



16APL-00000-00006

MORTON APPEAL OF BROUS HAY AND HORSE BARNES

July 19, 2016 Board of Supervisors



Subject parcel: 120 Meadowlark Road (141-390-015)

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Board of Supervisors 07.19.16 Hearing, Item #: 16APL-00000-00006 Morton Appeal of Brous Hay and Horse Barns





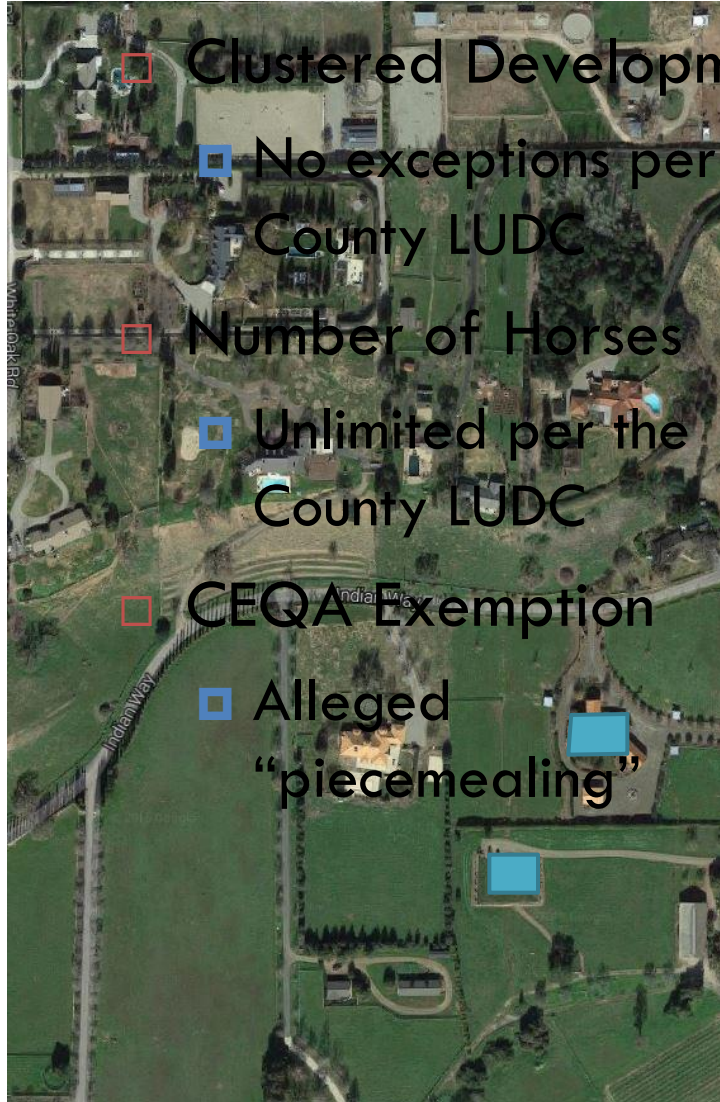
Proposed Project

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Appeal Issues 1 and 2: Commercial Use and Density



- ❑ Clustered Development
- ❑ No exceptions per the County LUDC
- ❑ Number of Horses
- ❑ Unlimited per the County LUDC
- ❑ CEQA Exemption
- ❑ Alleged “piecemealing”





Appeal Issue 3: CEQA Review

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Structure	Square Footage	Structure	Square Footage
Barn A	225 (05LUP-982)	Detached Garage	1,800 (05LUP-982)
Barn B	1,000 (14LUP-334)	Accessory Structure #1*	1,425
Barn C	2,877 (14LUP-334)	Accessory Structure #2	622 (03LUP-1367)
Barn D*	2,809	Accessory Structure #3	622 (02LUP-1207)
Hay Barn E*	1,440	Accessory Structure #4	622 (02LUP-1207)
Main House	4,000 (36843)	Accessory Structure #5	622 (02LUP-1207)
DRSU	768 (06LUP-814)		

**Total Square Footage (Existing and Proposed):
18,832 square feet**

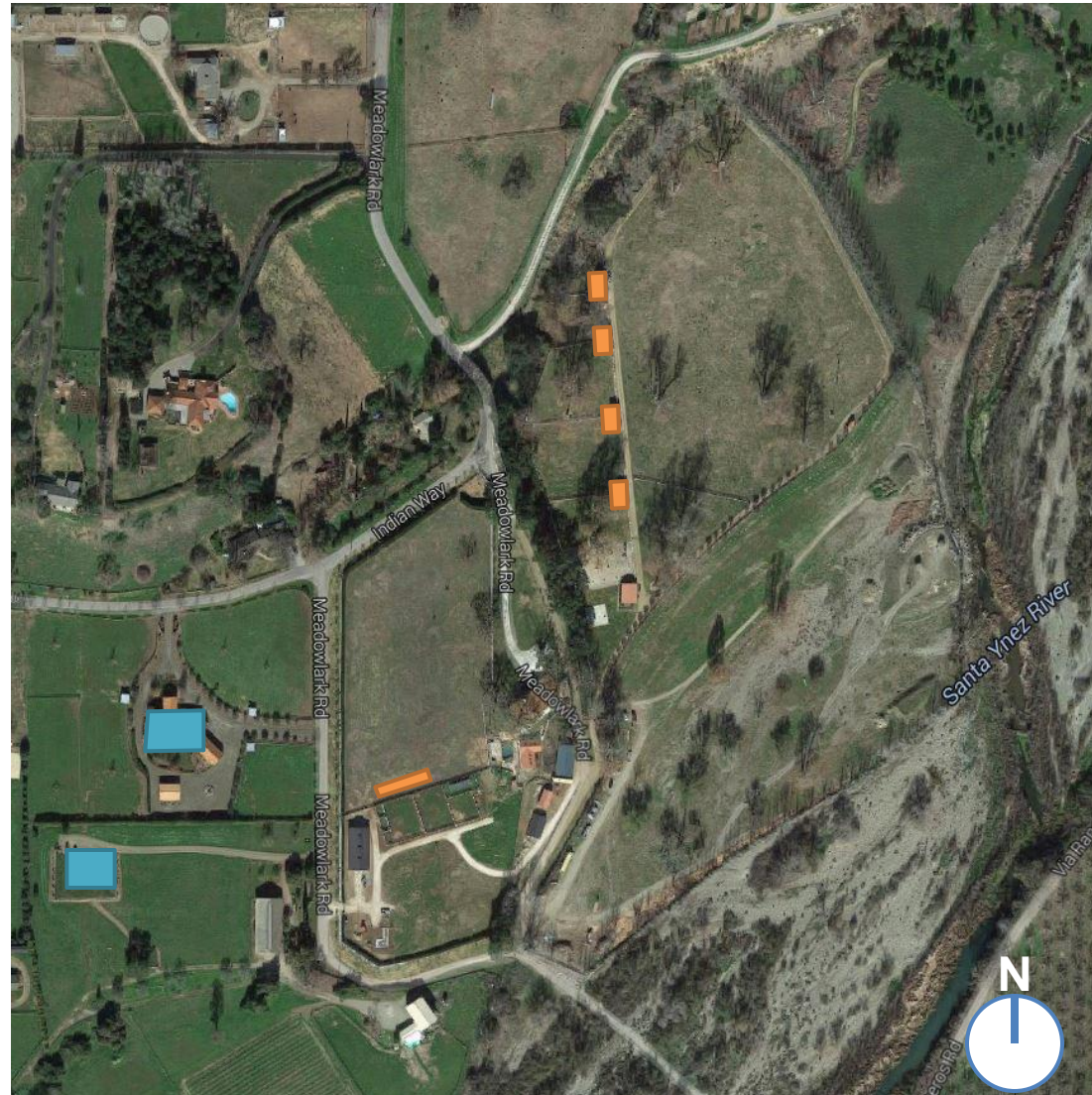
*Included in the scope of this Land Use Permit

Appeal Issues 4, 5, and 6: Noise, Light, and Traffic Impacts

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- Noise
 - 65 db standard
- Lighting
 - Compliant with Santa Ynez Valley Community Plan
- Traffic
 - Accessory to existing development

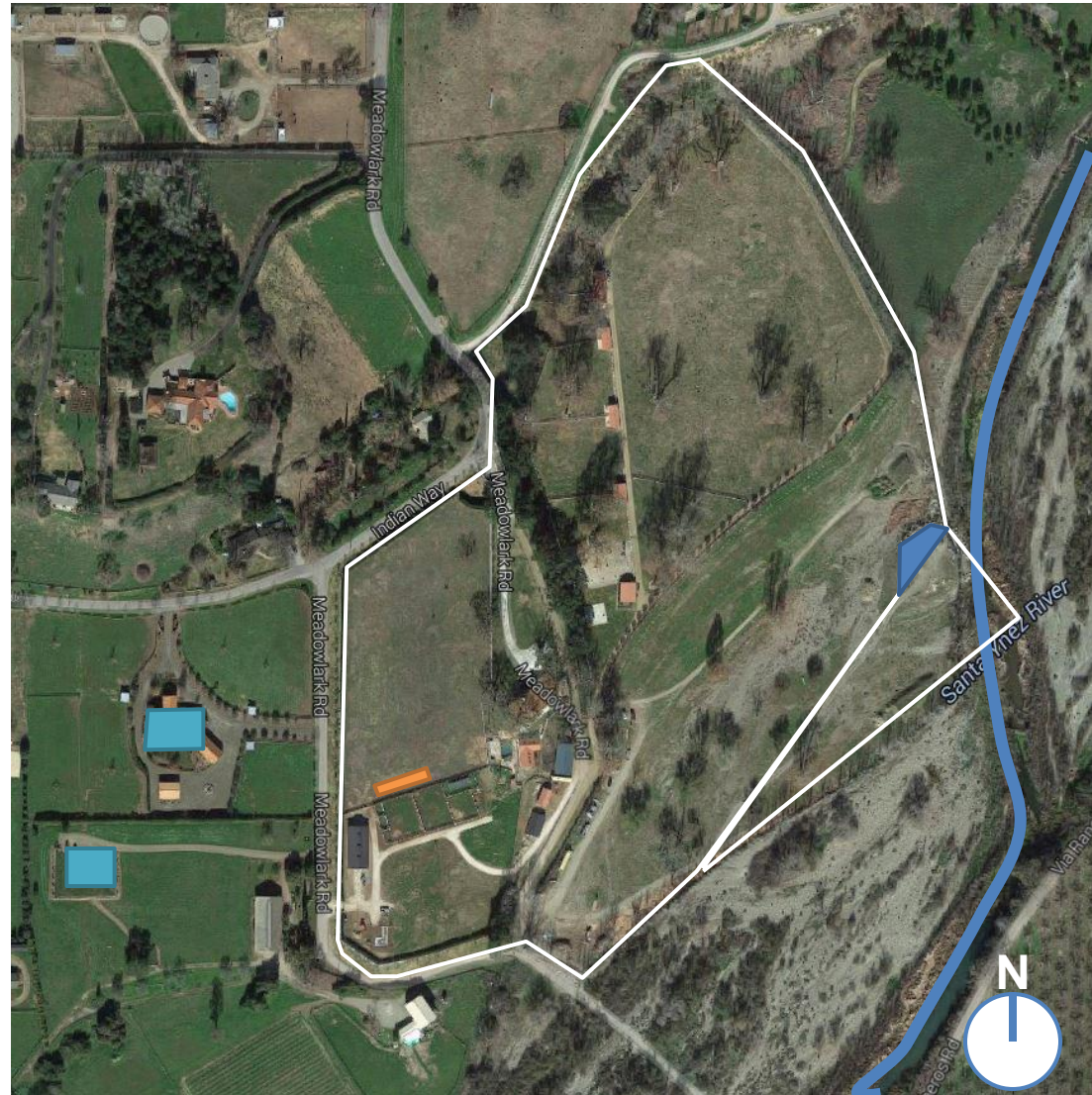


Appeal Issue 7: Water Quality Impacts

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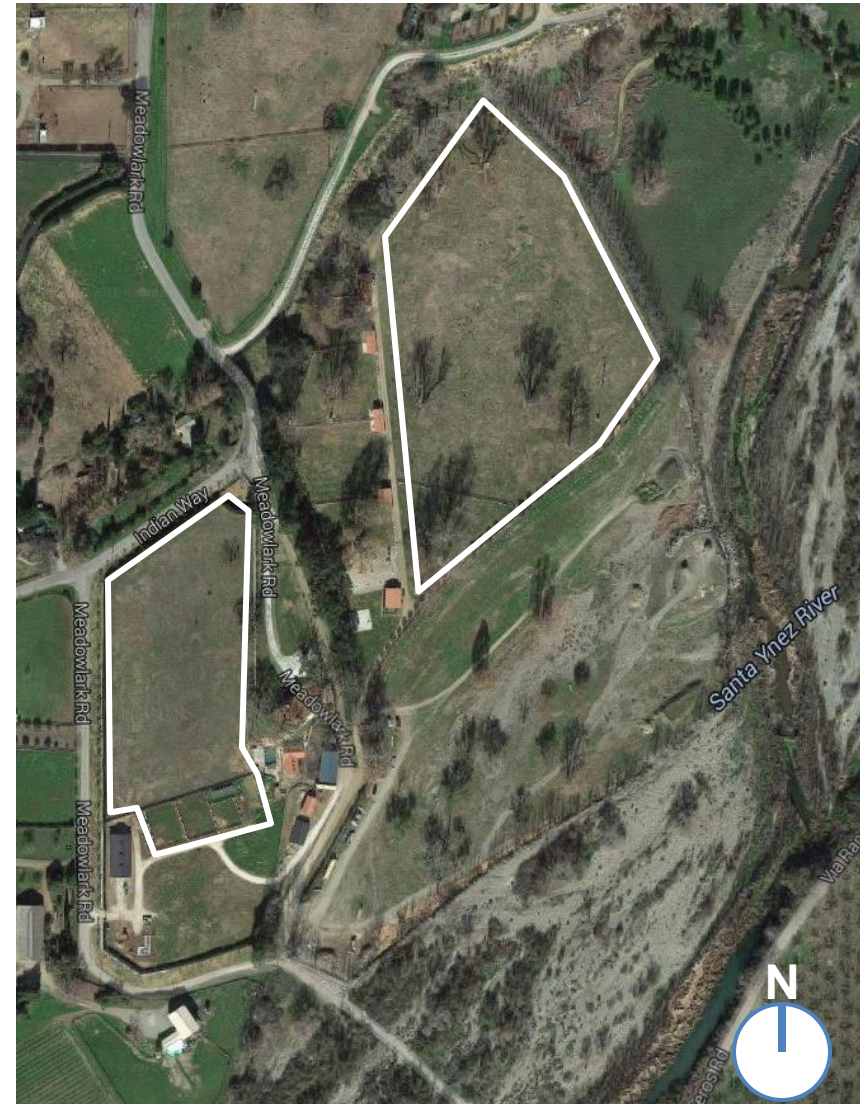
- Meadowlark Ranches Mutual Water Wells
 - ▣ Fenced, horse-free area
- Santa Ynez River
 - ▣ Animal Waste Management Plan



Proposal for a Revised Condition 15

□ **Condition 15: Animal Waste Management Plan: Animal Waste Management. ...**

1) At least once per day, manure and soiled bedding shall be collected from stalls and pens, or wherever waste from animal keeping activities is occurring fasthe resulting in the site odor or flies, including in the pastures on the site;...





Appeal Issues 8 and 9: Planning Commission Process and Previous Issues

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- Request for Additional Information
 - ▣ Horse Ownership Confirmation
 - ▣ Rio del Sol Stables website
- Applicable Findings
 - ▣ Included as Attachment 3
- Horse Race Track
 - ▣ Not seen during staff site visit
- “Barn C”
 - ▣ Meets setback standards
- Soiled Bedding Onsite
 - ▣ Image labeling corrected



Staff Recommendation

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- Deny the appeal

- Make the required findings, including CEQA findings

- Determine the project exempt pursuant to CEQA Section 15301(l) and 15303(e)

- Approve 15LUP-00000-00276 subject to the Conditions of Approval