property owners, project applicant and local agencies expected to provide essential services, shall be done at least 10 days prior to the hearing.

Fiscal and Facilities Impacts:

The costs for processing appeals are typically provided through a fixed appeal fee and funds in P&D's adopted budget. In regards to this appeal, the appellant paid an appeal fee of \$435. P&D will absorb the costs beyond that fee. These funds are budgeted in the Permitting and Compliance Program of the Development Review North Division, as shown on page D-294 of the adopted 2006/2007 fiscal year budget. There are no facilities impacts.

Special Instructions:

The Clerk of the Board shall complete noticing for the project in a newspaper of general circulation in the County of Santa Barbara ten (10) days prior to the hearing (mailing labels are attached).

The Clerk of the Board shall forward a copy of the Minute Order to Planning & Development, Attention: Cintia Mendoza, Hearing Support.

Planning & Development will prepare all final action letters and notify all interested parties of the Board of Supervisors final action.

Concurrence:

N/A

Attachments: Planning Commission Staff Report dated June 15, 2006
Planning Commission Action letter dated
Appeal to the Board of Supervisors dated July 10, 2006

Prepared by: Adam Baughman, Planner III