

SANTA BARBARA COUNTY PLANNING COMMISSION
Staff Report for the Frank and Salentine Appeals of the
Brown Grading and Horse Arena Project

Hearing Date: February 8, 2012
Staff Report Date: January 20, 2012
Case Nos.: 11APL-00000-00020 &
11APL-00000-00021

Environmental Documents: Notice of Exemptions
Pursuant to CEQA §15303 and §15304

Deputy Director: Alice McCurdy
Division: Planning & Development, South
Supervising Planner: Anne Almy
Supervising Planner Phone #: 568-2053
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SUBJECT PARCEL OWNERS:

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1215 Franklin Ranch Road
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(805) 455-6606

ENGINEER:

Bret Foster, Penfield & Smith
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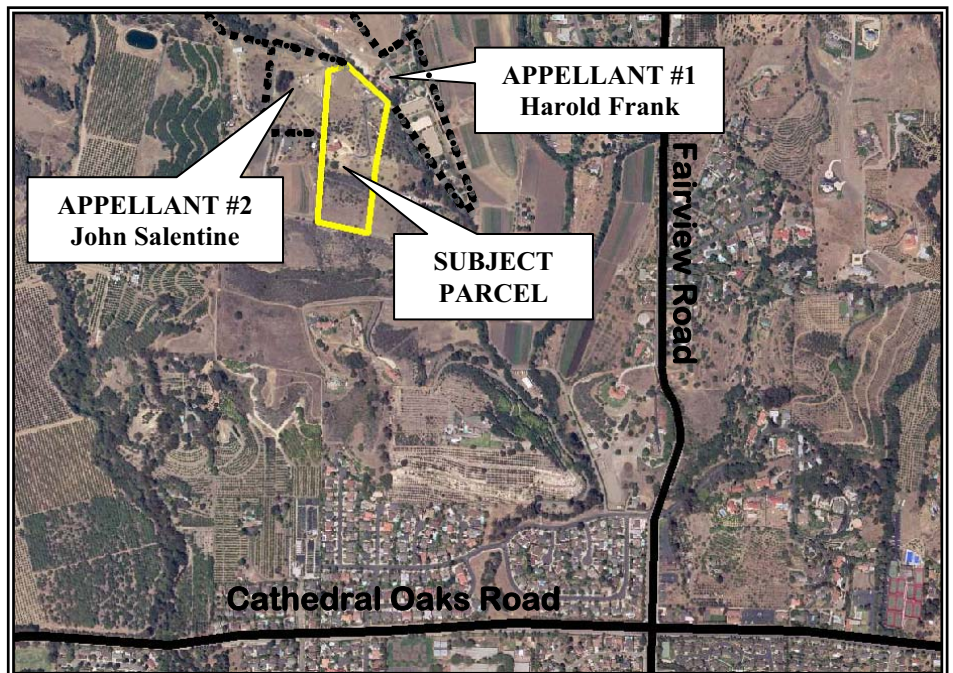
APPELLANT #1:

Harold Frank
1235 Franklin Ranch Road
Goleta, CA 93117
(805) 967-7964

APPELLANT #2:

John Salentine
1225 Franklin Ranch Road
Goleta, CA 93117
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VICINITY MAP



Subject parcel is located at 1215 Franklin Ranch Road, a 10.49-acre lot zoned RR-5, identified as AP No. 077-030-013, located north of Cathedral Oaks Road and west of Fairview Avenue, in the Rural area of the Goleta Community Plan, Second Supervisorial District.

Appeals Filed:

September 30, 2011

1.0 REQUEST

Hearing on the request of Harold Frank and John Salentine to consider Case Nos. 11APL-00000-00020 and 11APL-00000-00021, [both filed on September 30, 2011] to appeal the Director's approval of 07LUP-00000-00830, the Brown Grading and Horse Arena Project. The project site is located in an Existing Developed Rural Neighborhood and is zoned RR-5, and is known as APN 077-030-013, located at 1215 Franklin Ranch Road, in the Goleta Community Plan area, Second Supervisorial District.

2.0 RECOMMENDATION AND PROCEDURES

Follow the procedures outlined below and deny the appeals, Case Numbers 11APL-00000-00020 and 11APL-00000-00021 and grant *de novo* approval of Case Number 07LUP-00000-00830, as conditioned and as depicted in the reduced site plan (Attachment F) to this staff report, based upon the project's consistency with the Comprehensive Plan, including the Goleta Community Plan, and based on the ability to make the required findings.

Your Commission's motion should include the following:

1. Make the required findings for the project specified in Attachment A of this staff report, including CEQA findings;
2. Determine the approval of the project is exempt from CEQA pursuant to CEQA Guideline Sections 15303 and 15304, included as Attachment C;
3. Deny the Appeals, case numbers 11APL-00000-00020 & 11APL-00000-00021; and
4. Grant *de novo* approval of the Land Use Permit, 07LUP-00000-00830, subject to conditions, included as Attachment B

Refer back to staff if the Planning Commission takes other than the recommended action for appropriate findings and conditions.

3.0 JURISDICTION

This project is being considered by the County Planning Commission based on §35.102.040.A.2.d (Appeals Procedures) of the County Land Use and Development Code which states:

“Any decision of the Director to approve or deny an application for a Coastal Development Permit or Land Use Permit [...]” may be appealed to the Planning Commission.”

4.0 ISSUE SUMMARY

The South Coast Conduit (SCC) crosses the project site in an area of the property that had been filled to create a horse arena. This 4-foot diameter pipeline transports water to the South Coast from Lake Cachuma. The depth of the fill created an unsustainable condition that threatened to adversely affect the SCC, which provides drinking water to the entire south coast of Santa Barbara County (see Section 5.3 Background Information). To remedy this situation, P&D approved a Land Use Permit to not only remove the overburdening soil, but also to achieve the applicant’s desire to maintain their existing horse arena in the same general area.

The appellants, Mr. Harold Frank and Mr. John Salentine, are appealing the September 23, 2011 approval of a Land Use Permit by P&D for the construction of a new riding arena, a new hay barn, horse stall and corral, round pen, arena lighting and the associated grading and landscaping. Each of the two appellants has also submitted a letter that details the reasons for their appeals (included as Attachment D).

5.0 PROJECT INFORMATION

5.1 Site Information

Site Information	
Comprehensive Plan Designation	Inland; Rural; Residential; Existing Developed Rural Neighborhood; Goleta Community Plan
Ordinance, Zone	RR-5 - Residential Ranchette – 5-acre minimum lot size
Site Size	10.49-acres [<i>gross</i>]
Present Use & Development	Residential Uses: Existing/permitted single-family dwelling, attached garage and pool Agricultural Uses: Existing/permitted horse riding arena and two unpermitted accessory structures (horse stall & hay barn)
Surrounding Land Uses / Zoning	North: Residential / RR-5 - Residential Ranchette South: Residential / RR-5 - Residential Ranchette East: Residential / RR-5 - Residential Ranchette West: Residential / RR-5 - Residential Ranchette
Access	Franklin Ranch Road – a private road off of La Goleta Road
Public Services	Water Supply: Goleta Water District Sewage: Private onsite septic system Fire: Santa Barbara County Fire Department

5.2 Project Description: 07LUP-00000-00830

The project on appeal is a Land Use Permit to legalize an existing unpermitted horse stall structure of approximately 630 square feet (18'x35') and an approximately 500 square foot hay barn/shed (20'x25') and creation of three separate horse areas (riding arena, round pen, lighting and corral). No specimen trees are proposed for removal. Grading includes approximately 7,000 cubic yards of cut and fill to be balanced onsite to create the new horse arena, round pen and corral area. The parcel would continue to be served by the Goleta Water District, a private onsite septic system and the Santa Barbara County Fire Department. Access would continue to be provided off of Franklin Ranch Road. The property is a 10.49-acre parcel zoned RR-5 and shown as Assessor's Parcel Number 077-030-013, located at 1215 Franklin Ranch Road in the Goleta Community Plan Area, Second Supervisorial District.

This Land Use Permit would also function as the follow-up permit to the previously issued Emergency Permit (11EMP-00000-00007) that authorized the emergency removal of the overburden soil removed from the COMB easement and overtop of the South Coast Conduit (SCC) water line, as well as the engineered earthwork to create a suitable stockpile area immediately adjacent to the COMB easement area. All work completed as a part of the Emergency Permit will continue to be subject to the Conditions of Approval of that permit, included as Attachment E to this staff report.

5.3 Background Information

In October of 1999, the property owner was issued zoning and building permits that allowed grading on the site, including work within the Cachuma Operation and Maintenance Board (COMB) SCC water line easement to stockpile soil, repair erosion damage and construct a new horse arena. The approved grading allowed 8,200 cubic yards of imported soil in order to achieve the final finished-elevation of 404.5 feet¹ above mean tide (AMT) at the center of the arena structure. The work was completed and received final inspection approval on May 22, 2006. The first inspection was not based upon a site survey, but rather on a simple visual site inspection. In November of 2007, P&D received a complaint that there was unpermitted development occurring at the site within this same area. After investigation of the reported development, a Zoning Enforcement Violation (ZEV) case was opened for the unpermitted construction of two agricultural accessory structures.

During the course of processing the permit to legalize the two structures there were numerous changes to the project description that delayed expeditious processing of the permit application. During this time, Building & Safety staff also realized that the previously approved elevation of 404.5 feet AMT had been exceeded. Furthermore, this excess grading had placed an additional unsustainable amount of fill within the COMB easement and directly over the South Coast Conduit (SCC) waterline, which is a large 4-foot diameter waterline that provides drinking water to the populations of Goleta, Santa Barbara, Montecito and Carpinteria. At the time the unpermitted fill was discovered, the finish grade at the center of the arena was 411.5 feet AMT (ranging 3-7-feet higher than approved throughout the arena area). In November of 2009, B&S staff opened a Building Violation case (BDV) based upon the unpermitted work to compel the property owner to remedy the violation of unpermitted fill.

Approval of 07LUP-00000-00830 on September 23, 2011 was intended to remediate the situation. The Land Use Permit was appealed on September 20, 2011 by two adjacent neighbors. Successful resolution of the unsafe situation has been of the highest priority for P&D and COMB staff. In

¹ 404.5 feet AMT was calculated by the surveyor as the relative height compared to an assumed base elevation for a nearby monument and not actual elevations.

order to facilitate the timely removal of the overburden soil from the SCC waterline within the COMB easement, P&D prepared an Emergency Permit for the removal of soil within the easement on October 11, 2011. This permit was not accepted by either COMB or the Browns.

Subsequently, on January 10, 2012, after further discussions with the property owners and COMB staff, the County issued an Emergency Permit to the satisfaction of all interested parties. Specifically, due to the increasing urgency of the situation, P&D allowed the removed overburden to be temporarily stockpiled in a stable, engineered manner immediately adjacent to the COMB utility easement in the area of the approved [appealed] horse arena. Additionally, the Brown's have granted COMB a temporary construction easement to facilitate the work to be conducted by a COMB-approved contractor. P&D issued the [revised] Emergency Permit (11EMP-00000-00007) and the associated grading permit (11GRD-00000-00135) for the emergency removal of the overburden soils within the COMB easement (see Attachment E).

6.0 PROJECT ANALYSIS

6.1 Appeal issues and staff responses

The appeal issues and staff responses are outlined below. The appellants would like your Commission to overturn the approval in favor of a smaller riding arena at a lower elevation and with significantly less site alteration of the natural hillside. They are further requesting no night lighting and more screening (i.e., lower in height and more dense in foliage) in order to be compatible with the rural setting of the area yet still adequately screen the riding arena.

Issue #1 The appellants state that the overall grading plan for the project is problematic in three key areas: *1*) not appropriate for the natural steep topography of the rural site, *2*) the excessive grading and overall drainage of the area would negatively impact the adjacent creek and emergency access to the Salentine property, and *3*) the finish elevation of the arena is simply too high and would be visually intrusive.

Staff Response to Issues #1

The removal of the overburden material from the COMB easement and South Coast Conduit (SCC) waterline was of the utmost importance in order to protect the health & safety of the service population of Santa Barbara's South Coast, including Goleta, Santa Barbara, Montecito and Carpinteria. The property owners had previously received entitlements for the creation of a horse riding arena in the same general location of the subject lot, including the area within the COMB easement. The Land Use Permit under appeal allowed the removal of the excess overburden from overtop of the SCC waterline and its relocation in an engineered manner to a sloped area immediately adjacent to the approved arena. The engineered fill also served to construct a new riding arena.

The finished elevation of the new riding arena approved in 07LUP-00000-00830 is higher in elevation than the arena that was approved on October 4, 1999 as a part of 99-LUS-467. However, the applicant has existing vegetative planting between the riding arena and the appellant's property that would adequately screen it from view. Additionally, while the slopes in this area of the property

measure between 10-25%, the urgency of the situation, the cost-effectiveness of the solution (as opposed to hauling the material offsite) coupled with the ability to expedite resolution of the health & safety risk and the prospective stability of the engineered slope uphill of the COMB easement for the SCC waterline, provided a reasonable basis for approval of the proposed development on these slopes. The proximate location of the remedial site would expedite correction of the violation and eliminate the immediate hazard to health and safety. The applicants also provided proper grading and drainage plans along with drainage calculations that were reviewed and accepted by the Grading Inspector. As conditioned, the Land Use Permit approval included storm water controls and animal waste management practices (Conditions #4 & #7). These conditions would also carry forward to the *de novo* approval of the project as conditions included as Attachment B to this staff report.

Issue #2 The appellants state that the overall lighting plan for the project is problematic in two key areas: 1) night lighting of a riding arena is inappropriate and may be precedent setting for the rural setting, and 2) the negative visual impact to the immediate adjoining properties would be significant and would dramatically affect the quality of rural life in the area.

Staff Response to Issues #2

While there are not other lit areas arenas in this existing developed rural neighborhood, absent a prohibition on arena lighting in this area of the County, P&D considered the request for lighting in relation to the applicable policy and development standard on outdoor lighting (see Section 6.2). The overall lighting plan for the riding arena, included as Attachment G, confirms that there would be minimal light spillage outside the horse arena. Additionally, all arena lights are designed to be hooded and directed downward, consistent with Goleta Plan and the standard County-wide exterior lighting requirements. Additionally, in order to minimize visual impacts to the nighttime sky, neighboring properties, and the community in general, Condition #5 of the Land Use Permit approval included strict nighttime lighting controls and hours of permitted illumination. This condition would also carry forward to the *de novo* approval of the project as a condition included as Attachment B to this staff report.

Issue #3 The appellant, Mr. Salentine, states that the overall landscape plan for the project is visually inappropriate for the existing conditions and to the surrounding rural community.

Staff Response to Issues #3

The approved project includes the installation of ten [10] 1-gallon container oak trees in proximity to the proposed development area as well as the retention/protection of a single small oak tree approximately 5-inch diameter and eight feet tall located adjacent to the project site. Additionally, the existing property line landscaping between the arena and the Salentine property comprising Eucalyptus and Pepper trees adequately screens the arena and project site (see Attachment H). A condition of approval (Condition #3) to the Land Use Permit approval required tree protection and enhancement. This condition would carry forward to the *de novo* approval of the project as a condition in Attachment B to this staff report.

6.2 Environmental Review

The Brown project can be found exempt from environmental review based upon Sections 15303 [New Construction or Conversion of Small Structures] and 15304 [Minor Alterations to Land] of the California Environmental Quality Act (CEQA) Guidelines.

Section 15303, exempts the construction of accessory (appurtenant) structures including but not limited to: garages, carports, patios, swimming pools and fences. The current project proposes to construct a new 195'x116' (approx. 22,625 sq.ft.) horse riding arena, installation of four arena lights, and legalization of the two existing agricultural accessory structures (a 500 sq.ft. hay barn and a 630 sq.ft. horse stall). The proposed project would fall within the limits of this exemption.

Section 15304 exempts minor public or private alterations in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature, scenic trees except for forestry or agricultural purposes. The current project proposes the removal of excess soil overburden located within the COMB easement for the SCC waterline, relocation of that excavated soil to a structurally engineered area immediately adjacent to the easement, relocation of an existing horse riding arena to that engineered area, and the construction of a new round pen and corral area. Additionally, no protected trees would be removed as a part of this project. Therefore, the proposed development would fall within the limits of this exemption.

6.3 Comprehensive Plan Consistency, including the County Land Use Element and the Goleta Community Plan

<i>REQUIREMENT</i>	<i>DISCUSSION</i>
<p>AQ-GV-1: The County shall impose appropriate restrictions and control measures upon construction activities associated with each future development project, in order to avoid significant deterioration of air quality.</p> <p>AQ-GV-5: The County shall require the use of techniques designed to conserve energy and minimize pollution.</p>	<p>Consistent: Standard Air Pollution Control District dust control conditions of approval were applied to the Land Use Permit approval (Condition #8) and would carry forward to the <i>de novo</i> approval of the project as a condition in Attachment B to this staff report.</p>
<p>BIO-GV-1: The County shall designate and provide protection to important or sensitive environmental resources and habitats in the Goleta Planning Area.</p> <p>BIO-GV-2: Environmentally Sensitive Habitat (ESH) areas and Riparian Corridors within the Goleta Planning Area shall be protected and, where feasible and appropriate, enhanced.</p> <p>BIO-GV-8: The minimum buffer strip and setbacks from streams and creeks for new development and actions within the ESH overlay that are regulated by the County Zoning Ordinances shall be as follows: in ESH areas within urban, inner rural and existing developed rural neighborhoods, a setback of 50</p>	<p>Consistent: Franklin Creek, a mapped but degraded ESH riparian corridor, is located entirely off site where it parallels the subject property along the northern property line. Additionally, a private driveway and existing development separates the creek from the area of development on the subject property. As this is the baseline condition, the ESH buffer from Franklin Creek was reduced for this project to the northern edge of the existing driveway that runs along the southern upper-bank of the creek. Furthermore, no work had been proposed within the creek or within the reduced buffer and the project provides planting of ten [10] additional 1-gallon container oak trees in the area between the</p>

<i>REQUIREMENT</i>	<i>DISCUSSION</i>
<p>feet from either side of top-of-bank of creeks or existing edge of riparian vegetation, whichever is further, minimizing all ground disturbance and vegetation removal, this requirement shall be indicated on all grading plans.</p> <p>DevStd BIO-GV-8.1: These minimum buffers may be adjusted upward or downward on a case-by-case basis but shall not preclude reasonable use of a parcel. The buffer shall be established based on an investigation of the following factors and after consultation with the Department of Fish and Game and Regional Water Quality Board in order to protect the biological productivity and water quality of streams: 1) existing vegetation, soil type & stability of stream corridors; 2) how surface water filters into the ground; 3) slope of the land on both sides of the stream; 4) location of the 100 year flood plain boundary; and 5) consistency with adopted plans, particularly Biology and Habitat policies.</p>	<p>horse arena and the creek to enhance the baseline situation.</p>
<p>BIO-GV-17: Oak trees shall be protected to the maximum extent feasible. All land use development applications shall be processed in such a manner as to avoid damage to native oak trees. Regeneration of oak trees shall be encouraged.</p>	<p>Consistent: The project area contains a single existing 5-inch diameter oak tree that is approximately eight feet in height. A condition of approval (Condition #3) to the Land Use Permit approval required tree protection and enhancement. This condition would carry forward to the <i>de novo</i> approval of the project as a condition in Attachment B to this staff report. As such, this single oak tree would be protected to the maximum extent feasible and ten [10] new 1-gallon container oaks would be planted between the area of development and Franklin Creek in order to help enhance the ESH buffer.</p>
<p>Hillside & Watershed Protection Policy #3: For necessary grading operations on hillsides, the smallest practical area of land shall be exposed at any one time during development</p>	<p>Consistent: As conditioned, the Land Use Permit approval included storm water controls and animal waste management practices</p>

<i>REQUIREMENT</i>	<i>DISCUSSION</i>
<p>and the length of exposure shall be kept to the shortest practicable amount of time. The clearing of land should be avoided during the winter rainy season and all measures for removing sediments and stabilizing slopes should be in place before the beginning of the rainy season.</p> <p>Hillside & Watershed Protection Policy #4: Sediment basins (including debris basins, desilting basins, or silt traps) shall be installed on the project site in conjunction with the initial grading operations and maintained through the development process to remove sediment from runoff waters. All sediment shall be retained on site unless removed to an appropriate dumping location.</p> <p>Hillside & Watershed Protection Policy #5: Temporary vegetation, seeding, mulching, or other suitable stabilization method shall be used to protect soils subject to erosion that have been disturbed during grading or development. All cut and fill slopes shall be stabilized as rapidly as possible with planting of native grasses and shrubs, appropriate non-native plants, or with accepted landscaping practices.</p> <p>Hillside & Watershed Protection Policy #6: Provisions shall be made to conduct surface water to storm drains or suitable watercourses to prevent erosion. Drainage devices shall be designed to accommodate increased runoff resulting from modified soil and surface conditions as a result of development. Water runoff shall be retained onsite whenever possible to facilitate groundwater recharge.</p> <p>Hillside & Watershed Protection Policy #7: Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste, shall not be discharged into or alongside</p>	<p>(Conditions #4 & #7). These conditions would also carry forward to the <i>de novo</i> approval of the project as conditions included as Attachment B to this staff report.</p>

<i>REQUIREMENT</i>	<i>DISCUSSION</i>
<p>coastal streams or wetlands either during or after construction.</p> <p>BIO-GV-19: Pollution of streams, sloughs, drainage channels, underground water basins, estuaries, the ocean and areas adjacent to such waters shall be minimized.</p>	
<p>Hillside & Watershed Protection Policy #1: Plans for development shall minimize cut / fill operations. Plans requiring excessive cutting and filling may be denied if it is determined that the development could be carried out with less alteration of the natural terrain.</p> <p>Hillside & Watershed Protection Policy #2: All developments shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited to development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.</p> <p>GEO-GV-5: Ground disturbances and development on slopes of over 20% should be avoided, unless such avoidance would prohibit development, wherein the portion of the site which exhibits the least amount of slope shall be utilized. Development on these sites should be designed to minimize combined grading from driveway and building pad creation.</p>	<p>Consistent: As discussed in Section 4.0 of this staff report, removal of the overburden material from the COMB easement and SCC waterline was necessary for the health & safety of the service population of Santa Barbara’s South Coast, including Goleta, Santa Barbara, Montecito and Carpinteria. The property owners had previously received entitlements for the creation of a horse riding arena in the same general area of the subject lot, including the area within the COMB easement. The Land Use Permit on appeal allows the removal of the excess overburden from overtop of the SCC waterline and its relocation in an engineered manner, compliant with B&S requirements and County policies, immediately adjacent to the approved arena. Additionally, while the slopes in this area of the property measure between 10-25%, the urgency of the situation, the cost-effectiveness of the solution (as opposed to hauling the material offsite) coupled with the ability to expedite resolution of the health & safety risk and the prospective stability of the engineered slope uphill of the COMB easement for the SCC waterline, substantiated approval of the proposed development on these slopes.</p>
<p>N-GV-1: Interior noise-sensitive uses (e.g., residential and lodging facilities, educational facilities, public meeting places and others specified in the Noise Element) shall be protected to minimize significant noise impacts.</p>	<p>Consistent: As conditioned, the Land Use Permit approval included construction-related noise controls (Condition #6). This condition would also carry forward to the <i>de novo</i> approval of the project as a condition included as Attachment B to this staff report.</p>
<p>VIS-GV-1: The County shall through its discretionary and design review process,</p>	<p>Consistent: The project includes the installation of ten [10] 1-gallon container oak</p>

<i>REQUIREMENT</i>	<i>DISCUSSION</i>
<p>ensure the maintenance and where necessary the improvement of the quality in the design and landscaping of industrial, commercial, institutional, and residential facilities.</p> <p>VIS-GV-3: Maintenance and expansion of Goleta's tree population shall be a high priority in the Goleta planning area. The County shall encourage projects which expand onsite and offsite provision of appropriate tree plantings, both in terms of quantity and species diversity.</p> <p>VIS-GV-6: Outdoor lighting in Goleta shall be designed and placed so as to minimize impacts on neighboring properties and the community in general.</p> <p>DevStd VIS-GV-6.1: All new development with major outdoor lighting facilities should be illuminated with only fully shielded lighting with low glare design.</p>	<p>trees in proximity to the proposed development area. Additionally, the existing property line landscaping between the arena and the Salentine property comprising Eucalyptus and Pepper trees adequately screen and beautify the project site.</p> <p>The associated lighting study, included as Attachment G, confirms that there would be minimal light spillage outside the horse arena. Additionally, all arena lights are designed to be hooded and directed downward, consistent with the Goleta and County exterior lighting requirements.</p> <p>Included as Condition #5, the Land Use Permit approval included strict nighttime lighting controls and timing in order to minimize visual impacts to the nighttime sky, neighboring properties and the community in general. This condition would also carry forward to the <i>de novo</i> approval of the project as a condition included as Attachment B to this staff report.</p>

6.4 Zoning: Land Use and Development Code Compliance

L.U.D.C. §35.23.020 – Purpose and Intent of RR (Residential Ranchette) Inland area.

The RR zone is applied within the Inland area within Urban, Inner-Rural and Existing Developed Rural Neighborhood area as designated on the Comprehensive Plan maps where low-density residential and agricultural uses are appropriate. This zone is intended to preserve the character of an area and to minimize the services required by providing for low-density residential development.

Compliant: The subject property is a 10.49-acre lot that is currently developed with one [1] single-family dwelling and no other additional habitable accessory structures. Consistent with the low-density intent of the RR zone, the Land Use Permit on appeal was approved to allow a horse riding arena, a round pen, hay barn, horse stable and corral. The approved structures would meet all required ordinance standards (i.e., setbacks, height, size) and as conditioned, approval of the project would remedy all existing zoning violations and bring the property into compliance with the zoning requirements.

L.U.D.C. §35.42.060 – Animal Keeping

A. Purpose and intent. This Section identifies the locations, types, and numbers of animals that may be kept, and the methods by which animals shall be kept, raised and maintained, under the circumstances specified. The intent of this Section is to ensure that animal keeping does not create an adverse impact on adjacent properties (e.g., dust, fumes, insect infestations, noise, odor, pollution of streams, creeks and wetlands due to soil erosion and sedimentation,

propagation of flies and other disease vectors, visual blight) by providing standards for maintaining animals.

Compliant: As designed, proposed and conditioned as a part of the approved Land Use Permit (07LUP-00000-00830) on appeal, the project adequately ensured that the keeping of horses on the lot would not create an adverse impact on the adjacent properties. With installation of best management practices (BMPs) for all grading work to be completed, dust, pollution and sedimentation of creeks and streams would be minimized. Additionally, the waste management plan that was approved as a part of the project would control insect infestation, disease vectors, odor and blight, and would thus provide for a high standard of maintenance for the keeping of horses onsite. Finally, in addition to those items above, the approved project on appeal is in compliance with all applicable site design standards as they relate to the number of permissible large animals (horses) that may be kept onsite, as well as the size, location and configuration of animal enclosures.

7.0 APPEALS PROCEDURE

The action of the Planning Commission may be appealed to the Board of Supervisors within ten [10] calendar days of said action. The appeal fee to the Board of Supervisors is \$643.

8.0 ATTACHMENTS

- A. Findings for Approval of 07LUP-00000-00830
- B. Conditions of Approval
- C. Environmental Document: Notice of Exemption (07LUP-00000-00830)
- D. Appellant Letters – Franks and Salentine
- E. Issued Emergency Permit (11EMP-00000-00007), dated January 10, 2012
- F. Reduced Plan Sheets
- G. Reduced Lighting Plan
- H. Site Photos

ATTACHMENT A

FINDINGS FOR APPROVAL

1.0 CEQA FINDINGS

As discussed in Section 6.2 of this staff report, dated January 20, 2012 and incorporated herein by reference, the Brown project can be found exempt from environmental review based upon Section 15303 [New Construction or Conversion of Small Structures] and Section 15304 [Minor Alterations to Land] of the California Environmental Quality Act (CEQA) Guidelines.

Section 15303, exempts the construction of accessory (appurtenant) structures including but not limited to: garages, carports, patios, swimming pools and fences. The current project proposes to construct a new 195'x116' (approx. 22,625 sq.ft.) horse riding arena, installation of four arena lights, and legalization of the two existing agricultural accessory structures (a 500 sq.ft. hay barn and a 630 sq.ft. horse stall). The proposed project would fall within the limits of this exemption.

Section 15304 exempts minor public or private alterations in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature, scenic trees except for forestry or agricultural purposes. The current project proposes the removal of excess soil overburden located within the COMB easement for the SCC waterline, relocation of that excavated soil to a structurally engineered area immediately adjacent to the easement, relocation of an existing horse riding arena to that engineered area, and the construction of a new round pen and corral area. Additionally, no protected trees would be removed as a part of this project. Therefore, the proposed development would fall within the limits of this exemption.

2.0 LAND USE PERMIT FINDINGS

In compliance with Section 35.30.100.A of the County Land Use and Development Code, prior to the approval or conditional approval of an application for a Land Use Permit the review authority shall first find, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (e.g., water, sewer, roads) are available to serve the proposed development.

The subject property currently enjoys adequate services for both the existing and proposed development. As discussed in Section 5.2 of this staff report, dated January 20, 2012 and incorporated herein by reference, the parcel will continue to be served by the Goleta Water District, a private onsite septic system and the Santa Barbara County Fire Department. Access to the site will also continue to be provided off of Franklin Ranch Road. Therefore, this finding can be made.

In compliance with Subsection 35.82.110.E.1 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for a Land Use Permit the review authority shall first make all of the following findings:

- 1. The proposed development conforms to the applicable provisions of the Comprehensive Plan, including any applicable community or area plan and with the applicable provisions of this Development Code or falls within the limited exception allowed in compliance with Chapter 35.101 (Nonconforming Uses, Structures, and Lots).***

As discussed in Section 6.3 and 6.4 of this staff report, dated January 20, 2012 and incorporated herein by reference, as designed and conditioned, the project conforms to the applicable provisions of the Comprehensive Plan, including the Goleta Community Plan and with the applicable provisions of this Development Code. Therefore, this finding can be made.

- 2. The proposed development is located on a legally created lot.***

The subject parcel is identified as Lot #13 of the Por. Rancho Los Dos Pueblos Map (Book 77-Pg. 03). Furthermore, the property is considered a legally created lot for planning purposes as it is developed with an existing single-family residence that has been validated by prior issuance of County Planning and Building Permits. Therefore, this finding can be made.

- 3. The subject property is in compliance with all laws, regulations, and rules pertaining to uses, subdivisions, setbacks and any other applicable provisions of this Development Code, and any applicable zoning violation enforcement fees and processing fees have been paid.***

As discussed in Section 6.4 of this staff report, dated January 20, 2012 and incorporated herein by reference, as designed and conditioned, the project remedies all existing zoning violations and brings the property into compliance with all laws, regulations, and rules pertaining to uses, subdivisions, setbacks and any other applicable provisions of this Development Code, and as conditioned, any applicable zoning and building violation enforcement fees and processing fees will be paid prior to issuance of Building Permits. Therefore, this finding can be made.

- 4. In compliance with Subsection 35.28.100.E of the County Land Use and Development Code, prior to the approval or conditional approval of an application for a Land Use Permit the review authority shall first find that the proposed development is consistent with all applicable biological goals, objectives, policies, actions and development standards of the Goleta Community Plan, in addition all other findings required by the County Land Use and Development Code for permit approval.***

As discussed in Section 6.3 and 6.4 of this staff report, dated January 20, 2012 and incorporated herein by reference, as designed and conditioned, the project is consistent with all applicable biological goals, objectives, policies, actions and development standards of the Goleta Community Plan, in addition all other findings required by the County Land Use and Development Code for permit approval. Therefore, this finding can be made.

ATTACHMENT B
CONDITIONS OF APPROVAL

Project Description

- 1. Proj Des-01 Project Description:** This Land Use Permit is based upon and limited to compliance with the project description, and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations.

The project description is as follows:

A Land Use Permit to legalize an existing unpermitted horse stalls of approximately 630 sf (18'x35') and an approximately 520 sf hay barn/shed (20'x25') and creation of three horse areas. Grading will be approximately 5,250 cy of cut and 4,775 cy of fill to create a new 195'x105' riding arena with a finish elevation of 225', a 60' diameter round pen and a 40'x80' horse corral. The existing zoning violation of a CAVCO Park Trailer (RV) will also be abated as a part of this permit to bring it into conformance with State and County requirements.

The parcel will be served by the Goleta County Water District, private septic system, and the County Fire Department. Access will continue to be provided off of Franklin Ranch Road. The property is a 10.49-acre parcel zoned RR-5 and shown as Assessor's Parcel Number 077-030-013, located at 1215 Franklin Ranch Road in the Goleta Area, Second Supervisorial District.

Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

- 2. Proj Des-02 Project Conformity:** The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of the structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval thereto. All plans (i.e., Landscape and Tree Protection, Grading & Drainage, Animal Waste Management Plans) must be submitted for review and approval and shall be implemented as approved by the County.

Conditions By Issue Area

- 3. Bio-01a Tree Protection Plan-Site Plan Component:** The Owner/Applicant shall plant a total of no fewer than 10 1-gallon container oak trees [*Quercus agrifolia*] in the area indicated on the approved project plans. The final location for each specific tree shall be situated so as not to impact or impede emergency access along the adjacent recorded driveway easement or obstruct the V-channel drainage.

PLAN REQUIREMENTS: The Owner/Applicant shall depict these trees on the final Grading Plans and shall preserve existing vegetative screening around the area of development to the maximum extent feasible. **TIMING:** The Owner/Applicant shall comply with this measure prior to final Building Inspection Clearance. **MONITORING:** The Owner/Applicant shall demonstrate to P&D staff that trees identified for planting and for protection were not damaged or removed or if damage, or removal occurred, that correction is completed as required by this permit prior to Final Building Inspection Clearance.

- 4. Bio-10 Storm Water BMPs and Composting:** To minimize pollutants impacting downstream waterbodies or habitat, the horse stalls, arena areas and associated driveways shall be designed to minimize degradation of storm water quality. Best Management Practices (BMPs) such as landscaped areas for infiltration (vegetated filter strips, bioswales, or bioretention areas), designed in accordance with the California Stormwater BMP Handbook for New Development and Redevelopment (California Stormwater Quality Association) or other approved method shall be installed to intercept and remove pollutants, including nutrient pollutants from animal waste, prior to discharging to the storm drain system. The BMPs selected shall be maintained in working order for the life of the project. The landowner is responsible for the maintenance and operation of all drainage improvements and shall ensure and maintain the integrity of the system. A waste management program to control pollution from animal waste shall include the following:

 - 1) Manure shall typically be collected twice a day from stalls and pens, or wherever animal (horse) waste is found;
 - 2) Collected manure shall be stored temporarily in a stainless steel dump trailer that is adequately screened from sight;
 - 3) Typically, the dump trailer shall be unloaded once per week (or more frequently if needed) in the designated and approved composting area.
 - 4) Proper composting techniques shall be used to adequately maintain suitable conditions for the decomposition process to occur. Proper techniques will maintain an odor-free [private] composting operation so as not to negatively impact adjacent properties.

5) Composted material shall be utilized and reintroduced on-site and shall not be stock-piled outside of the composting area.

- Reference: Cornell University guidelines for composting -

PLAN REQUIREMENTS: The BMPs shall be described and detailed on the site, grading and drainage and landscape plans, and depicted graphically. The location and type of BMP shall be shown on the site, building and grading plans.

TIMING: The plans and maintenance program shall be submitted to P&D staff for approval prior to final building inspection/clearance. BMP maintenance is required for the life of the project and transfer of this responsibility is required for any subsequent sale of the property. Long term maintenance shall be the responsibility of the landowner.

MONITORING: P&D staff shall site inspect for installation prior to Final Building Inspection Clearance.

5. Aest-10 Lighting: The Owner/Applicant shall ensure any exterior night lighting installed on the project site is of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject lot and prevent any spill-over onto adjacent lots. The Owner/Applicant shall:

- 1) Only use exterior riding arena lights during daylight savings;
- 2) Not use the arena or lights during inclement weather, rain or other storm events;
- 3) Install timers or otherwise ensure lights are only used in evening hours from 5:00 p.m. to no later than 8:30 p.m.
- 4) Manually turn lights off if arena is not in use. In no circumstances shall lights be left on in arena if not in use.

PLAN REQUIREMENTS: The Owner/Applicant shall develop a Lighting Plan for Permit Compliance and for P&D approval incorporating these requirements and showing locations and height of all exterior lighting fixtures with arrows showing the direction of light being cast by each fixture.

TIMING: Lighting shall be installed in compliance with this measure prior to Final Building Inspection Clearance.

MONITORING: P&D compliance monitoring staff shall review a Lighting Plan for compliance with this measure prior to Final Building Inspection Clearance to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan and are affixed with proper timers.

6. Noise-02 Construction Hours: The Owner /Applicant, all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 8:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on weekends or State holidays (unless requested by COMB and approved on a case-by-case basis by P&D, and only with respect to storm events). Non-noise generating construction activities such as interior plumbing, electrical, drywall and painting (depending on compressor noise levels) are not subject to these restrictions.

PLAN REQUIREMENTS: The Owner/Applicant shall provide and post two signs stating these restrictions at construction site entries.

TIMING: Signs shall be posted prior to commencement of construction and maintained throughout construction. All grading work associated with this permit shall be completed within 60-day of permit issuance. All remaining work associated with this permit (e.g., fencing, removal of 8-Eucalyptus trees, installation of arena light) shall be completed within 6 months of permit issuance and prior to Final Inspection Clearance from B&S.

MONITORING: The Owner/Applicant shall demonstrate that required signs are posted prior to grading/building permit issuance and pre-construction meeting. Building inspectors shall spot check and respond to complaints.

- 7. Geo-02 Erosion and Sediment Control Plan:** Grading and erosion and sediment control plans shall be designed to minimize erosion during construction and shall be implemented for the duration of the grading period and until regraded areas have been stabilized by structures, long-term erosion control measures or permanent landscaping. The Owner/Applicant shall submit an Erosion and Sediment Control Plan (ESCP) using Best Management Practices (BMP) designed to stabilize the site, protect natural watercourses/creeks, prevent erosion, convey storm water runoff to existing drainage systems keeping contaminants and sediments onsite. The Erosion and Sediment control plan shall be a part of the Grading Plan submittal and will be reviewed for its technical merits by P&D. Information on Erosion Control requirements can be found on the County web site re: Grading Ordinance Chapter 14 (www.countysb.org/government/county_ordinance_code/Chapter_14_14-9_and_14-29 – refer to Erosion and Sediment Control Plan Requirements.)

PLAN REQUIREMENTS: The grading and erosion and sediment control plan(s) shall be submitted for review and approved by P&D prior to approval of Land Use Permits/Coastal Development Permits/Zoning Clearances. The plan shall be designed to address erosion and sediment control during all phases of development of the site until all disturbed areas are permanently stabilized. The driveway shall be graded to ensure adequate directional drainage and a new V-channel shall be constructed to the southwest of the driveway outside of the recorded driveway easement. The centerline of the V-channel shall be no less than 1-foot from the edge of the driveway easement. No grading or drainage improvements shall result in water being directed overland over the driveway easement creating washout or damage to the existing road that would impede emergency access.

TIMING: The plan shall be implemented prior to the commencement of and throughout grading/construction. Grading and drainage improvements shall be maintained as approved for the life of the project.

MONITORING: P&D and/or B&S staff shall perform site inspections throughout the construction phase and respond to complaints.

- 8. Special-01 CAVCO Park Trailer Removal:** The CAVCO Park Trailer shall be disconnected from water and electric services. P&D and EHS staff shall verify that there is no unpermitted septic system related to the Recreational Vehicle. The RV may remain parked onsite for storage only and shall be located outside of the required setbacks, pursuant to the requirements of the County LUDC.

TIMING: The disposition of the Park Trailer shall be resolved within 30 days of the approval of this Land Use Permit and shall be completed prior to Final Inspection Clearance.

- 9. Air-01 Dust Control:** The Owner/Applicant shall comply with the following dust control components at all times including weekends and holidays:
- a. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site.
 - b. During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, use water trucks or sprinkler systems to prevent dust from leaving the site and to create a crust after each day's activities cease.
 - c. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site.
 - d. Wet down the construction area after work is completed for the day and whenever wind exceeds 15 mph.
 - e. When wind exceeds 15 mph, have site watered at least once each day including weekends and/or holidays.
 - f. Order increased watering as necessary to prevent transport of dust off-site.
 - g. Cover soil stockpiled for more than two days or treat with soil binders to prevent dust generation. Reapply as needed.
 - h. If the site is graded and left undeveloped for over four weeks, the Owner/Applicant shall immediately:
 - i. Seed and water to re-vegetate graded areas; and/or
 - ii. Spread soil binders; and/or
 - iii. Employ any other method(s) deemed appropriate by P&D or APCD.

PLAN REQUIREMENTS: These dust control requirements shall be noted on all grading and building plans.

PRE-CONSTRUCTION REQUIREMENTS: The contractor or builder shall provide P&D monitoring staff and APCD with the name and contact information for an assigned onsite dust control monitor(s) who has the responsibility to:

- a. Assure all dust control requirements are complied with including those covering weekends and holidays.
- b. Order increased watering as necessary to prevent transport of dust offsite.
- c. Attend the pre-construction meeting.

TIMING: The dust control components apply from the beginning of any grading or construction throughout all development activities until Final Building Inspection Clearance is issued.

MONITORING: P&D processing planner shall ensure measures are on plans. P&D grading and building inspectors shall spot check; Grading and Building shall ensure compliance onsite. APCD inspectors shall respond to nuisance complaints.

County Rules and

- 10. Rules-01 Effective Date - Not Appealable to CCC:** This Land Use Permit shall become effective upon the date of the expiration of the applicable appeal period provided an appeal has not been filed. If an appeal has been filed, the planning permit shall not be deemed effective until final action by the final review authority on the appeal. No entitlement for the use or development shall be granted before the effective date of the planning permit. [LUDC §35.82.020]

- 11. Rules-05 Acceptance of Conditions:** The Owner/Applicant's acceptance of this permit and/or commencement of use, construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the Owner/Applicant.
- 12. Rules-20 Revisions to Related Plans:** The Owner/Applicant shall request a revision for any proposed changes to approved plans. Substantial conformity shall be determined by the Director of P&D.
- 13. Rules-23 Processing Fees Required.** Prior to issuance of Building Permits, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
- 14. Rules-33 Indemnity and Separation:** The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project. In the event that the County fails promptly to notify the Owner / Applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.
- 15. Rules-34 Legal Challenge:** In the event that any condition imposing a fee, exaction, dedication or other measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought in the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the review authority and no approval shall be issued unless substitute feasible conditions/measures are imposed.
- 16. Rules-37 Time Extensions - All Projects:** The Owner / Applicant may request a time extension prior to the expiration of the permit or entitlement for development. The review authority with jurisdiction over the project may, upon good cause shown, grant a time extension in compliance with County rules and regulations, which include reflecting changed circumstances and ensuring compliance with CEQA. If the Owner / Applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts.

ATTACHMENT C
NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Alice McCurdy, Deputy Director, Planning & Development

The project or activity identified below is determined to be exempt from further environmental review requirements of the California Environmental Quality Act (CEQA) of 1970, as defined in the State and County Guidelines for the implementation of CEQA.

APN: 077-030-013

Case Nos.: 07LUP-00000-00830

Location: 1215 Franklin Ranch Road in the Goleta Community Plan Area

Project Title: Brown Grading and Horse Arena Project

Project Description: The project is for a Land Use Permit to legalize an existing unpermitted horse stall structure of approximately 630 square feet (18'x35') and an approximately 500 square foot hay barn/shed (20'x25') and creation of three separate horse areas (riding arena, round pen, and corral). No specimen trees are proposed for removal. Grading includes approximately 7,000 cubic yards of cut and fill to be balanced onsite to create the new horse areas. The parcel will continue to be served by the Goleta Water District, a private onsite septic system and the Santa Barbara County Fire Department. Access will continue to be provided off of Franklin Ranch Road. The property is a 10.49-acre parcel zoned RR-5 and shown as Assessor's Parcel Number 077-030-013, located at 1215 Franklin Ranch Road in the Goleta Community Plan Area, Second Supervisorial District.

This Land Use Permit shall also function as the follow-up permit to the previously approved Emergency Permit (11EMP-00000-00007) that authorized the emergency removal of the overburden soil removed from the COMB easement and overtop of the South Coast Conduit (SCC) water line, as well as the engineered earthwork to create a suitable stockpile area immediately adjacent to the COMB easement area. All work completed as a part of the Emergency Permit shall continue to be subject to the Conditions of Approval of that permit, included as Attachment I to this staff report.

Name of Public Agency Approving Project: County of Santa Barbara

Name of Person or Agency Carrying Out Project: Andy and Jessica Brown; and C.O.M.B. – the Cachuma Operation and Maintenance Board

Exempt Status:

- Ministerial
- Statutory Exemption
- Categorical Exemption
- Emergency Project
- Declared Emergency

Cite specific CEQA and/or CEQA Guideline: The Brown project can be found exempt from environmental review based upon Sections 15303 [New Construction or Conversion of Small Structures], and 15304 [Minor Alterations to Land] of the California Environmental Quality Act (CEQA) Guidelines.

Reasons to support exemption findings:

The Brown project can be found exempt from environmental review based upon Sections 15303 [New Construction or Conversion of Small Structures], and 15304 [Minor Alterations to Land] of the California Environmental Quality Act (CEQA) Guidelines.

Section 15303, exempts the construction of accessory (appurtenant) structures including but not limited to: garages, carports, patios, swimming pools and fences. The current project proposes to construct a new 195'x116' (approx. 22,625 sq.ft.) horse riding arena, installation of four arena lights, and legalization of the two existing agricultural accessory structures (a 500 sq.ft. hay barn and a 630 sq.ft. horse stall). The proposed project would fall within the limits of this exemption.

Section 15304 exempts minor public or private alterations in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature, scenic trees except for forestry or agricultural purposes. The current project proposes the removal of excess soil overburden located within the COMB easement for the SCC waterline, relocation of that excavated soil to a structurally engineered area immediately adjacent to the easement, relocation of an existing horse riding arena to that engineered area, and the construction of a new round pen and corral area. Additionally, no protected trees would be removed as a part of this project. Therefore, the proposed development would fall within the limits of this exemption.

There is no substantial evidence that the proposed project involves unusual circumstances (including future activities) resulting in (or which might reasonably result in) significant impacts which threaten the environment. The exceptions to the categorical exemptions pursuant to Section 15300.2 of the State CEQA Guidelines are:

- (a) **Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located - a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.**

There is no designated or mapped environmental sensitive habitat (ESH), biological resources or other resources of hazardous or critical concern located in the area of the proposed project. Although the project site is adjacent to Franklin Creek, the creek is separated from the area of proposed development by an existing private driveway and the creek corridor itself is degraded to the point where riparian habitat is practically non-existent. Impacts associated with the project will continue to be insignificant as all proposed development is located on already disturbed portions of the site and all exterior lighting would be conditioned to be low-wattage, hooded and directed downward in order to minimize any impacts off-sight towards adjacent properties and the degraded Franklin Creek. Therefore, this exception to the categorical exemption(s) does not apply.

- (b) **Cumulative Impact.** All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

As designed and conditioned, the proposed development meets all applicable criteria of the Inland Land Use Development Code, the County Comprehensive Plan, including the Goleta Community Plan. Additionally, the project will not create significant impacts to protected resources. Development on the site and within the surrounding neighborhood, developed in conformance with applicable ordinance and policy regulations, would not result in a cumulatively significant impact. Therefore, this exception to the categorical exemption(s) does not apply.

- (c) **Significant Effect.** A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

Although the project site is adjacent to Franklin Creek, the creek is degraded to the point where riparian habitat is practically non-existent. There are no designated or mapped sensitive biological environmental resources or other resources of hazardous or critical concern located within the area of the proposed project itself. Additionally, a private driveway and existing development separates the creek from the area of development on the subject property and all development is located on portions of the subject parcel that are already disturbed. Furthermore, the proposed project is for grading and the construction of agricultural accessory structure that are typical the rural areas of Santa Barbara County. There is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Therefore, this exception to the categorical exemptions does not apply.

- (d) **Scenic Highways.** A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

The proposed project is not located adjacent to any state scenic highway and will not result in damage to and protected or scenic resource. Therefore, this exception to the categorical exemptions does not apply.

- (e) **Hazardous Waste Sites.** A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

The proposed project is not located on a site that is included on any list compiled pursuant to Section 65962.5 of the Government Code. Therefore, this exception to the categorical exemptions does not apply.

- (f) **Historical Resources.** A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The proposed development would have no impact on any historical resource. Therefore, this exception to the categorical exemptions does not apply.

Lead Agency Contact Person: _____

Phone #: _____

Department/Division Representative: _____ Date: _____

Acceptance Date: _____

Distribution: Hearing Support Staff

Date Filed by County Clerk: _____.



PLANNING & DEVELOPMENT
APPEAL FORM

SITE ADDRESS: 1215 FRANKLIN RANCH ROAD
ASSESSOR PARCEL NUMBER: 077-030-013
PARCEL SIZE (acres/sq.ft.): Gross 10.47 ACRE Net _____
COMPREHENSIVE/COASTAL PLAN DESIGNATION: RR5 ZONING: RR5

Are there previous permits/applications? no yes numbers: _____
(include permit# & lot # if tract)

Are there previous environmental (CEQA) documents? no yes numbers: _____

1. Appellant: HAROLD FRANK Phone: 805 967 7964 FAX: _____
Mailing Address: 1255 FRANKLIN RANCH RD E-mail: _____
Street GOLETA City CA State 93117 Zip

2. Owner: _____ Phone: _____ FAX: _____
Mailing Address: SAUE E-mail: _____
Street _____ City _____ State _____ Zip _____

3. Agent: _____ Phone: _____ FAX: _____
Mailing Address: _____ E-mail: _____
Street _____ City _____ State _____ Zip _____

4. Attorney: _____ Phone: _____ FAX: _____
Mailing Address: _____ E-mail _____
Street _____ City _____ State _____ Zip _____

11APL-00000-00020

COUNTY USE ONLY

Case N: **BROWN HORSE CORRALS, STABLE AND GRA**
Supervi **1215 FRANKLIN RANCH RD** **9/30/11**
Applica **GOLETA** **077-030-013**
Project
Zoning

Companion Case Number: _____
Submittal Date: _____
Receipt Number: _____
Accepted for Processing _____
Comp. Plan Designation _____

APPEAL #1

Appeal of LUP for APN: 077-030-013

Since we were not notified in any form of this project we have concerns that we would like addressed.

We understand that part of the grading involved is to correct prior issues with the grading and or placement of a horse riding arena.

We are concerned about the drainage from the parcel onto our parcel including materials that may wash into the creek bed that is adjacent to the easement used to access this property. The easement is physically on the edge of our adjacent parcel and runs along the creek bed.

We are concerned about the proposed height of the riding arena and what drainage issues that need to be addressed and we are very concerned about any riding arena lighting being proposed for that location in this rural environment. We have two homes located in such a many that lighting would be very intrusive and would invade the environment of those homes in addition to the neighboring homes.

We do not believe that any other riding arenas in this area have permitted lighting.

Specific Conditions:

We are requesting that addition time be granted to investigate the location of the proposed riding arena looking at drainage and what appears to be a location that will create a negative visual impact.

We are requesting that the proposed lighting be addressed – that all the impacted neighboring home and parcel owners be notified of the proposed lighting and that it be analyzed for overall impact in a rural area.



PLANNING & DEVELOPMENT
APPEAL FORM

SITE ADDRESS: 1215 FRANKLIN RANCH RD

ASSESSOR PARCEL NUMBER: 011-030-013

PARCEL SIZE (acres/sq.ft.): Gross 10.49 ACRE Net _____

COMPREHENSIVE/COASTAL PLAN DESIGNATION: RR5 ZONING: RR5

Are there previous permits/applications? no yes numbers: _____
(include permit# & lot # if tract)

Are there previous environmental (CEQA) documents? no yes numbers: _____

1. Appellant: JOHN SALENTINE Phone: 455-8319 FAX: _____

Mailing Address: 1225 FRANKLIN RANCH RD E-mail: _____
Street City State Zip

2. Owner: GOLETA CA 93117 Phone: _____ FAX: _____

Mailing Address: SAME E-mail: _____
Street City State Zip

3. Agent: _____ Phone: _____ FAX: _____

Mailing Address: _____ E-mail: _____
Street City State Zip

4. Attorney: _____ Phone: _____ FAX: _____

Mailing Address: _____ E-mail: _____
Street City State Zip

11APL-00000-00021

COUNTY USE ONLY

Case BROWN HORSE CORRALS, STABLE AND GRA
Super 1215 FRANKLIN RANCH RD 9/30/11
Appl GOLETA
Proj
Zoning Designation: 077-030-013

Companion Case Number: _____
Submittal Date: _____
Receipt Number: _____
Accepted for Processing _____
Comp. Plan Designation _____

Grounds for Appeal:

The project approved under this LUP is not consistent with the information I have been given in the past by P&D. It appears due to:

- 1) the requirements by Cachuma Operations Management Board (COMB) to remove the excess fill placed over the South Coast Conduit (SCC) in a timely manner and
- 2) the desire by the property owner to fill and create a new riding arena.

Staff has not had adequate time to complete a thorough review of this project. Given adequate time, staff would be given the opportunity to ensure that this project:

- 1) is consistent with existing County policies,
- 2) will not create negative environmental/land use impacts due to improper drainage and unnatural topography,
- 3) will not impede access to my property and
- 4) will not create a negative visual impact to the surrounding rural area due to the arena lights.

Therefore, I am requesting that staff be given sufficient time to fully address the above mentioned concerns and consider my concerns and recommendations regarding alternative locations/designs.

This can be achieved without impacting the COMB requirement to remove the illegal fill placed on the South Coast Conduit as these projects can be addressed separately.

Specific Conditions:

1) Creation of a new riding arena, as well as the elevation of the proposed riding arena is not consistent with information given to me in the past by P&D and will create a significant negative impact on the views from my property. In addition, the proposed elevation is not consistent with the rural character of the neighborhood due to the unnatural topography created by the design of the arena. The plan is to remove dirt from where it currently illegally sits over the COMB line and use it to elevate the new arena to an unnatural and artificial level that will create a negative visual impact.

2) The current grading project is required to correct the previous illegal grading operation that resulted in excess fill over the South Coast Conduit. This fill also encroaches onto the only legal access to my property and has caused a drainage issue that washes out the road. Further, due to the overfill situation, the existing drainage swales have been pushed into the access easement. If my access is compromised, there is potential for access to my property to be blocked for myself and emergency vehicles. In addition, I could be blocked from exiting my property during an emergency such as a fire or flood.

3) The natural drainage in this area is challenging as three properties above me drain through my property and directly into the area to be graded. I have taken major steps to minimize impact to the Brown's property by diverting a portion of the water directly to the creek and thereby avoiding their property. My drainage system was designed by the Cachuma Resource Conservation District (a federal agency that assists landowners with proper drainage and erosion control systems), my licensed hydrologist, and supported by hydrology calculations.

Hydrology calculations have not been supplied to support the Brown's drainage design. Knowing the amount of water that passes from my property to the Brown's and the watershed of their hillside, their existing and

proposed drainage system is not sufficient. The proposed size and method for transporting water to the creek is not sufficient. The potential for the road to be washed out is high resulting in blocking access to my property.

4) The landscape plan is not defined to my satisfaction to ensure there will be no impact to drainage or my views will not be unnecessarily blocked.

5) Arena lighting is not consistent with the surrounding rural environment. In this area, there are no street lights and very little lighting overall. I understand the County goes to great lengths to protect the character of its rural areas by limiting and in some instances prohibiting any type of night lighting. Besides the brightness of the lights against the dark night sky, the height of the poles will be a major visual intrusion into the rural character of the neighborhood. Think of the precedence the County setting here? Currently, there are two other arenas in this neighborhood that do not have lighting. What is holding back the occurrence of privately lit horse arenas, tennis courts and the like throughout all rural neighborhoods in our County?

In conclusion, I am submitting this appeal because I feel strongly that the County should take additional time to review conditions 1 through 4 above and oppose the arena lighting altogether.



EMERGENCY PERMIT

11EMP-00000-00007

- Countywide:**
Subject to the requirements of Section 35.82.090 of the Santa Barbara County Land Use & Development Code.
- Montecito:**
Subject to the requirements of Section 35.472.080 of the Santa Barbara County Montecito Land Use & Development Code

ISSUED
ZONING PERMIT
SANTA BARBARA COUNTY PLANNING & DEVELOPMENT

Case Name: Brown Emergency Removal of Overburden within COMB and Goleta Water District Utility Easements

Case Number: 11EMP-00000-00007

Site Address: 1215 Franklin Ranch Road, Goleta CA 93117

APN: 077-030-013

Applicant/Agent Name: Andy and Jessica Brown – and –
Bruce Mowry, General Manager, C.O.M.B.

Property Owner: Andy and Jessica Brown

South County Office
123 E. Anapamu Street
Santa Barbara, CA 93101
(805) 568-2000

Energy Division
123 E. Anapamu Street
Santa Barbara, CA 93101
(805) 568-2040

North County Office
624 W. Foster Road
Santa Maria, CA 93454
(805) 934-6250

PERMIT APPROVAL:

This is to inform you that an Emergency Permit has been approved for the following emergency work to be completed by either the property owner or COMB:

- 1) **Removal of approximately 4,000 cubic yards of soil overburden located within the Cachuma Operating and Maintenance Board's (C.O.M.B.) easement for the South Coast Conduit and the Goleta Water District utility easement.**
- 2) **Off-site export of all 4,000 cubic yards of removed overburden from the C.O.M.B. and Goleta Water District easements* -or- Relocation and temporary on-site stockpiling of the 4,000 cubic yards of overburden. ****

* **If soil overburden is to be exported, a receiving site and a haul route shall be identified and approved by the Grading Division of P&D prior to the commencement of grading activity. A haul permit may also be required from Public Works-Roads Division.**

** **If soil overburden is to remain on-site, a location and haul route shall be identified and approved by the Grading Division of P&D prior to the commencement of grading activity. Additionally, a strict one-year time limit for all temporary stockpiling will be in effect once grading activity is commenced by COMB.**

As evaluated and determined by C.O.M.B. staff, the current amount of overburden soil located on top of the South Coast Conduit represents an immediate threat to the ongoing ability to provide safe and reliable drinking water to the South Coast of Santa Barbara County and must be removed. Therefore, this situation constitutes an emergency in accordance with Section 35.82.090 of the County Land Use Development Code and immediate action is warranted.

As the required findings (listed below) can be made, the emergency work is hereby approved, subject to compliance with the attached conditions of approval. This permit is not valid until signed by the owner/applicant and subsequently issued by the Department upon verification that all conditions of approval requiring action prior to permit issuance are satisfied. The proposed actions will be completed within 30 days of commencement and resolution of the associated Land Use Permit shall be obtained within one-year of commencement.

Sincerely,



DIANNE BLACK
Director of Development Services

APPROVAL DATE:

Jan 10, 2012

OWNER/APPLICANT AGREEMENT:

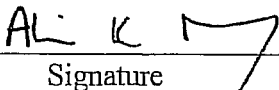
The undersigned permittee acknowledges receipt of this permit and agrees to abide by all terms and conditions of approval incorporated herein. The undersigned also acknowledges and agrees that:

- This Emergency Permit provides only temporary authorization for the proposed action and other applicable permits (such as a Conditional Use Permit, Coastal Development Permit, Land Use Permit, Building Permit) are required by law to validate the emergency work as permanent.
- Any evidence or findings contained herein, or upon which this permit relies, shall not constitute any limitation on the authority of the County to issue, grant, deny, rescind, or revoke this permit or any future permit(s) required for the activities described herein, or on the authority of the County to analyze, mitigate, or condition any future permit(s) required for the activities described herein.
- This permit does not authorize any work or construction activities outside of the scope of the project as indicated in the project description, conditions of approval and approved plans.
- This permit shall not be construed to authorize any violation of County ordinance or policy, or the violation of any State or Federal regulation.

JESSICA BROWN  1/10/12
Owner: Print Name Signature Date

Bruce Mowry BRUCE MOWRY 1/10/12
C.O.M.B. Representative Signature Date

PERMIT ISSUANCE:

Alice McCurdy  1/10/2012
P&D Representative Signature Date

BACKGROUND:

This property is located at 1215 Franklin Ranch Road, in the inland area of Goleta. The property currently has an existing single-family dwelling, attached garage, swimming pool and a horse riding arena. The parcel also has a number of agricultural accessory structures and grading violations that will be abated as a part of a recently approved Land Use Permit (07LUP-00000-00830) that is currently being appealed. The applicant has been working with both the Building & Safety and Development Review South Division of the Planning Department to find a solution to not only mitigate the hazardous portion of the soil overburden located within the water utility easements, but to also revise and validate site improvements that include a riding arena, horse corral, round pen, hay barn and horse stalls. Due to the inability to proceed with the approved development associated with the Land Use Permit on appeal, the applicant must abate the dangerous soil overburden under this Emergency Permit.

FINDINGS OF APPROVAL:

1. The approval of this project shall not be held to permit or to be an approval of a violation of any provision of any County Ordinance or State Law.
2. Pursuant to Section 35.82.090 of the County Land Use & Development Code, an Emergency Permit may be granted if the Director makes the following findings:
 - a. *An emergency exists and requires action more quickly than provided for by the procedures for permit processing.*
As evaluated and determined by COMB staff, the current amount of overburden soil located on top of the South Coast Conduit represents an immediate threat to the ongoing ability to provide safe and reliable drinking water to the South Coast of Santa Barbara County and must be removed. Therefore, this situation constitutes an emergency in accordance with Section 35.82.090 of the County Land Use Development Code and immediate action is warranted. The proposed actions would be completed within 30 days of commencement.
 - b. *The action proposed is consistent with the policies of the Comprehensive Plan, including any applicable community or area plan and the requirements of the Development Code.*
The proposed removal of soil overburden currently located within the COMB easement for the South Coast Conduit, which supplies drinking water to the Southern Santa Barbara County area, would alleviate identified public safety hazards consistent with the policies of the County Comprehensive Plan, including the Goleta Community Plan.
3. This action is not subject to the provisions of the California Environmental Quality Act, pursuant to State CEQA Guidelines Section 15269, statutory exemption for emergency projects.

EMERGENCY PERMIT CONDITIONS OF APPROVAL

1. This Emergency Permit is based upon and limited to compliance with the project description, and the conditions of approval set forth below. Any deviations from the project description or conditions must be reviewed and approved by the County for conformity with this approval. Deviations without the above-described approval will constitute a violation of permit approval. If it is determined that project activity is occurring in violation of any or all of the following conditions, the Director may revoke this permit and all authorization for development. The decision of the Director to revoke the Emergency Permit may be appealed to the Commission.

The project description is as follows:

The project involves only the following emergency work:

- 1) **Removal of approximately 4,000 cubic yards of soil overburden located within the Cachuma Operating and Maintenance Board's (C.O.M.B.) easement for the South Coast Conduit and the Goleta Water District utility easement.**
- 2) **Off-site export of all 4,000 cubic yards of removed overburden from the C.O.M.B. and Goleta Water District easements* –or– Relocation and temporary on-site stockpiling of the 4,000 cubic yards of overburden. ****

* **If soil overburden is to be exported, a receiving site and a haul route shall be identified and approved by the Grading Division of P&D prior to the commencement of grading activity. A haul permit may also be required from Public Works-Roads Division.**

** **If soil overburden is to remain on-site, a location and haul route shall be identified and approved by the Grading Division of P&D prior to the commencement of grading activity. Additionally, a strict one-year time limit for all temporary stockpiling will be in effect once grading activity is commenced by COMB.**

2. An application(s) for the required permits necessary to validate the emergency work as permanent shall be submitted by the applicant to the Department no later than 30 days following the issuance of this Emergency Permit. The permits required for the proposed emergency work include a Land Use Permit pursuant to Section 35.82.110 of the County Land Use Development Code and a Grading Permit from Building & Safety pursuant to Chapter 14 - Grading Code (Ordinance #4766).
3. Any materials required for a completed application, as identified in the initial review of the original application required pursuant to Condition #2 above, shall be submitted within 90 days after written notification of the application deficiencies is provided to the applicant. This time period may be extended by the Director.
4. Only that emergency work specifically requested and deemed an emergency for the specific property mentioned is authorized. Any additional emergency work requires separate authorization from the Director. The work authorized by this permit must be commenced within 30 days of the date of issuance of the emergency permit.

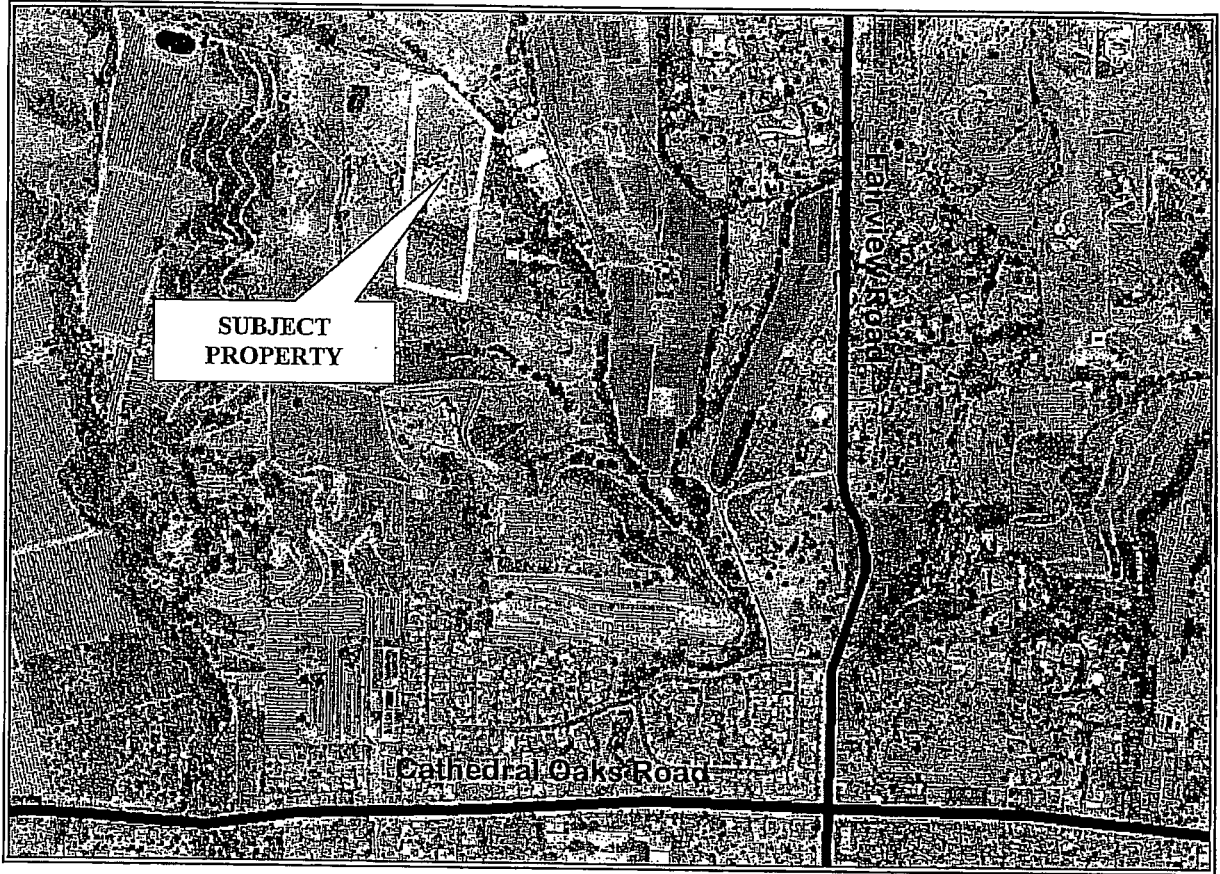
5. This permit does not preclude the necessity to obtain authorization and/or permits from other Departments or agencies.
6. The Director may order the work authorized under this emergency permit to stop immediately if it is determined that unanticipated and substantial adverse environmental effects may occur with continued construction.
7. Prior to the initiation of any development activities, the applicant shall coordinate with the Grading Division of Building & Safety as to the final location (temporary stockpiling or otherwise) where the overburden will be transported.
8. All demolition debris, grading equipment and excavated soil overburden shall be [re]located and/or stored outside of all public and private accessways and outside of the 50-foot buffer of the mapped ESH/creek area.
9. This Emergency Permit is not valid until signed by the applicant and subsequently issued by Planning and Development.
10. All work to be completed as a part of this Emergency Permit shall be overseen by a State licensed civil engineer and shall be documented in order to be later validated by a separate follow-on Land Use Permit and Grading Permit.
11. If the two appeals of the associated Land Use Permit (07LUP-00000-00830) have not been resolved within one-year of the commencement of the grading activity within this EMP, all temporarily stockpiled soil shall be removed from the site, restoring it to either its natural grade or previously approved elevation.

Attachments:

- A. Index Map
- B. Reduced Plan Sheets (approved and signed by Jeff Thomas, dated January 10, 2012)

Cc: Janet Wolf, Supervisor, Second District
Alice McCurdy, P&D Deputy Director
Anne Almy, Supervising Planner, P&D
Jeff Thomas, B&S Grading Supervisor
Tony Bohnett, Grading Inspector
J. Ritterbeck, P&D Planner

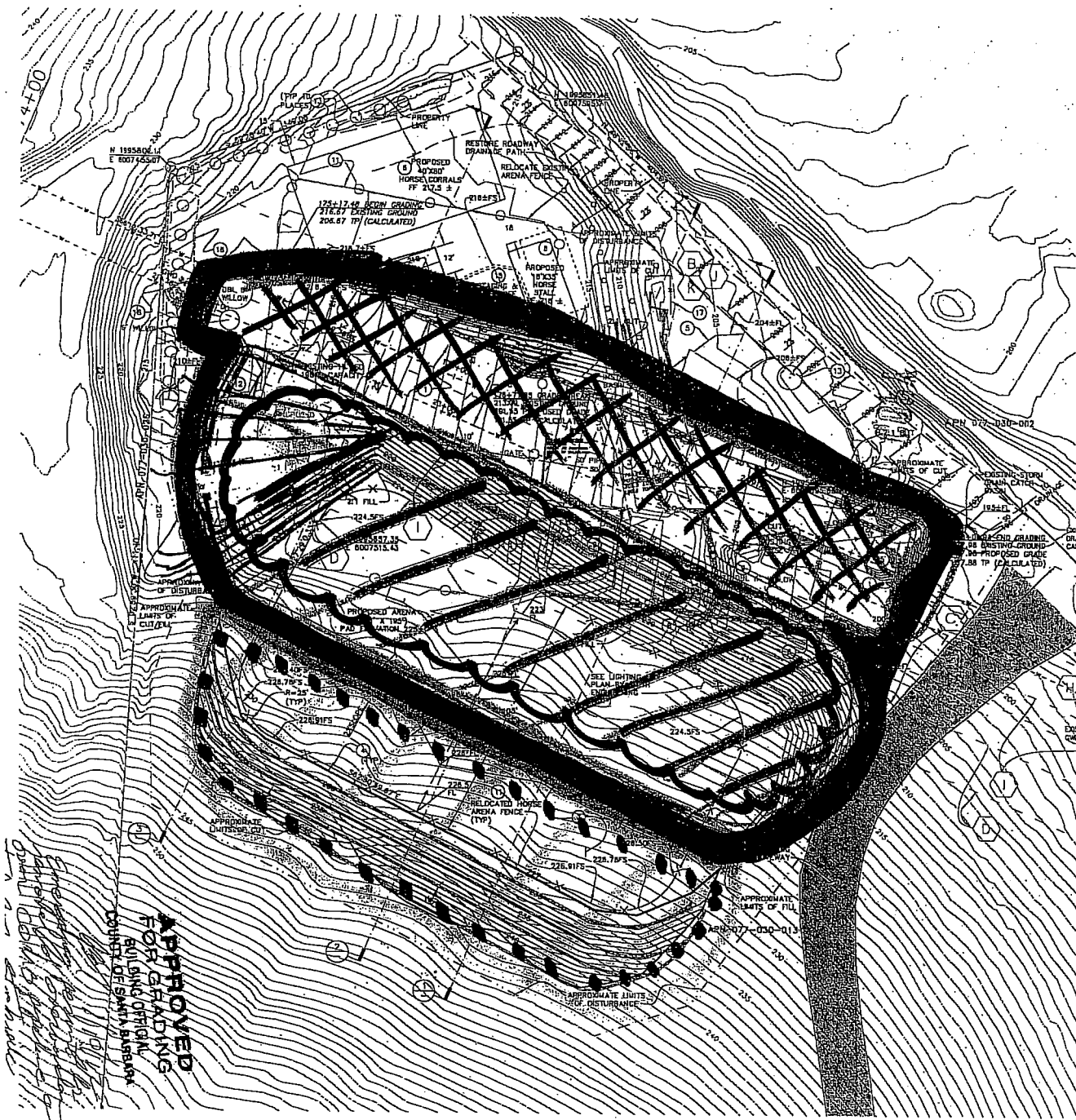
ATTACHMENT A



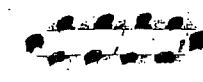
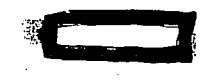


ATTACHMENT B



SCALE 1-40



APPROVED FOR GRADING AND LIMITS OF DISTURBANCE

-  - Staging + soil mixing area (No grading allowed in this area; grubbing ok)
-  - Limits of emergency grading
-  - Limits of emergency temporary engineered stockpile
-  - Area of excavation

REMOVAL OF EXCESS FILL OVER PIPELINE

1215 FRANKLIN RANCH ROAD
GOLETA, CALIFORNIA

APN 077-030-013



SHEET INDEX

- 1 TITLE SHEET
- 2 GENERAL NOTES
- 3 GRADING PLAN
- 4 GRADING PROFILES
- 5 GRADING GROSS SECTIONS
- 6 GRADING DETAILS
- 7 EROSION CONTROL PLAN
- 8 EROSION CONTROL DETAILS

PROJECT DATA & STATISTICS

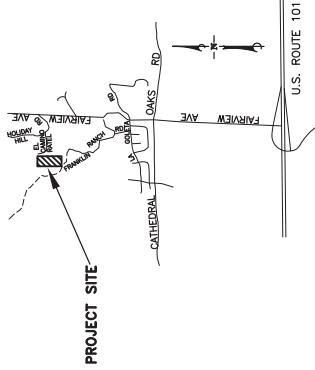
ZONING: RR-5
 APN: 077-030-013
 LOT SIZE: 10.49 ACRES

THE EXISTING USES ON THE PROPERTY INCLUDE A RESIDENCE, AGRICULTURAL, EQUESTRIAN FACILITIES, FARM ROADS AND MINOR STRUCTURES. THE PROPOSED USES WILL REMAIN THE SAME. FLOOR AREAS WILL REMAIN THE SAME. THE EXCESS FILL WILL BE REMOVED TO REFORM THE EXCESS FILL OVER THE SOUTH COAST CONDUIT PIPE LINE.

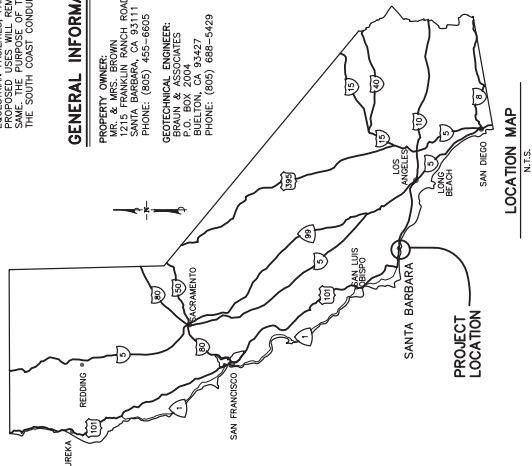
GENERAL INFORMATION

PROPERTY OWNER:
 TOM BUNSKY
 1215 FRANKLIN RANCH ROAD
 SANTA BARBARA, CA 93111
 PHONE: (805) 450-6665

GENERAL ENGINEER:
 PENFIELD & SMITH
 P.O. BOX 2004
 MELLON, CA 94045
 PHONE: (650) 688-5429



VICINITY MAP
NOT TO SCALE



NO.	DATE	REVISIONS
1	10/7/11	ISSUED FOR PERMITTING
2		
3		
4		
5		
6		
7		
8		

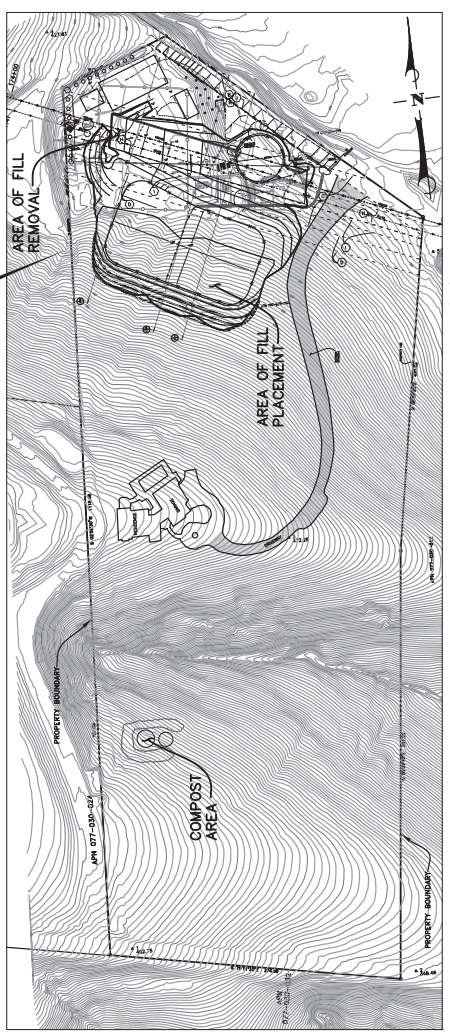
GOLETA WATER DISTRICT
 REVIEWED BY: TOM BUNSKY
 SIGNATURE: _____ DATE: _____

CACHIMA OPERATIONS & MAINTENANCE
 REVIEWED BY: KATE REESE
 SIGNATURE: _____ DATE: _____

FOR REDUCED PLANS
 ORIGINAL SCALE IN INCHES
 0 1 2 3

LEGEND & ABBREVIATIONS

AC	ASPHALT CONCRETE	INV	INVERT ELEVATION
CL	CENTER LINE	LP	LOW POINT
CLR	CLEAR	MAX	MAXIMUM
CONC	CONCRETE	MIN	MINIMUM
CY	CUBIC YARD	OC	ON CENTER
DIA	DIAMETER	PCC	PORTLAND CEMENT
DRN	DRAIN	STC	STANDARD
EW	EACH WAY	STN	STATION
FOST	FOOTING	SP	SQUARE FOOT
FF	FINISH FLOOR	TC	TOP OF CONCRETE
FG	FINISH GRADE	TOC	TOP OF CURB
FS	FINISH SURFACE	TOW	TOP OF WALL
FL	FLOWLINE		
GB	GRADE BREAK		
HP	HIGH POINT		



PROPERTY MAP
SCALE: 1" = 80'



SANTA BARBARA COUNTY PUBLIC WORKS
 REVIEWED BY: _____ DATE: _____
 SIGNATURE: _____

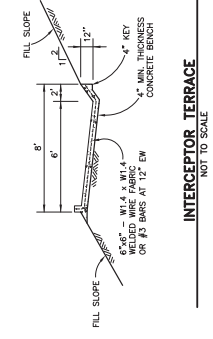
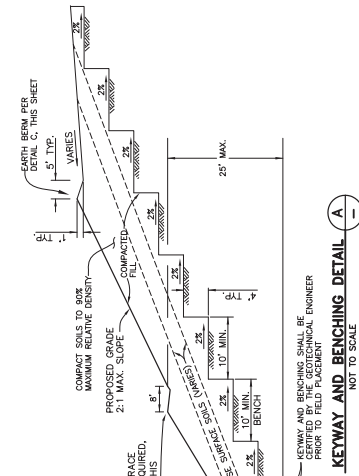
DESIGN: BEF
 CHECKED: BEW
 DATE: _____

PROJECT ENGINEER
 BRETT FOSTER
 Santa Barbara, CA 93101
 Phone: (805) 963-9522 Fax: (805) 966-8601 P.C.E. 44267

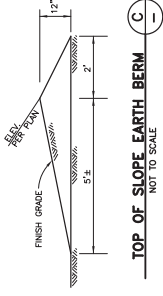
TITLE SHEET
 REMOVAL OF EXCESS FILL OVER PIPELINE
 APN 077-030-013
 COUNTY OF SANTA BARBARA, CALIFORNIA

P&S PROJECT NO. 19849.01
 SHEET 1 OF 8
 PLAN DATE: OCTOBER 7, 2011

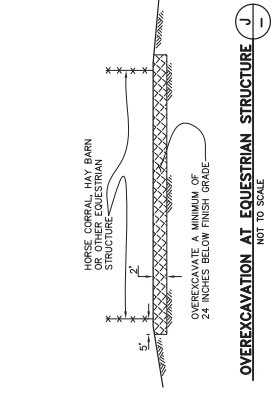
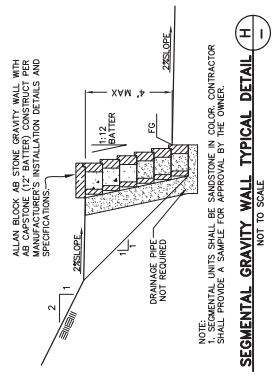
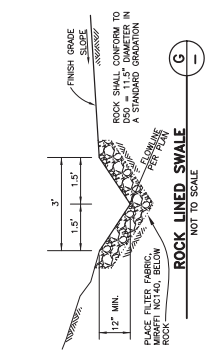
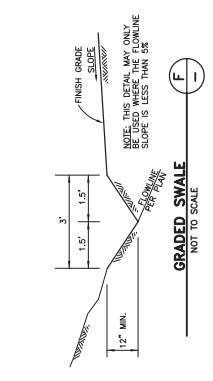
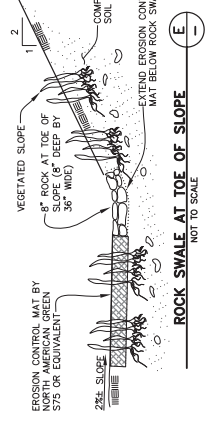
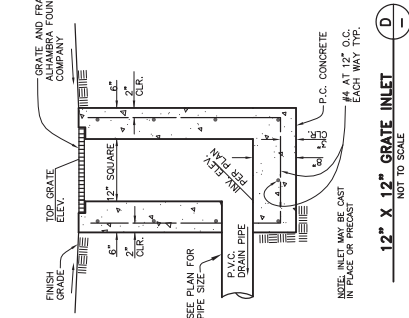
Under Ground
 5' Ground
 3' Service
 2' Service
 1' Service
 0' Service
 Call: 1-800-422-4133
 422-4133
 TWO WORKING DAYS BEFORE YOU DIG
 INTERCEPTOR TERRACE DRAIN, WHERE REQUIRED, SEE DETAIL "B" THIS SHEET.
 INTERCEPTOR TERRACE DRAIN, WHERE REQUIRED, SEE DETAIL "B" THIS SHEET.



- NOTES:**
1. INTERCEPTOR TERRACE DRAIN SHALL BE CONSTRUCTED WHERE CUT OR FILL SLOPE EXCEEDS 25% VERTICAL HEIGHT.
 2. A SINGLE RUN SHALL NOT EXCEED 300 FEET TO A DOWNHILL.
 3. SURFACE SHALL BE MOISTENED AND COMPACTED TO PROVIDE A MINIMUM OF 90% RELATIVE DENSITY.
 4. ADEQUATE GRADE STAKES SHALL BE INSTALLED TO ESTABLISH FLOW LINES.
 5. CONCRETE DRAINAGE BENCH SHALL BE FORMED AND SET BEFORE INTERCEPTOR TERRACE DRAIN IS INSTALLED.
 6. PORTLAND CEMENT CONCRETE SHALL BE TYPE 4540-C-2500 WITH 1.5% FLUSH AND HAVE A MINIMUM C-50 WATER CEMENT RATIO. ALL CONCRETE SHALL BE APPROVED EQUIVALENT. MAX. DESIGN SHALL BE APPROVED BY ENGINEER PRIOR TO BATCHING.



KEYWAY AND BENCHING DETAIL A
 NOT TO SCALE



SEGMENTAL GRAVITY WALL TYPICAL DETAIL H
 NOT TO SCALE

OVEREXCAVATION AT EQUESTRIAN STRUCTURE J
 NOT TO SCALE

FOR REDUCED PLANS
 ORIGINAL SCALE IN INCHES

0 1 2 3

GOLETA WATER DISTRICT
 REVIEWED BY: TOM BUNSKY

SIGNATURE: _____ DATE: _____

CACHIMA OPERATIONS & MAINTENANCE
 REVIEWED BY: KATE REESE

SIGNATURE: _____ DATE: _____

NO. 1 DATE 10/7/11 ISSUED FOR PERMITTING

REVISONS

APP'D. BEF

Penfield & Smith
 Engineering, Surveying, Planning
 Construction Management

111 East Valencia Street, Santa Barbara, CA 93101
 Phone: (805) 969-8522 Fax: (805) 969-8601

SANTA BARBARA COUNTY PUBLIC WORKS

DESIGN BEF CHECKED SDW

PROJECT ENGINEER BRETT FOSTER DATE: _____

REVIEWED BY: _____ DATE: _____

SIGNATURE: _____ DATE: _____

GRADING DETAILS
 REMOVAL OF EXCESS FILL OVER PIPELINE
 APN 077-030-013

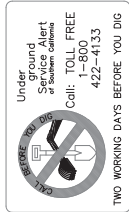
P&S PROJECT NO. 19549.01
 SHEET 6 OF 8
 PLAN DATE OCTOBER 7, 2011
 COUNTY OF SANTA BARBARA, CALIFORNIA

EROSION CONTROL & PLANTING NOTES:

- 1/ CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE PER DETAIL N, SHEET B.
- 2/ CONSTRUCT SILT FENCE PER DETAIL L, SHEET B.
- 3/ AT THE CONCLUSION OF THE GRADING OPERATIONS, HYDROSEED AND INSTALL CORP FIBER ROLLS ON SLOPE AT REGULAR INTERVALS OR OTHERWISE PROTECT SLOPES FROM EROSION.
- 4/ CONSTRUCT SEDIMENT BARRIER AROUND STORM DRAIN INLET PER DETAIL M, SHEET B.
- 5/ CONSTRUCT AND PROTECT SWALE SEE DETAIL F, SHEET 6.
- 6/ PLANT TEN (10), ONE-GALLON OAK TREES ON EXISTING SLOPE.
- 7/ STAGING AND WASH OF AREA ADJUST IN SIZE, CONFIGURATION AND LOCATION TO ACCOMMODATE GRADING OPERATIONS. SEE DETAIL G, ON SHEET 8.

EROSION CONTROL SYMBOL LEGEND:

- - - - - FILTER FENCE
))))))) PROTECT SWALE
 [] SEEDING OR EROSION CONTROL MATS
 - - - - - LIMITS OF CLEARING AND GRADING
 [] SEDIMENT BASIN
 [] OAK TREES (SEE EROSION CONTROL NOTES) - UNLESS PLACED HORIZONTAL ON SLOPE & SECURED IN PLACE
 ○ PROPOSED ONE-GALLON OAK TREE



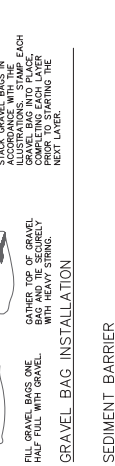
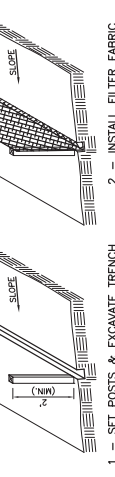
Under Ground Utility Marking
 Call: 1-800-422-4133
 TWO WORKING DAYS BEFORE YOU DIG



FOR REDUCED PLANS ORIGINAL SCALE IN INCHES 0 1 2 3	CACHIMA OPERATIONS & MAINTENANCE REVIEWED BY: KATE REESE SIGNATURE: _____ DATE: _____	NO. DATE 0 10/7/11 ISSUED FOR PERMITTING REVISIONS	APP'D. BEF DESIGN BEF CHECKED SDW BRETT FOSTER PROJECT ENGINEER DATE: _____ R.C.E. 44267	PENFIELD & SMITH Engineering, Surveying, Planning Construction Management 111 East Walnut Street, Santa Barbara, CA 93101 Phone: (805) 963-8522 Fax: (805) 969-8601	SANTA BARBARA COUNTY PUBLIC WORKS REVIEWED BY: _____ SIGNATURE: _____ DATE: _____	GOLETA WATER DISTRICT REVIEWED BY: TOM BUNDSKY SIGNATURE: _____ DATE: _____	EROSION CONTROL PLAN REMOVAL OF EXCESS FILL OVER PIPELINE APN 077-030-013 COUNTY OF SANTA BARBARA, CALIFORNIA	P&S PROJECT NO. 19849.01 SHEET 7 OF 8 PLAN DATE OCTOBER 7, 2011
	REGISTERED PROFESSIONAL ENGINEER & SURVEYOR BRETT FOSTER No. 44267 State of California							

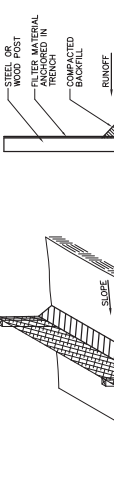


SILT FENCE
CONSTRUCTION SPECIFICATIONS
1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES. STORAGE HEIGHT AND PONDING HEIGHT SHALL NOT EXCEED 18 INCHES.
2. THE FENCE LINE SHALL FOLLOW THE CONTOUR AS CLOSELY AS POSSIBLE. IF POSSIBLE, THE FILTER FABRIC SHALL BE INSTALLED ON THE UPHILLSIDE OF THE FENCE.
3. JOINTS, WHEN NECESSARY, SHALL BE SECURED ONLY AT A SUPPORT POST, WITH A MINIMUM 6 INCH OVERLAP AND BOTH ENDS SECURELY FASTENED TO THE POST.
4. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM 18 INCHES). A 2" X 4" WOOD POST IS USED UNLESS STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET.
5. THE ENDS OF THE FENCE SHALL BE TURNED UPHILL.
6. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 6 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
7. THE FILTER FABRIC SHALL BE SECURELY FASTENED TO THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, OR WIRE OR ROD RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES ABOVE THE GRAVEL BACKFILL. THE WIRE SHALL BE SECURELY FASTENED TO THE POSTS.
8. WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WHEED DIRECTLY TO THE POSTS.
9. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE TOP OF THE FILTER FABRIC.
10. TREES SHALL BE PLACED AT THE TOE OF A SLOPE SHALL BE SET AT LEAST 6 FEET FROM THE TOE IN ORDER TO INCREASE PONDING VOLUME.
11. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE REMOVED SEDIMENT HAS BEEN PERMANENTLY STABILIZED AND ANY SEDIMENT STORED BEHIND THE SILT FENCE HAS BEEN REMOVED.
INSPECTION AND MAINTENANCE
12. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED WEEKLY AFTER EACH SIGNIFICANT STORM (1 INCH IN 24 HOURS). ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
13. SEDIMENT SHOULD BE REMOVED WHEN IT REACHES 3/8 HEIGHT OF THE FENCE OR 9 INCHES MAXIMUM.
14. STABILIZED SEDIMENT SHALL CONFORM WITH THE FINISH GRADE AND BE VEGETATED OR OTHERWISE STABILIZED.

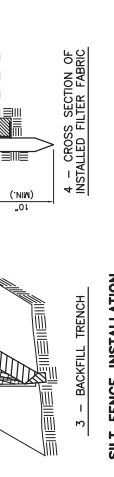


GRAVEL BAG INSTALLATION
24" X 12" X 6" BAGS OR SHIMMER NET BAGS
CARE SHOULD BE TAKEN TO PLACE BAGS IN ACCORDANCE WITH THE GRADING PLAN. GRAB BAGS INTO PLACE AND SECURELY TIE BAGS TO PREVENT BAGS FROM SLIDING INTO NEXT LAYER.
FILL GRAVEL BAGS ONE HALF FULL WITH GRAVEL.
GATHER TOP OF GRAVEL BAG AND IT SECURELY TIE BAGS TO PREVENT BAGS FROM SLIDING INTO NEXT LAYER.

SEDIMENT BARRIER
CONSTRUCTION SPECIFICATIONS:
THE HEIGHT OF A SEDIMENT BARRIER SHALL NOT EXCEED TWO BAGS IN HEIGHT. STORAGE HEIGHT AND PONDING HEIGHT SHALL NEVER EXCEED 18 INCHES.
SEDIMENT BARRIERS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED AND ANY SEDIMENT STORED BEHIND THE SILT FENCE HAS BEEN REMOVED.
INSPECTION AND MAINTENANCE:
SEDIMENT BARRIERS SHALL BE INSPECTED WEEKLY AFTER EACH SIGNIFICANT STORM (1 INCH IN 24 HOURS). ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
SEDIMENT SHOULD BE REMOVED WHEN IT REACHES 3/8 HEIGHT OF THE BARRIER OR 9 INCHES MAXIMUM.
THE REMOVED SEDIMENT SHALL CONFORM WITH THE EXISTING GRADE AND BE VEGETATED OR OTHERWISE STABILIZED.



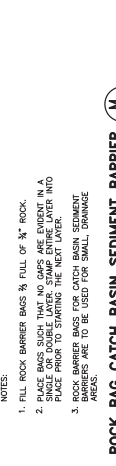
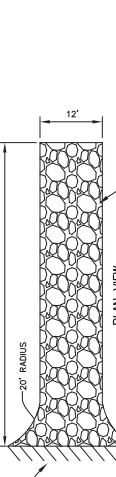
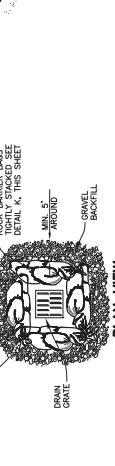
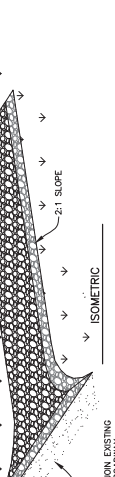
GRAVEL BAG & SEDIMENT BARRIER INSTALLATION
NO SCALE
1. FILL ROCK BAGGER BAGS 3/4 FULL OF 3/4" ROCK.
2. SINGLE OR DOUBLE LAYER STAMP ENTIRE WATER INTO PLACE PRIOR TO STARTING THE NEXT LAYER.
3. ROCK BARRIER BAGS FOR CATCH BASIN SEDIMENT BARRIERS ARE TO BE USED FOR SMALL DRAINAGE AREAS.



SILT FENCE INSTALLATION
NO SCALE
1. LOCATE AT GRADE OR FORMED DEPRESSION
2. STAPLE OR WHEED 6 MIL MIN. VIOLENE ONTO STRAPABLES OR STRAPABLES USING ALTERNATE METHOD (TYP.)
3. LOCATE AT GRADE OR FORMED DEPRESSION
4. STAPLE OR WHEED 6 MIL MIN. VIOLENE ONTO STRAPABLES OR STRAPABLES USING ALTERNATE METHOD (TYP.)



EROSION CONTROL NOTES:
1. CUT OR FILL SLOPES IN EXCESS OF 3'-FEET IN VERTICAL HEIGHT SHALL BE PLANTED TO PREVENT EROSION. PROTECTED FILLS SHALL BE PLANTED AND MULCHED WITH TEMPORARY VEGETATION, OR PERENNIAL VEGETATION, TO PREVENT EROSION. EFFECTS OF STORM RUNOFF OR JUST EROSION WITHIN 30-DAYS OF THE COMPLETION OF GRADING.
2. PLANTING SHALL BE IRRIGATED OR MAINTAINED UNTIL ESTABLISHED.
3. SLOPES OVER 3 FEET IN VERTICAL HEIGHT SHALL BE HYDROSEEDED OR PLANTED WITH APPROVED PERENNIAL VEGETATION.
4. TREES THAT ARE TO REMAIN SHALL BE TEMPORARILY FENCED AND PROTECTED DURING GRADING OPERATIONS.



NO.	DATE	REVISIONS	APPR.	DESIGN	CHKD.	BY	CHKD.	BY
0	10/7/11	ISSUED FOR PERMITTING	BEF	BEF	BEF	BEF	BEF	BEF

FOR REDUCED PLANS
ORIGINAL SCALE IN INCHES
0 1 2 3

GOLETA WATER DISTRICT
REVIEWED BY: TOM BUNGSKY

CACHIMA OPERATIONS & MAINTENANCE
REVIEWED BY: KATE REESE

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

Penfield & Smith
Engineering Surveying Planning
Construction Management
111 East Valencia Street, Santa Barbara, CA 93101
Phone: (805) 969-9522 Fax: (805) 969-9801

SANTA BARBARA COUNTY PUBLIC WORKS
EROSION CONTROL DETAILS
REMOVAL OF EXCESS FILL OVER PIPELINE
APN 077-030-013
COUNTY OF SANTA BARBARA, CALIFORNIA

PROJECT ENGINEER: BRETT FOSTER
PROJECT ENGINEER: BRETT FOSTER
R.C.E. 44267

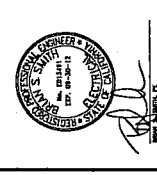
DESIGN: BEF
CHECKED: BEF
DATE: _____

REVIEWED BY: _____ DATE: _____

SIGNATURE: _____ DATE: _____

PROJECT NO. 19849.01
SHEET 8 OF 8
PLAN DATE: OCTOBER 7, 2011

Revision	No.	Description
1	A	As Shown
2	A	As Shown
3	A	As Shown
4	A	As Shown
5	A	As Shown
6	A	As Shown
7	A	As Shown
8	A	As Shown
9	A	As Shown
10	A	As Shown



Project File No.
 0710-2
 Date: 03/17/2011
 Drawn By: _____
 Checked By: _____
 Title: _____

E2

LITHONIA LIGHTING
 FEATURES & SPECIFICATIONS

CONTOUR
 TFL

RETAIL METAL CASE - 4000
 1000 HOURS - 100000 HOURS
 12.5 WATT/INCH

1. Contour lighting is designed for use in areas where a high level of brightness is required. It is ideal for use in parking lots, industrial areas, and other areas where a high level of brightness is required.

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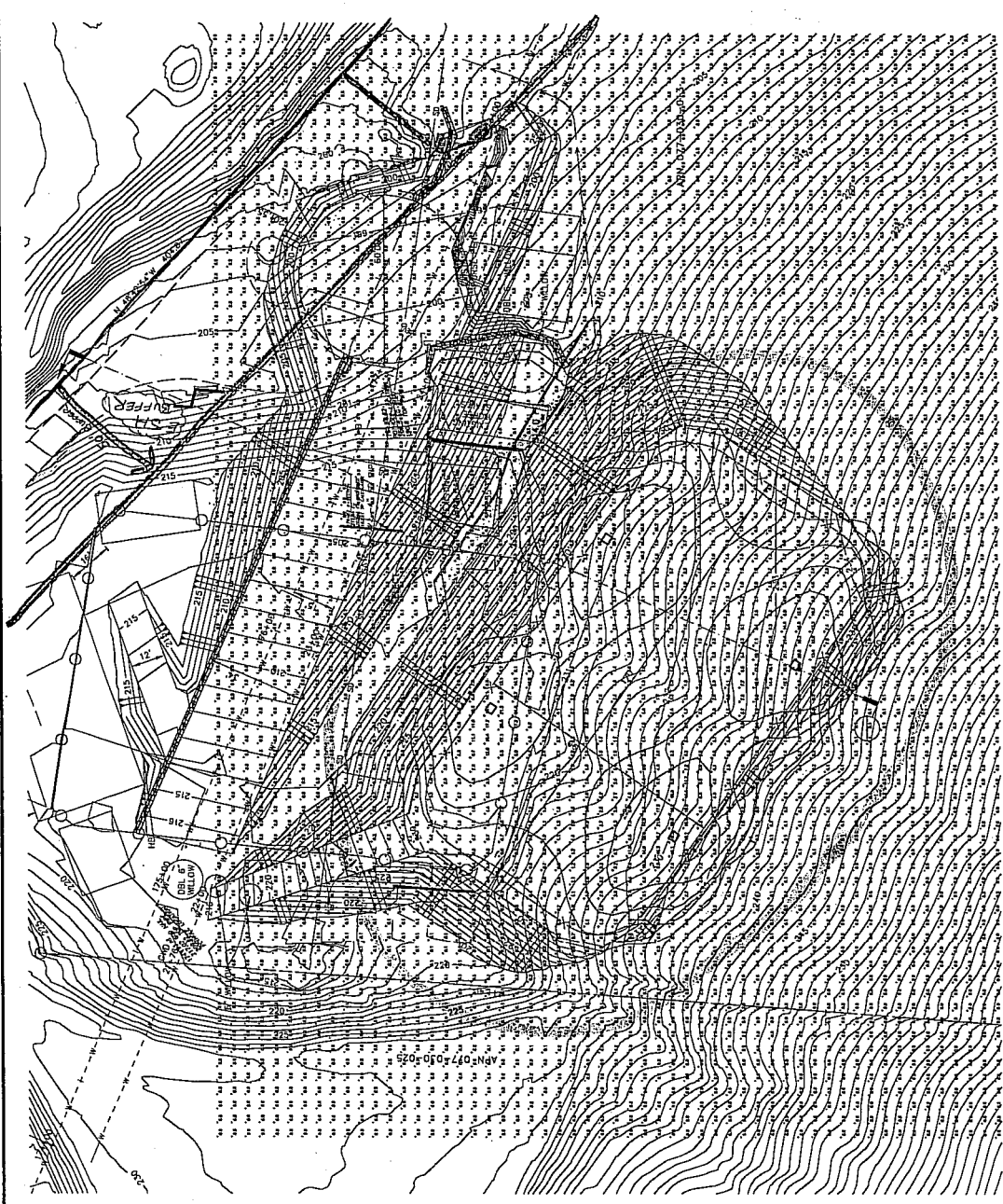
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RECEIVED
 APR 04 2011
 SANTA BARBARA COUNTY
 PLANNING & DEVELOPMENT

N
 1" = 20'-0"

SITE LIGHTING CALCULATION PLAN

