



**The COMB Pipe  
is Secure**

## Fiesta



## Helping Disabled



**Horses are Part of Community**



## Appellants Home



## Encroachment off Easement by Appellant





**NOTICE OF FINAL APPROVAL/  
INTENT TO ISSUE A  
LAND USE PERMIT**

Case No.: 99-LUS-467 GO Planner: Peter Lawson  
 Project Name: Brown Stockpiling  
 Project Address: 6060 La Goleta Road  
 A.P.N.: 077-030-013  
 Zone District: RR-5

Initials \_\_\_\_\_



Planning & Development (P&D) grants final approval 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.

FINAL APPROVAL DATE: October 4, 1999

POSTING DATE/APPEAL PERIOD BEGINS: October 5, 1999

APPEAL PERIOD ENDS: October 14, 1999

DATE OF PERMIT ISSUANCE: (if no appeal filed) October 15, 1999

NOTE: This final approval may be appealed to the Planning Commission by the applicant, owner, or any interested person adversely affected by such decision. The appeal must be filed in writing with P&D at 123 East Anapamu Street, Santa Barbara, CA 93101 or 624 W. Postel Road, Santa Maria, CA. 93455, within (10) calendar days following the Final Approval Date identified above. (Secs. 35-327. & 35-489.) If you have questions regarding this project please contact the planner at 568-2021.

PROJECT DESCRIPTION SUMMARY: Grading

**Hay Barn**

**99 LUS 467 GO**



## No Permit Required



**Salentine  
Barn/Shed**

## Permit Required



**Brown Horse  
Shelter**

**Bruce Mowry**  
**General Manager**  
**COMB**

**Steve Wang**  
**Bret Foster**  
**Engineers**  
**Penfield and Smith**





COUNTY OF SANTA BARBARA

Planning and Development

www.sbcountyplanning.com

**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:** 9/23/2011  
**LOCAL APPEAL PERIOD BEGINS:** 9/24/2011  
**LOCAL APPEAL PERIOD ENDS:** 10/3/2011  
**DATE OF PERMIT ISSUANCE (if no appeal filed):** 10/4/2011

**NOTE:** This final approval may be appealed to the County Planning Commission by the applicant, owner, or



**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



**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.

**07 LUP Issued  
23 Sept 2011**

**Emergency  
Permit issued to  
Browns and  
COMB 10 Jan  
2012**



# Approval Letter

	<b>United States Department of the Interior</b>	
<small>IN REPLY REFER TO:</small>	<b>BUREAU OF RECLAMATION</b>	
<b>SCC-430</b>	<small>South-Central California Area Office</small>	
<b>PRJ-15.00</b>	<small>1243 N Street</small>	
	<small>Fresno, California 93721-1813</small>	
Andy and Jessica Brown 1215 Franklin Ranch Road Goleta, CA 93117		
Subject: South Coast Conduit Overburden Corrective Action		
Dear Mr. and Mrs. Brown:		
<p>As you are aware, on Monday, June 11, 2012, I visited your property in relation to the subject corrective action that you have completed. The diligent efforts that you undertook to cooperate with the Cachuma Operations and Maintenance Board (COMB) in removing the excessive soil overburden above the South Coast Conduit (SCC) easement across your property are very much appreciated.</p>		
<p>Based on my site visit, the corrective actions, which included construction of an engineered-fill, sloped hillside appears to be well stabilized, including signs of vegetation establishing on the slope since my prior visit. It is my understanding that you would like to close out the Santa Barbara County Emergency Grading Permit (County Permit) that was pulled for this work. Although Reclamation is not involved with the County Permit, it is my further understanding that close-out of the County Permit will enable you to obtain a Land Use Permit for your horse arena, hay barn, round pen, horse barn and horse stable that had to be relocated, at least in part, to facilitate the necessary remedial work within the easement. The uses noted above that you currently have on the property are compatible with the SCC easement and operation thereof, including the structures that you are currently permitting with Santa Barbara County. The current usage and configuration of structures in the property are desirable due to the minimization of coverage over the easement. Any changes from the current use could impact the SCC facilities and reliability of the water supply, and will require COMB and/or U.S. Bureau of Reclamation approval.</p>		
<p>Additionally, I understand that you would like to make some grading adjustments to the lower end of the property, both to comply with Goleta Water District's minimum required cover (minimum three feet) over their adjacent pipeline, and to enhance your on-site drainage.</p>		



**US Dept of Interior**  
**(owner of Easement + Pipe)**



# Support Letters

Jim and Sally Subject  
6193 Sunset Ridge Road  
Goleta, California

March 6, 2012

County of Santa Barbara  
Planning and Permitting Department

To whom it may concern:

We are the neighbors of Jessica and Andrew Brown. We are aware of their request for 07LUP-000830 on parcel APN 077-030-013 which includes permitting of horse structures, riding arena, grading work and arena lights. We are supportive of the project.

Respectfully,

*Sally A. Subject*  
*Jim Subject*  
Jim and Sally Subject

Steve and Barbara Subject

Steve and Barbara Subject  
6193 Sunset Ridge Road  
Goleta, California

March 6, 2012

County of Santa Barbara  
Planning and Permitting Department

To whom it may concern:

We are the neighbors of Jessica and Andrew Brown. We are aware of their request for 07LUP-000830 on parcel APN 077-030-013 which includes permitting of horse structures, riding arena, grading work and arena lights. We are supportive of the project.

Respectfully,

Steve and Barbara Subject

*Steve Subject*  
*Barbara Subject*



**Jim + Sally Subject / Drs.  
Steve + Barbara Subject**

# Support Letter

Lorenz Weidl  
6210 Sunset Ridge Rd.  
Goleta, 93117

3/6/12

To Whom it may concern,

I am the property owner of the residence uphill from Andy & Jessica Browns riding arena project. While my property is not adjoining, I will be able to see the proposed arena and lights. I am under the assumption that there will be time parameters to the use of the lights and that if there are problems, the Browns would be informed and an agreement would be found to accommodate any concerns. With the aforementioned, I am formally stating that I have no problem with their project. Further I would like to see everyone in the area, neighbors, all get along and be able to enjoy the land and beauty we have all worked so hard for.

Sincerely,

Lorenz Weidl  
805 895-0795



# Larry Weidl

# Support Letter

**Date:** Wednesday, March 7, 2012 1:38 AM

**From:** giljoe@aol.com

**To:** sunsetranch2@cox.net

**Subject:** Approval of Plans

Dear Jessica and Andrew Brown,

Unfortunetley I could not get a hold of my husband, as far as I know he is still working in a fundraiser, and due to the late notice I was not able to communicate this with him.

However I do support the plans for grading, perimittiiing for horse structures, riding arena, and riding arena light in 07LUP-000830 APN 072-U30-013.

I wish you the best of luck and please let me know if there is anything I can do to help, my office number is 805-967-4599.

Cheers,  
Sanjua Gil

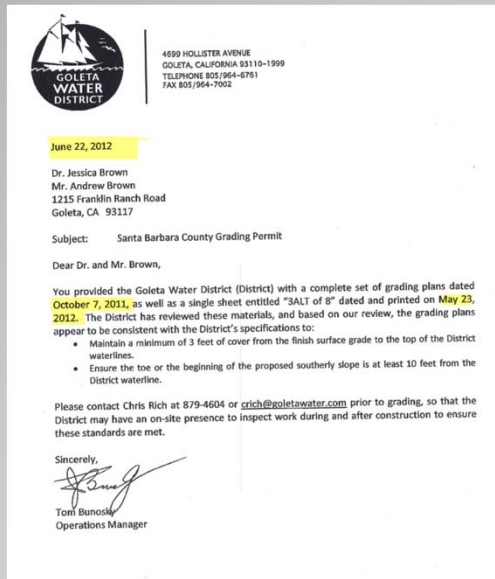


Mr. + Mrs Gil



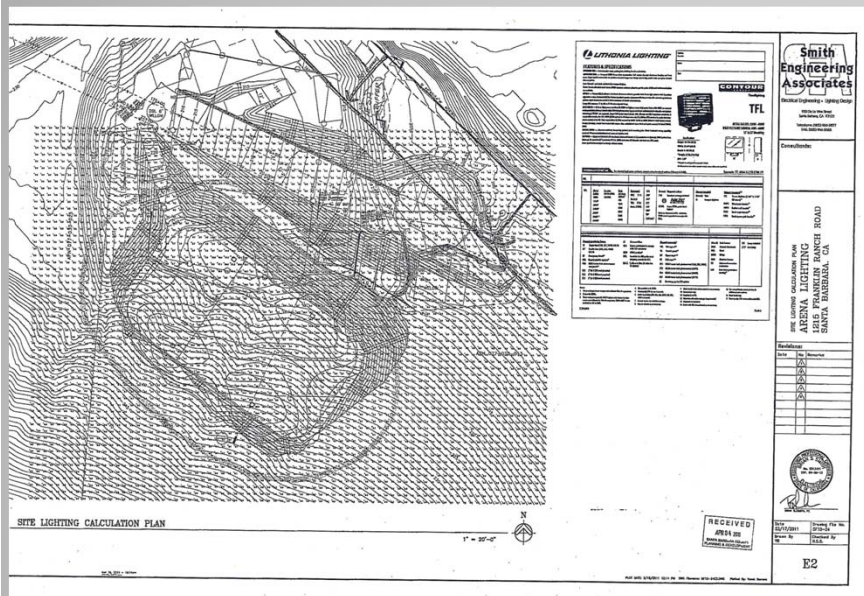
# Approval Letter

# GWD Water Line



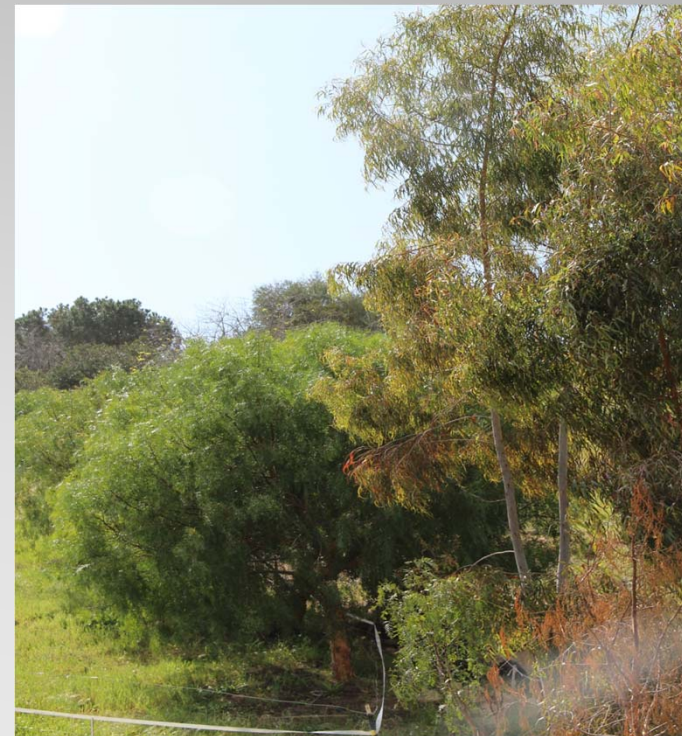
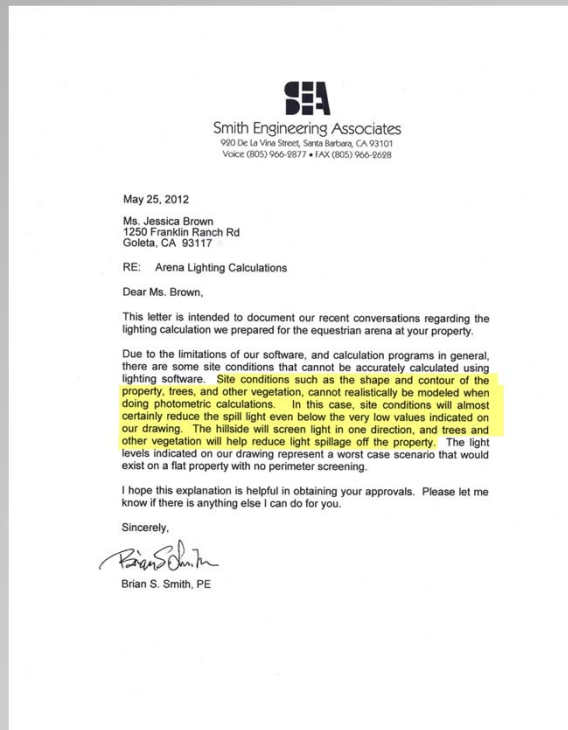
# GWD Approval June 22, 2012

# Smith Engineering



# Photometric Study

## Two rows of Trees on Property Line

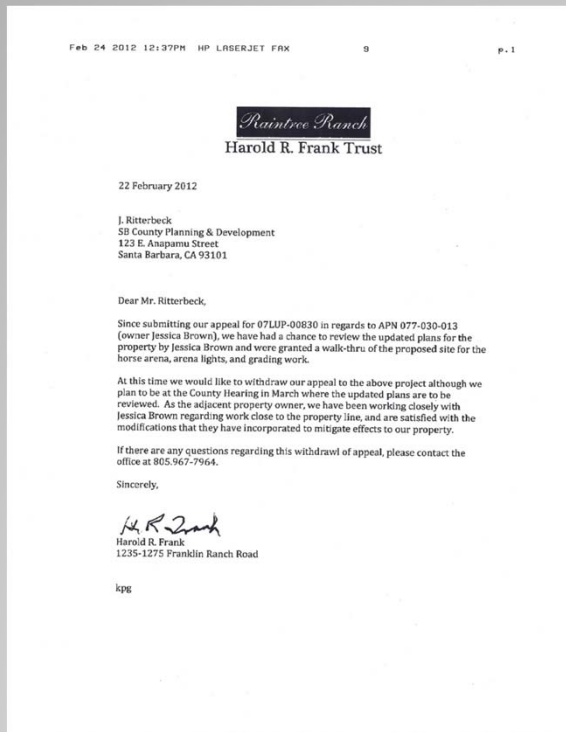


# Light Calculation Explanation



# Support Letter


# Frank



# Frank Withdrawal of Appeal

# Precedence Set

# Sulzbach

<b>NOTICE OF FINAL APPROVAL/ INTENT TO ISSUE A LAND USE PERMIT</b>	
Case No.: 01-LUN-123    Planner: K. Probert    Initials: _____ Project Name: <b>Gregg Arena Lighting</b> Project Address: 2050 Mora Avenue, Santa Ynez A.P.N.: 141-070-013 Zone District: AG-1-20	
<b>01ELE-00000-00025</b>	
Planning & Development (P&D) grants final approval 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.	
FINAL APPROVAL DATE: March 8, 2001	<b>ZONING PERMIT ISSUED</b> SANTA BARBARA CO. PLANNING & DEVELOPMENT
POSTING DATE/APEAL PERIOD BEGINS: March 9, 2001	
APEAL PERIOD ENDS: March 19, 2001	
DATE OF PERMIT ISSUANCE: (if no appeal filed) March 20, 2001	
NOTE: This final approval may be appealed to the Planning Commission by the applicant, owner, or any interested person adversely affected by such decision. The appeal must be filed in writing with P&D at 123 East Anapamu	



# Arena Lighting Approved in SB

- Only used during Standard time.
- Only used in early evening , no later than 8:30
- *Not* be used during inclement weather
- Only lights in the area being used
- Automatic timer that will only allow operation of lights from 5:00 PM to 8:30 PM
- Riding in area will usually be less than thirty minutes in duration.
- Lights will be shut off manually immediately after use.

## Terms of Arena Lights Usage



## Adhere to County Standards

1) Other Arena Lights approved in Rural SB County

2) Photometric Study and Lighting Designed by Engineer/

A) More spillage from appellant's porch lights

3) Lowered Arena to 17 ft below Appellant's pad

4) Poles are non-reflective green powder-coat

5) Shielded by rows Eucalyptus and Pepper Trees

6) Unique Topography Natural and Created by Appellant further Reduce any Impact to Neighbors



**Brown Arena Lights**

**Salentine Lights**

# Salentine Over Burden of COMB Pipe



CACHUMA OPERATION AND MAINTENANCE BOARD  
3501 LAUREL CANYON ROAD  
SANTA BARBARA, CALIFORNIA 93105-2017  
TELEPHONE (805) 667-4011 FAX (805) 569-5825  
www.cachuma-board.org

March 6, 2012

John Salentine  
1225 Franklin Ranch Road  
Goleta, CA 93117

Subject: South Coast Conduit Cover Depth

Dear Mr. Salentine,

Thank you for providing COMB with the Topo information attached to your November 18, 2011 letter. As you know, in early December 2011, Jim Colton discussed with you COMB's preliminary findings that cover over the South Coast Conduit exceeded the maximum allowed depth of 12 feet for the class of pipe within this reach of the pipeline. Soon after your conversation with Jim, he returned to his previous position with the City of Santa Barbara and I assumed Jim's workload.

I apologize for not addressing this issue earlier, but a number of projects required my attention during this time. I have now reviewed the depth of fill over the pipeline on your property. It appears that the fill over the South Coast Conduit on the Westside of your property is satisfactory, but the fill over the conduit on the Eastside of your property appears to exceed the tolerances for this pipe.

As background, the South Coast Conduit was installed in the 1950's and station numbers are used to identify each reach of the pipeline. We have determined that the station number of the pipeline at the Eastside of your property line is Sta 174+70. I will use this station number as my reference point for this discussion.

On your Topo sheet furnished to us and following the alignment of the pipeline, Location 3 would be at approximately Sta 174+40 or about 30 feet from the reference property line with a finished ground elevation of approximately 232 feet. Your Topo sheet indicates the Top of Pipe at this location is an elevation of approximately 220 feet. However, reviewing the as-built drawings of the COMB pipeline, the Top of Pipe is at an elevation of approximately 216 feet after correction for the Datum. As a result, the cover at this location about 16 feet above Top of Pipe, and not the 12 feet as indicated in your letter.

I understand that your Top of Pipe data came from the prior owner's excavation notes from 1995-1996. If we take our most recent data on the pipeline depth, potholes within the Brown's property at Sta 174+93.48, show the Top of Pipe at 209.02 elevation and the pipe has a slope of 9.796%

*Carpinteria Valley Water District  
City of Santa Barbara  
Goleta Water District  
Montecito Water District  
Santa Ynez River Water Conservation District, Improvement District #1  
General Manager/Secretary of the Board, Bruce A. Mowry Ph.D., P.E.*

# Appellant Unpermitted Fill



# Salentine Grading Practices

- 1) Grading
- 2) Lighting
- 3) Landscaping
- 4) Drainage
- 5) Doesn't Match Development of Neighborhood
- 6) CEQA

## Appeal Issues



## Brown

- 1) Lowered the Elevation (per appellant request)
- 2) Reduced size of Arena (per Appellant request)
- 3) Slope created by arena is the same as Appellant's
- 4) Most Environmental, Economical Solution
- 5) Least Impactful to Neighborhood
- 6) Does not impact Appellants Easement

## Sulzbach Elevated Commercial Arena



# Grading

## V Ditch per Appellants Request



## Landscaping

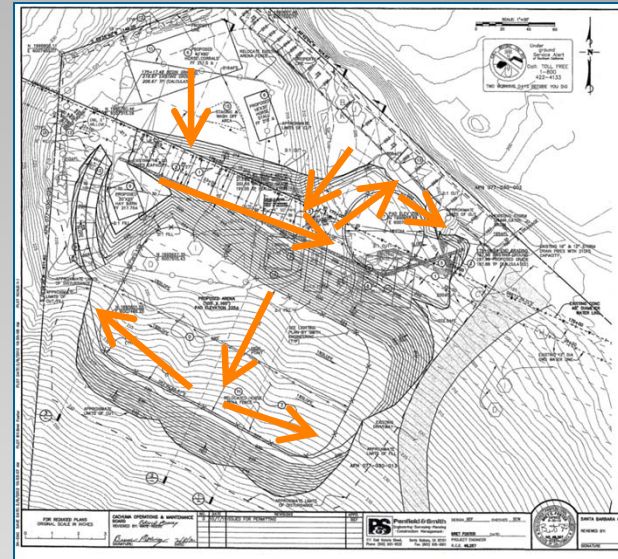
- 1) Two Parallel, Staggered Rows of Trees on Property Line
- 2) Planting 10 Native Oaks adjacent to Appellant's Easement
- 3) No Oak Trees removed

**V Ditch and Protected Oak**

- ) Hydrology study by Penfield and Smith 4/11
- 2) A second analysis done by Penfield and Smith 10/11 at Appellants request
- Same exact drainage area as before with watershed from same 3 properties
- Now Designed to slow the velocity of run off
- Created V ditch at Appellants request
- SWPP Approved

**Drainage**





- 1) Hydrology study by Penfield and Smith 4/11
- 2) A second analysis done by Penfield and Smith 10/11 at Appellants request
- 3) Same exact drainage area as before with watershed from same 3 properties
- 4) Now Designed to slow the velocity of run off
- 5) Created V ditch at Appellants request
- 6) SWPP Approved

# Dept of Interior

These activities as you described to me during our visit do not appear to be in conflict with operation of the South Coast Conduit, and may actually be of benefit for erosion control purposes. However, I would request that you coordinate the efforts with COMB to assure that any potential conflicts with the SCC are avoided.

Again, thank you very much for your cooperation with this matter. If you have any concerns, please feel free to contact me at 559-487-5520.

Sincerely,



Nick Zaminovich, P.E.  
Chief of Operations

cc: Bruce Mowry, P.E.  
COMB General Manager  
3301 Laurel Canyon Road  
Santa Barbara, CA 93105-2017

County of Santa Barbara Planning and Development Department  
123 East Anapamu Street  
Santa Barbara, CA 93101-2058

## Rock Lined Swale + Vegetative Strips



**“Beneficial for Erosion Control”**



**Frank**



**Thoman Commercial Property**



**Sulzbach Commercial Horse Facility Directly uphill from Blue Line Creek**



**Private Boarding Property**



**Sulzbach Commercial Pens  
Near Blue Line Creek Planted  
Oaks for Vegetative Strip**



**Browns Planted 10 Oaks,  
Water Drains Away From  
Creek and Separated by Road**



**CEQA**

## Donated Materials to Habitat for Humanity

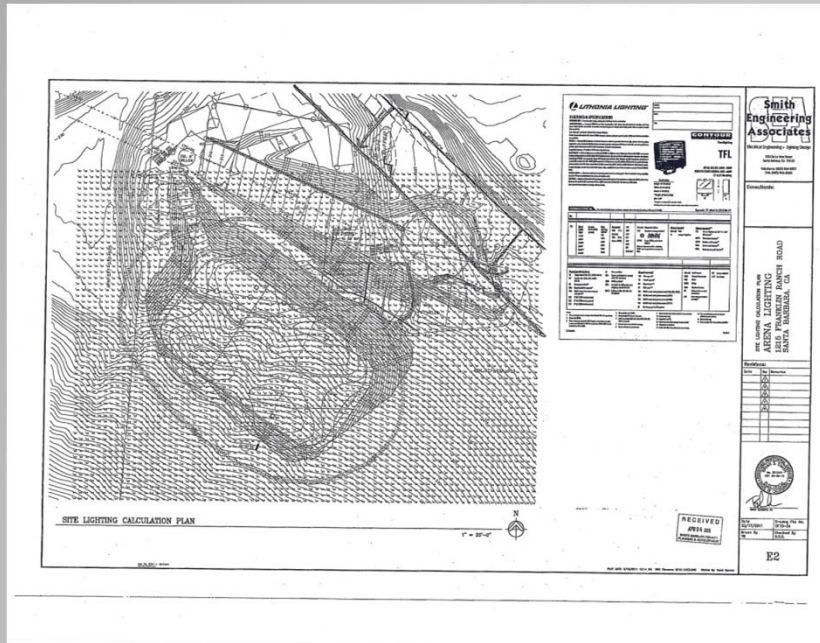


**Bringing Storage Trailer  
/Materials into Compliance**



# Minimal Lumens

# Similar Slopes





# Approved By the Following

- Engineers at Penfield and Smith
- Fish and Game
- Grading
- US Dept of Interior
  - (owners of easement + Pipe)
  - Most Neighbors
- Planning + Development
- Geo/Tech Engineers
- COMB
- Goleta water District
- Planning Commission

- ) Project is consistent with Neighborhood
- 2) Many Horse Facilities
- 3) Some Commercial Horse Facilities
- 4) Organic Farms Use Composted Manure

**Neighborhood Development**

- **Modifications to LUP**

- **1) 2/8/2012**

- Lower arena
- Improve Drainage

- **2) 5/23/2012**

- Place fill back over GWD pipe