

County of Santa Barbara
Planning and Development

Governor's Office of Planning & Research

FEB 18 2022

STATE CLEARINGHOUSE



NOTICE OF PUBLIC HEARING
SANTA BARBARA COUNTY ZONING ADMINISTRATOR

CASE NUMBER: 19DVP-00000-00025, 21RDN-00000-00001, 21CUP-00000-00038,

DATE: FEBURARY 28, 2022

HEARING BEGINS: 9:00 A.M.

Video and Teleconference Public Participation

When: February 28, 2022 9:00 AM Pacific Time (US and Canada)

Topic: Zoning Administrator Hearing of 02-28-22

Register in advance for this webinar:

https://countyofsb.zoom.us/webinar/register/WN_2WPLUHtaS_yZ_ETYP-mvKg

I. STANDARD AGENDA:

- Items will be heard in the order listed on the agenda unless the Zoning Administrator rearranges the order of the agenda or the item is to be continued.
- Applicants/Agents are expected to be present (virtually) to represent their items when they come up on the agenda. In the absence of representation the Zoning Administrator will decide whether to act on the item or continue it to a future date.
- Decisions made under the authority of Chapter 21 and Chapter 35 of the Santa Barbara County Code may be appealed to the County Planning Commission by the applicant or any aggrieved person adversely affected by such decision. An appeal, which shall be in writing, and accompanying fee shall be filed with the Planning and Development Department Zoning and Permit Information Counter located at either 123 East Anapamu Street, Santa Barbara, CA, or 624 West Foster Road, Suite C, Santa Maria, CA, within the 10 calendar days following the date of the action by the Zoning Administrator. There is a \$661.07 fee for both non-applicants and owner/applicant appeals to the Planning Commission. A fee will not be charged if the development which is the subject of the appeal is defined as development that may be appealed to the California Coastal Commission in compliance with Public Resources Code Section 30603(a).
- Any questions pertaining to individual projects should be directed to the designated planner.

Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the Zoning Administrator and that are distributed to the Zoning Administrator prior to the a meeting but less than 72 hours prior to that meeting shall be shall be available at <https://www.countyofsb.org/plndev/hearings/ZA.sbc> or by appointment by calling (805) 568-2000.

- In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this hearing, please contact the Hearing Support Staff (805) 568-2000. Notification at least 48 hours prior to the hearing will enable the Hearing Support Staff to make reasonable arrangements.
- The public has the opportunity to comment on any item on today's Consent or Standard Agenda. For items on the Standard Agenda, the Zoning Administrator will announce when public testimony can be given. Please be aware that the Zoning Administrator will consider testimony on both the project and the related environmental document.

IMPORTANT NOTICE REGARDING COVID-19 AND PARTICIPATION IN THE HEARING

The Zoning Administrator Hearing will be held by teleconference in order to minimize the spread of the COVID-19 virus, in accordance with Governor Newsom's Executive Order N-29-20 issued on March 17, 2020. To participate in this Zoning Administrator hearing the public are invited to do so in the following ways:

1. Submit a comment letter to the Secretary – Comment letters may be emailed to the recording secretary at sfoster@co.santa-barbara.ca.us Comment letters must be received by Friday at noon before the Monday hearing.
2. Public participation during the hearing via Zoom – A public member who wishes to participate via Zoom must register at the following link:

https://countyofsb.zoom.us/webinar/register/WN_2WPLUHtaS_yZ_ETYP-mvKg

Once registered, your participant ID link will be emailed to you with log-in instructions including the ability to dial-in on the telephone if an internet connection is unavailable. Public members participating via Zoom will not have the ability to share their camera nor their computer screen. Any physical evidence (e.g. photographs, documents, etc) the public wishes to share with the Zoning Administrator must be emailed to the recording secretary at sfoster@co.santa-barbara.ca.us no later than Friday at noon before the Monday hearing. Audio controls will be unavailable until the recording secretary has been directed to allow public comment by the Zoning Administrator. Please indicate your desire to speak on an item by using the "Raise Hand" feature. The clerk will allow your audio to be shared during the public testimony portion of the hearing. The chat feature will be unavailable during the hearing. For technical assistance during the hearing, please contact (805)568-2000 to be directed to our technical team.

3. OR PARTICIPATE VIA TELEPHONE:

Dial (for higher quality, dial a number based on your current location):

US: +1 213 338 8477 or +1 669 900 6833 or +1 720 928 9299 or +1 971 247 1195 or +1 253 215 8782 or +1 346 248 7799 or +1 602 753 0140 or +1 312 626 6799 or +1 470 250 9358 or +1 646 518 9805 or +1 651 372 8299 or +1 786 635 1003 or +1 929 205 6099 or +1 267 831 0333 or +1 301 715 8592 or 877 853 5257 (Toll Free) or 888 475 4499 (Toll Free) or 833 548 0276 (Toll Free) or 833 548 0282 (Toll Free)

Webinar ID: 928 7208 4353

SUBJECT: Tyler Tier II Winery, 19DVP-00000-00025, 21RDN-00000-00001, 21CUP-00000-00038, as follows:

Hearing on the request of Justin Willett, property owner, to consider Case No. 19DVP-00000-00025, 21RDN-00000-00001, and 21CUP-00000-00038, for approval of a phased Development Plan to permit a new winery facility, for road naming, and for a Minor Conditional Use Permit for a water system with six connections. The facility will consist of three separate winery buildings, an accessory barn for agricultural storage, a winery setback modification request, and a water system with six connections on property zoned Agriculture II, 100-acre minimum parcel size (AG-II-100). The applicant also requests that the Zoning Administrator adopt the Mitigated Negative Declaration (20NGD-00000-00013) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant but mitigable effects on the environment are anticipated in the following categories: Aesthetics/Visual Resources, Biological Resources, Cultural Resources, Geological Processes, Land Use, Noise, Public Facilities, Transportation/Circulation and Water Resources/Flooding. The MND and all documents may be reviewed upon request at the Planning and Development Department office at 624 West Foster Road, Suite C, Santa Maria, CA 93455) or online at: <https://cosantabarbara.box.com/s/nnemyzm0c789qvbzet94kregdrmgxhq2>. The application involves Assessor Parcel No. 099-100-045, located at 4805 Highway 246, in the Lompoc area, Third Supervisorial District.

For further information, please contact the planner, Shannon Reese, at (805) 945- 6261 or FAX at (805) 934-6258

Zoning Administrator will accept written comments and interested persons may appear to support or oppose the proposal. Comments should be filed with or mailed to Planning and Development, 123 East Anapamu Street, Santa Barbara, CA 93101. If written comments are filed, three (3) copies should be provided. Continuances will not be granted unless there are exceptional circumstances. This matter may be dropped from the agenda unless the applicant is present and ready to proceed on the date set herein.

Please be advised that the Zoning Administrator's decision on this project may be appealed to the County Planning Commission by the applicant or any aggrieved person adversely affected by such decision. An appeal, which shall be in writing, and accompanying fee shall be filed with the Planning and Development Department Zoning and Permit Information Counter located at either 123 East Anapamu Street, Santa Barbara, CA, or 624 West Foster Road, Suite C, Santa Maria, CA, within the 10 calendar days following the date of the action by the Zoning Administrator. There is a \$628.06 fee for both non-applicants and owner/applicant appeals to the Planning Commission.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this hearing, please contact the Hearing Support Staff at (805) 568-2000. Notification at least 48 hours prior to the hearing will enable the Hearing Support Staff to make reasonable arrangements.

COUNTY OF SANTA BARBARA ZONING ADMINISTRATOR