

**SANTA BARBARA COUNTY
BOARD OF SUPERVISORS
14APL-00000-00014**

Caltrans Arroyo Parida Bridge Appeal

VICINITY MAP



SITE MAP

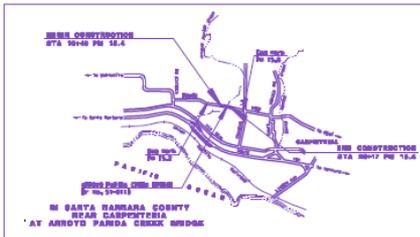
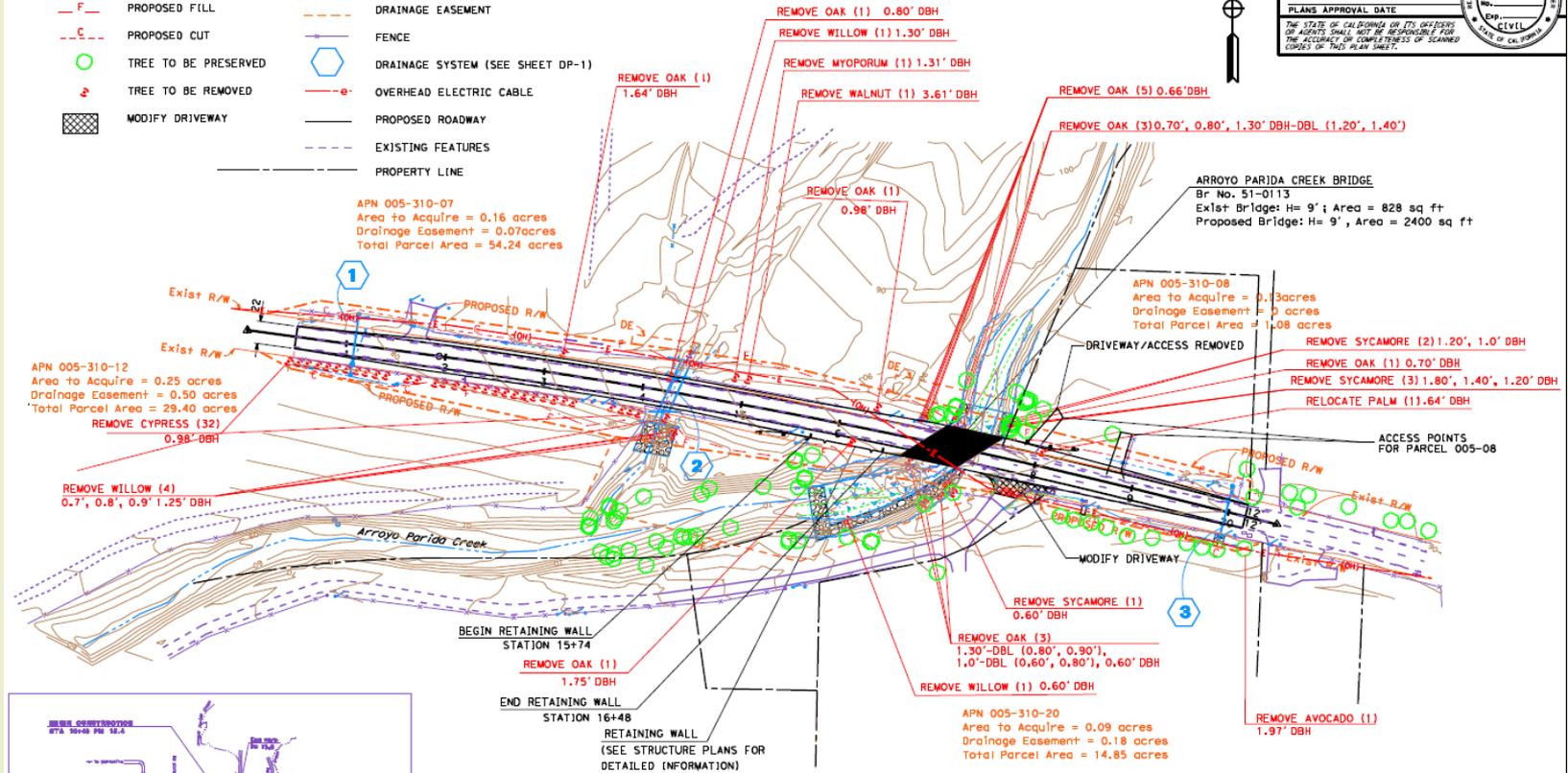
LEGEND

	EXISTING R/W		ROCK SLOPE PROTECTION
	PROPOSED R/W		FISH WEIRS
	PROPOSED FILL		DRAINAGE EASEMENT
	PROPOSED CUT		FENCE
	TREE TO BE PRESERVED		DRAINAGE SYSTEM (SEE SHEET DP-1)
	TREE TO BE REMOVED		OVERHEAD ELECTRIC CABLE
	MODIFY DRIVEWAY		PROPOSED ROADWAY
			EXISTING FEATURES
			PROPERTY LINE

NOTES:

1. FOR COMPLETE RIGHT OF WAY AND ACCURATE ACCESS DATA, SEE RIGHT OF WAY RECORDS MAPS AT DISTRICT OFFICE.
2. FOR COMPLETE AND ACCURATE TREE REMOVAL DATA SEE TREE REMOVAL PLANS PR-1 AND PR-2.

DIST	COUNTY	ROUTE	POST MILES PROJECT TOTAL PROJECT	SHEET NO.	TOTAL SHEETS
05	SB	192	15.4/15.6		
REGISTERED CIVIL ENGINEER		DATE		SEAL	
PLANS APPROVAL DATE					



SITE MAP

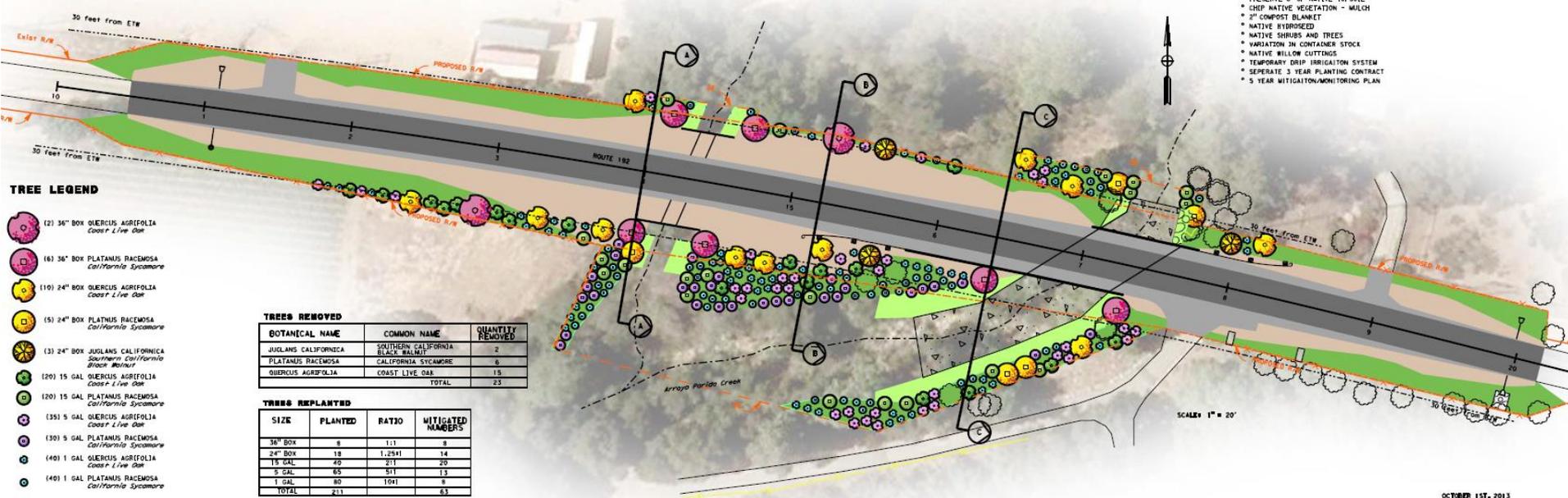
SCALE: 1" = 50'

TREE PLANTING PLAN

ARROYO PARIDA PLANTING PLAN

PRESERVATION & MINIMIZATION TECHNIQUES

- * PRESERVE 6" OF NATIVE TOPSOIL
- * CHIP NATIVE VEGETATION - MULCH
- * 2" COMPOST BLANKET
- * NATIVE HYDROSEED
- * NATIVE SHRUBS AND TREES
- * VARIATION IN CONTAINER STOCK
- * NATIVE WILLOW CUTTINGS
- * TEMPORARY DRIP IRRIGATION SYSTEM
- * SEPARATE 3 YEAR PLANTING CONTRACT
- * 5 YEAR MITIGATION/MONITORING PLAN



- ### TREE LEGEND
- (2) 36" BOX QUERCUS AGRIFOLIA
Coast Live Oak
 - (6) 36" BOX PLATANUS RACEMOSA
California Sycamore
 - (10) 24" BOX QUERCUS AGRIFOLIA
Coast Live Oak
 - (5) 24" BOX PLATANUS RACEMOSA
California Sycamore
 - (3) 24" BOX JUGLANS CALIFORNICA
Southern California Black Walnut
 - (20) 15 GAL QUERCUS AGRIFOLIA
Coast Live Oak
 - (20) 15 GAL PLATANUS RACEMOSA
California Sycamore
 - (35) 5 GAL QUERCUS AGRIFOLIA
Coast Live Oak
 - (30) 5 GAL PLATANUS RACEMOSA
California Sycamore
 - (40) 1 GAL QUERCUS AGRIFOLIA
Coast Live Oak
 - (40) 1 GAL PLATANUS RACEMOSA
California Sycamore

TREES REMOVED

BOTANICAL NAME	COMMON NAME	QUANTITY REMOVED
JUGLANS CALIFORNICA	SOUTHERN CALIFORNIA BLACK WALNUT	2
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	6
QUERCUS AGRIFOLIA	COAST LIVE OAK	15
TOTAL		23

TREES REPLANTED

SIZE	PLANTED	RATIO	MITIGATED NUMBERS
36" BOX	8	1:1	8
24" BOX	18	1:2541	14
15 GAL	60	2:1	20
5 GAL	65	5:1	13
1 GAL	80	194:1	6
TOTAL		211	63

OCTOBER 15TH, 2013

SHRUB PLANTING PLAN

ARROYO PARIDA PLANTING PLAN



SITE PHOTOS



Cluster of Sycamore Trees on
North Side of bridge

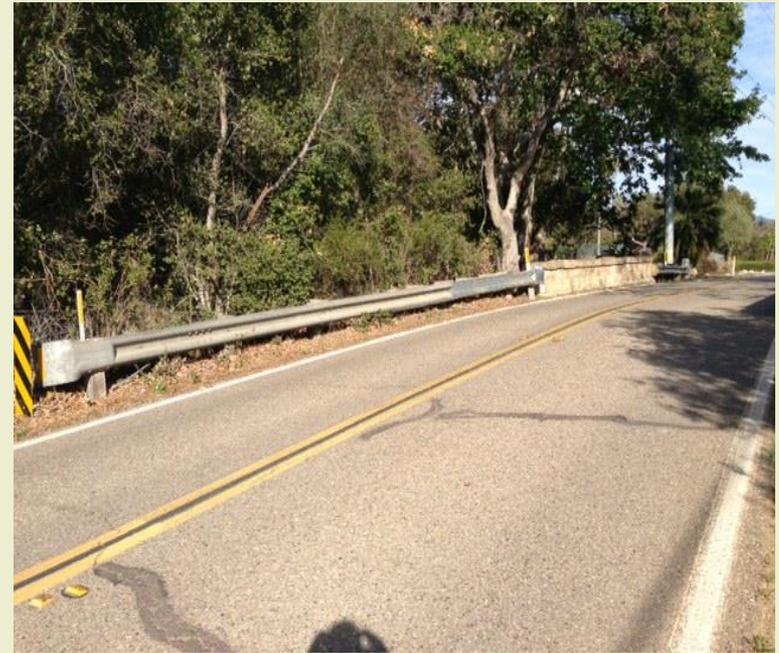


Facing Northwest side of
Creek

EXISTING SITE PHOTOS



Approach to Bridge- Facing
West



Approach to Bridge- Facing
East

VISUAL SIMULATION



PC DENIAL

PC denied the project based on the inability to make BAR findings #1, #8 and #9

- Finding 1: requires compatibility of projects with the character of the surrounding natural environment.
- Finding 8: requires appropriate and well designed relationship to the environmental qualities and topography of the site.
- Finding 9: requires adequate landscaping in proportion to the project.

FINDING #7

Additionally, BAR Finding #7 cannot be made.

Finding 7 requires there to be a harmonious relationship with existing and proposed adjoining development.

INCONSISTENCY WITH APPLICABLE POLICIES

As designed, the project would be inconsistent with applicable policies of the Comprehensive Plan, including Coastal Land Use Plan and the Toro Canyon Plan

STAFF RECOMMENDATION

P&D recommends to your Board:

- Deny the appeal, Case No. 14APL-00000-00014;
- Make the required findings for denial of the preliminary design;
- Determine the denial is exempt from CEQA pursuant to CEQA Guideline Section 15270,
- Deny Case No. 12BAR-00000-00096, thereby affirming *de novo* the decisions of the Planning Commission and South Board of Architectural Review (SBAR)