



COUNTY OF SANTA BARBARA

Planning and Development

www.sbcountyplanning.org

LAND USE PERMIT NO: 07LUP-00000-00830

Project Name: BROWN HORSE CORRALS, STABLE AND GRADING
Project Address: 1215 FRANKLIN RANCH RD, GOLETA, CA 93117
A.P.N.: 077-030-013
Zone: RR-5

The Planning and Development Department hereby approves and intends to issue this Land Use Permit for the development described below, based upon the required findings and subject to the attached terms and conditions.

APPROVAL DATE: 7/10/2012
LOCAL APPEAL PERIOD BEGINS: N/A
LOCAL APPEAL PERIOD ENDS: N/A
DATE OF PERMIT ISSUANCE: Pending completion of "prior to issuance" requirements

Note: This final approval by the Santa Barbara County Board of Supervisors may not be appealed.

PROJECT DESCRIPTION SUMMARY: A Land Use Permit to legalize an existing unpermitted horse stalls of approximately 630 sf (18'x35') and a 500 sf hay barn/shed (20'x25') and creation of three horse areas. No specimen trees are proposed for removal. Grading will be approximately 7,000 cy of balanced cut & fill to create a new riding arena, round pen and horse corral.

PROJECT SPECIFIC CONDITIONS: See Attachment "A"

ASSOCIATED CASE NUMBERS: None

PERMIT COMPLIANCE CASE: Not Applicable

BOARD OF ARCHITECTURAL REVIEW (BAR): Not Applicable

TERMS OF PERMIT ISSUANCE:

- Posting of Notice.** Notice of the project shall be posted by the applicant utilizing the language and form of the notice provided by the Planning and Development Department. The notice shall remain posted continuously until at least 10 calendar days following action on the permit. (CLUDC Section 35.102.020)
- Work Prohibited Prior to Permit Issuance.** No work, development, or use intended to be authorized pursuant to this approval shall commence prior to issuance of this Land Use Permit and/or any other required permit (e.g., building permit).

ATTACHMENT A

CONDITIONS OF APPROVAL

07LUP-00000-00830

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, as shown in Attachment F, plan sheet prepared by Penfield & Smith, labeled sheet "3ALT of 8" plan date February 8, 2012 (Revision date 5/23/12). The existing zoning violations of a CAVCO Park Trailer (RV) and excessive outdoor storage of materials will also be abated as a part of this permit to bring it into conformance with County zoning 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: There shall be no permanent or temporary/portable lighting of the arena or areas surrounding it or on any agricultural structure. Any interior lighting of accessory structures shall be of low wattage, hooded and directed downward.

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., installation of fencing, proper site drainage, waste management and landscaping) 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 Regulations

- 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-37 Time Extensions:** 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.
- 16. SPECIAL-02 Outdoor Storage of Miscellaneous Materials:** All building materials, equipment and miscellaneous materials shall be made compliant with the outdoor storage requirements of the Land Use Development Code, Section 35.23.050.C.2 by September 30, 2012. These materials include, but are not limited to the following: all wood pallets, misc. wood boards and debris, concrete blocks, pavers, metal poles, PVC/plastic pipe, tires, misc. cabinets, hoses, wire and trash. Additionally, the existing semi trailer shall also be removed or otherwise brought into compliance with the applicable zoning standards.
PLAN REQUIREMENTS: The Owner/Applicant shall incorporate these elements as they relate to outdoor storage requirements into project design and depict on plans, including detail plans as needed.
TIMING: P&D planners shall ensure compliance prior to final building clearance/inspection. The Owner shall maintain these requirements for the life of the project.
MONITORING: The Owner/Applicant shall demonstrate installation of the outdoor storage requirements consistent with County requirements to P&D or B&S compliance monitoring staff prior to Final Building Inspection Clearance. The Owner shall make the site available to P&D for periodic inspections of the outdoor storage area for the life of the project.