

County of Santa Barbara
Board of Supervisors
Helicopter Landing Zone Presentation
July 7th, 2020

By
Pat Nesbitt, Chuck Street, Lance Strumpf



Dianne Black
Director
Planning and Development Department
County of Santa Barbara
123 E Anapamu
Santa Barbara Ca 93101

January 23, 2019

Dear Ms. Black,

During the twin disasters of the Thomas Fire and the subsequent debris flow, you may recall that several areas afflicted by these tragedies were completely isolated from the rest of the county. Without the use of first responders' helicopters, incidents of injury, death and property damage could have been significantly greater, and emergency evacuation would have been made far more difficult and taken considerably longer.

During the firefighting, rescue and relief efforts helicopters made frequent use of Mr. Pat Nesbitt's Polo Field at 2800 Via Real in the Summerland area for both landings and takeoffs in support of public safety operations. The availability of a helicopter landing zone in close proximity to the disaster areas was instrumental in efforts to bring in first responders, save or assist victims and protect property threatened by these disasters.

Based upon this experience and the potential for similar disasters to occur in the future, we the undersigned law enforcement and fire service chief executives of Santa Barbara County public service agencies that were directly engaged in evacuation, firefighting and rescue operations related to the Thomas Fire and the subsequent 1/9 Debris Flow greatly support Mr. Nesbitt's request to establish a helistop on his property.

Please let us know if we can answer any questions or be of further assistance.

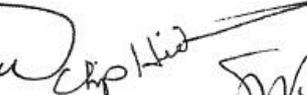
Sincerely,



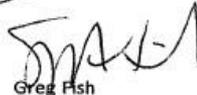
Sheriff Bill Brown



Chief Lori Luhn



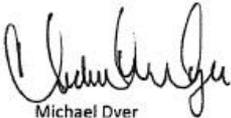
Chip Hickman



Greg Fish

Santa Barbara County

Carpinteria-Summerland F.D.



Michael Dyer

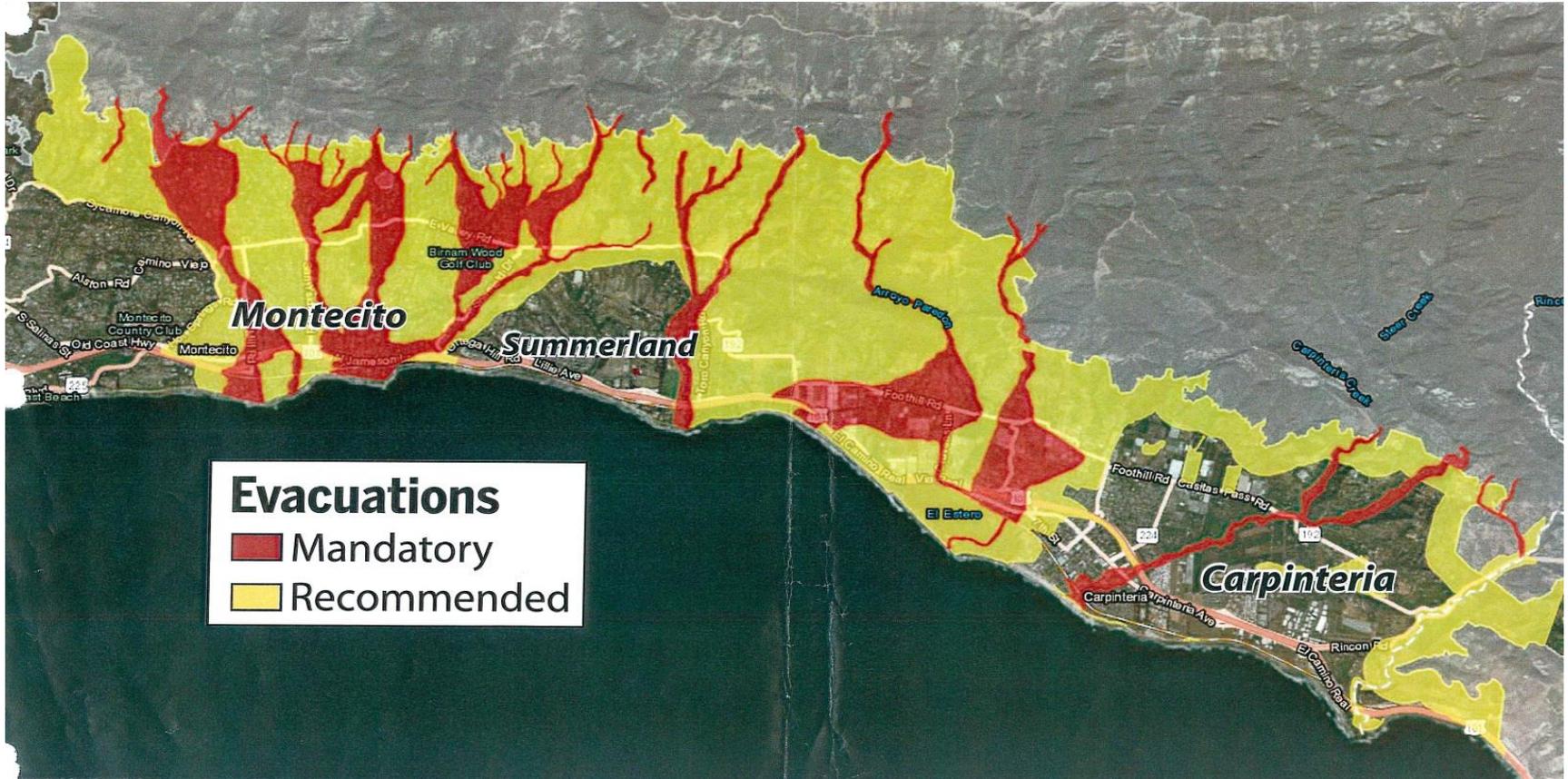
Santa Barbara County F.D.



Eric Nickel
Santa Barbara F.D.

Santa Barbara P.D.
Montecito ED.

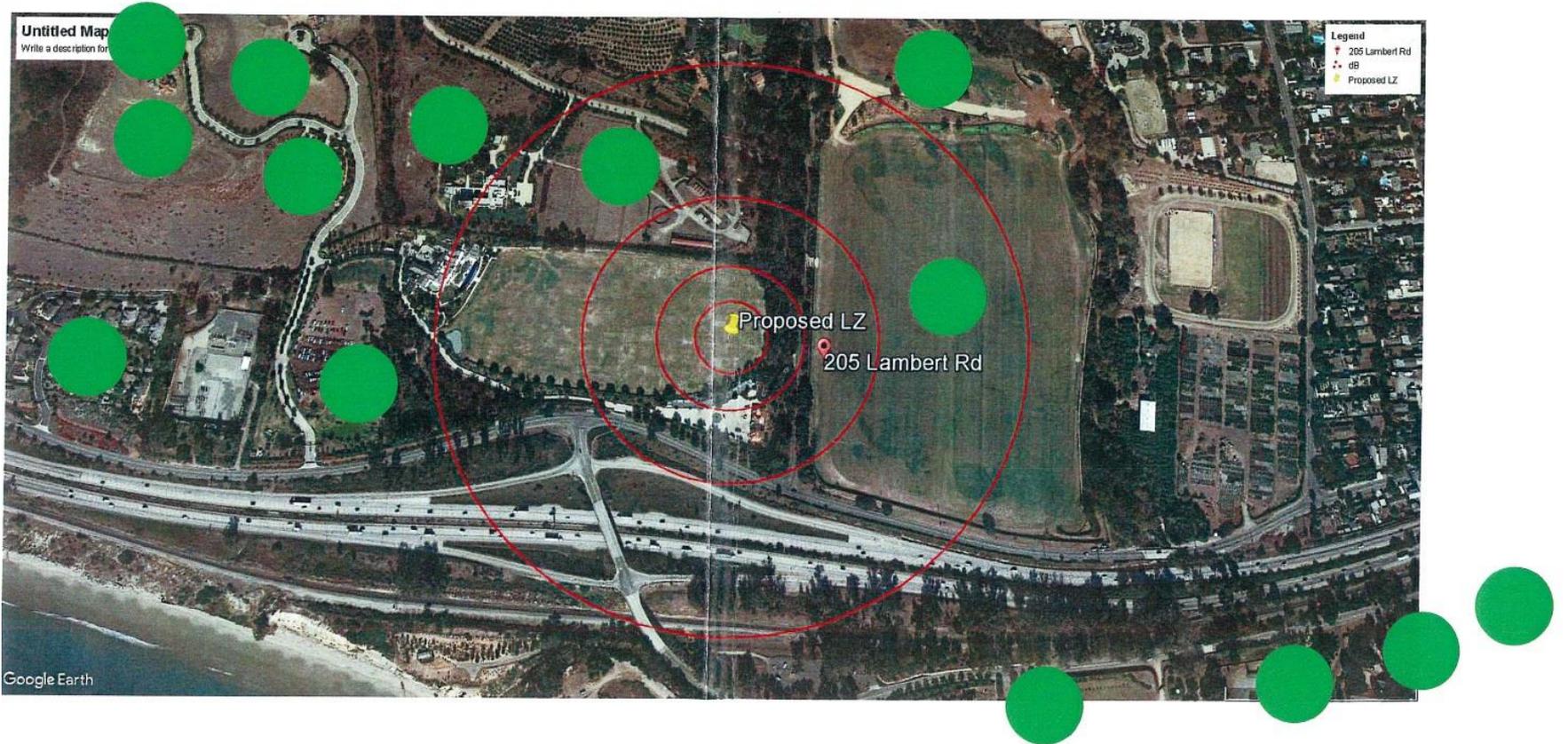
South SB County Hazard Map



Robinson 44 Helicopter



Noise Footprint at LZ with locations of supporting residents



Summerland Cottages HOA Letter

The Cottages at Summerland

C/o Kennedy Accounting Systems
1332 De La Vina Street
Santa Barbara, CA 93101
805-962-1626

September 5, 2018

Mr. Patrick M. Nesbitt
Carpinteria Valley Farms, Ltd.
205 Lambert Road
Carpinteria, CA 93013

Reference: Sound Evaluation Study

Dear Mr. Nesbitt,

We appreciated the opportunity to participate in the recent sound evaluation study for your proposed limited use/emergency helicopter landing zone at your property on 205 Lambert Road. As the Cottages at Summerland is your nearest residential neighbor, we were most interested in evaluating what the sound parameters would be from helicopters utilizing your proposed landing zone both from the ocean side as well as the mountain side of your property

We witnessed the ocean approach both from our residences as well as on your property. Frankly, the sound of the helicopter was drowned out by the traffic noise on HWY 101 and very little additional noise was generated by the helicopter. When the helicopter approached from the mountain side, the additional sound generated was negligible.

According to your research the Santa Barbara Airport Authority estimates that there are over 140 military helicopter flights along our south coast every month. The number of private helicopters is estimated to be five times higher than that number.

We do not believe that the occasional use of a helicopter on your property based on the flight patterns to the south will be a nuisance and detract from the enjoyment and use of the property in our community.

In addition, based on the recent mud flow event in Montecito and Carpinteria, which cut off our community from access to the freeway, we see value in having an emergency landing area close by in the event of future emergencies; if you are open to having the landing available for this purpose.

The Cottages at Summerland

C/o Kennedy Accounting Systems

1332 De La Vina Street

Santa Barbara, CA 93101

805-962-1626

September 5, 2018

Mr. Patrick M. Nesbitt
Carpinteria Valley Farms, Ltd.
205 Lambert Road
Carpinteria, CA 93013
Page Two of Two

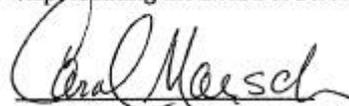
Thank you for reaching out to us to discuss this matter and provide us with realistic information. We appreciated your hospitality.

Sincerely,



Joe Freeman

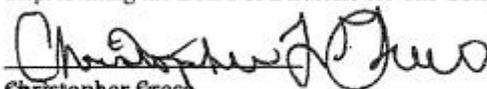
Representing the Board of Directors



Representing the Board of Directors for The Cottages At Summerland

Carol Marsch

Representing the Board of Directors for The Cottages At Summerland



Christopher Greco

Representing the Board of Directors for The Cottages At Summerland

FAA Helicopter Flying Altitudes

91.119 Minimum safe altitudes; general

Except when necessary for takeoff or landing, no person may operate an aircraft below the following altitudes;

(a) Anywhere.

An altitude allowing, if a power unit fails, an emergency landing without undue hazard to persons or property on the surface.

(b) Over congested areas.

Over any congested area of a city, town, or settlement, or over any open-air assembly of persons, an altitude of 1,000 feet above the highest obstacle within a horizontal radius of 2,000 feet of the aircraft.

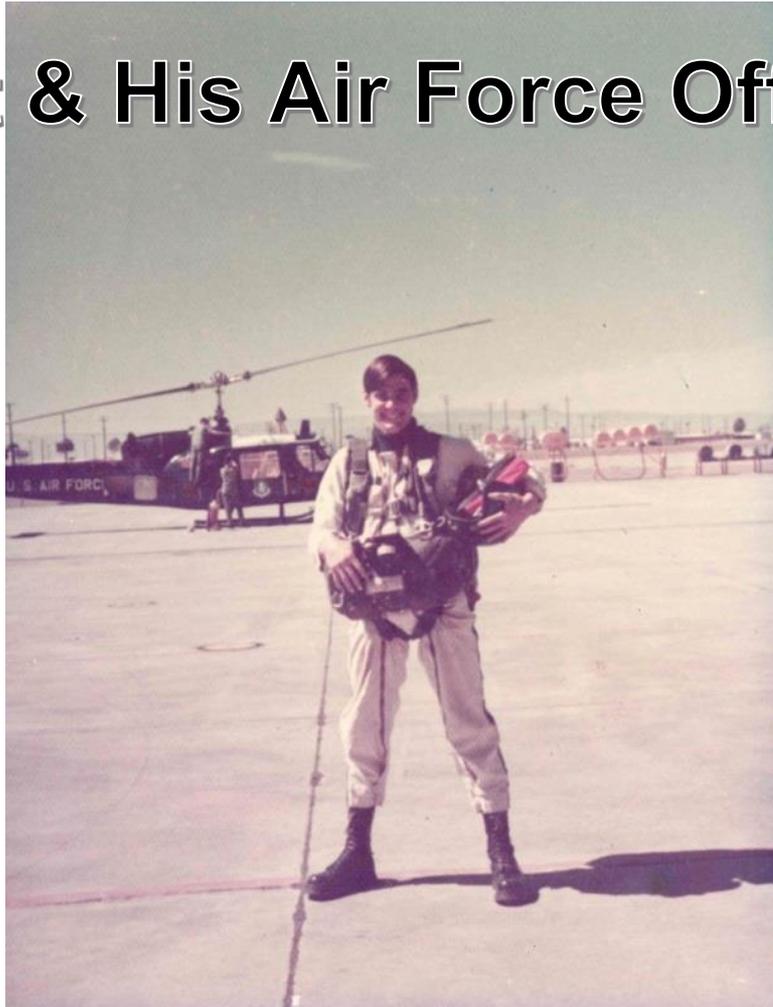
(c) Over other than congested areas.

An altitude of 500 feet above the surface except over open water or sparsely populated areas. In that case, the aircraft may not be operated closer than 500 feet to any person, vessel, vehicle, or structure.

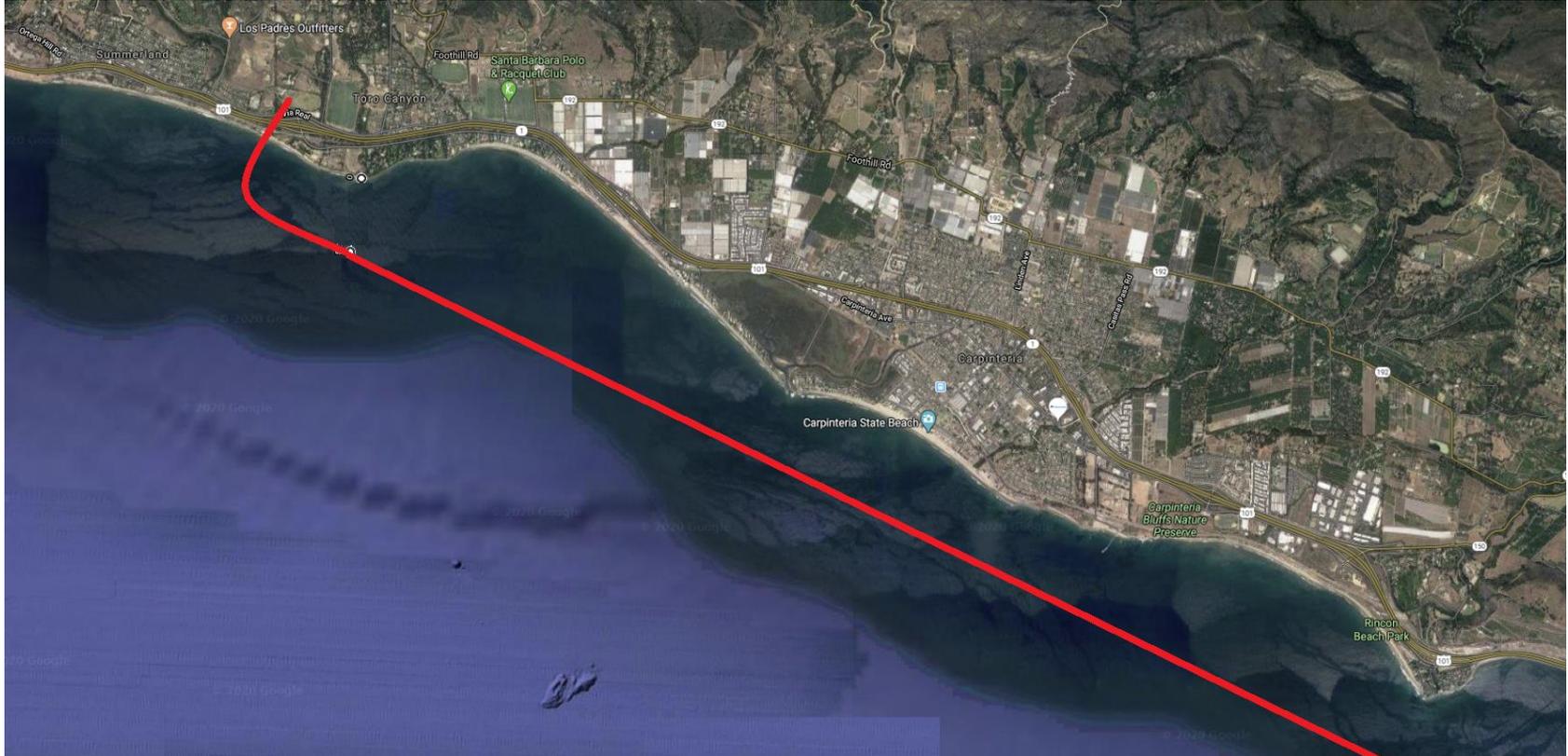
(d) Helicopters.

Helicopters may be operated at less than the minimums prescribed in paragraph (b) or (c) of this section if the operation is conducted without hazard to persons or property on the surface.

Pat & His Air Force Office



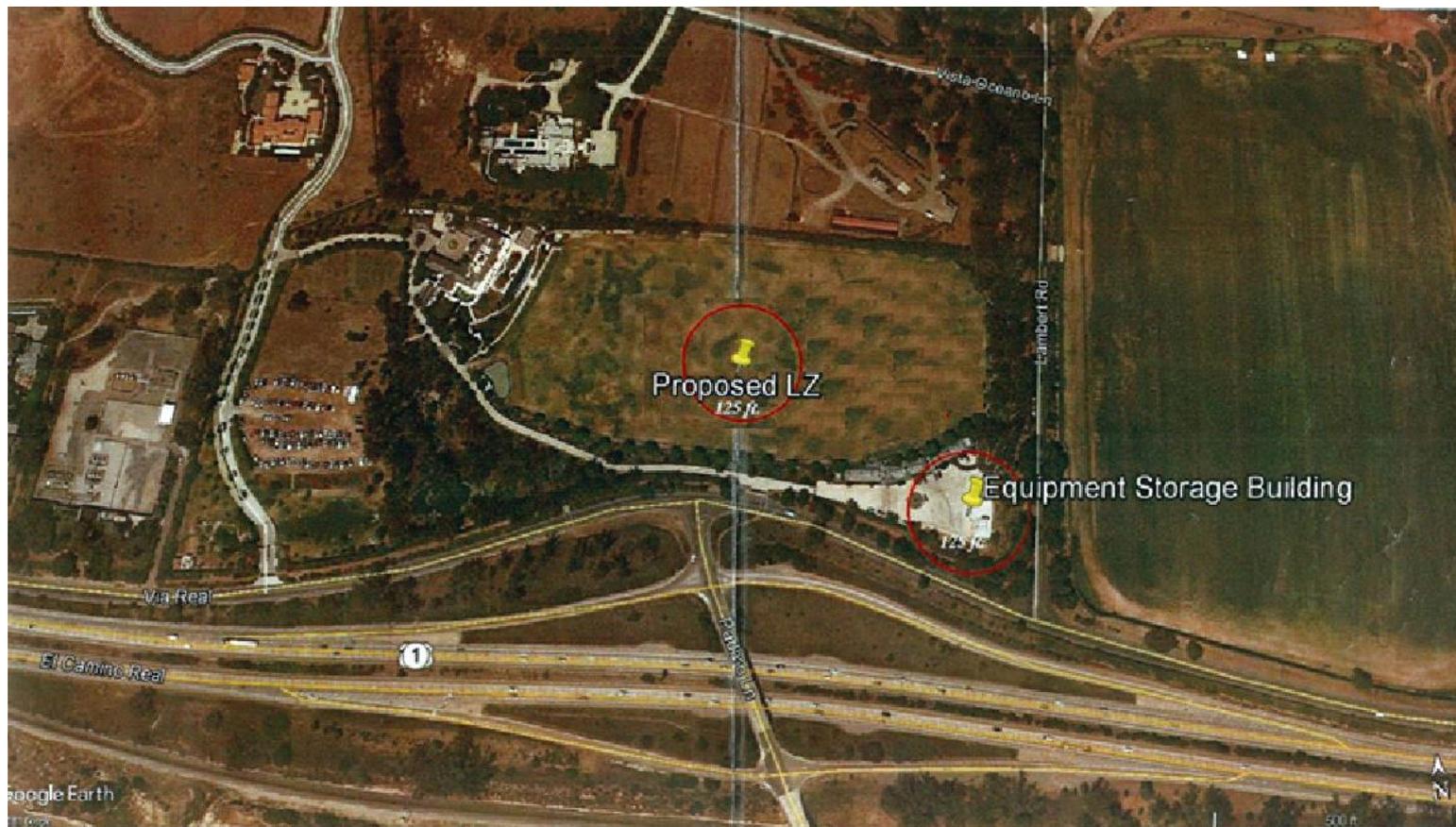
Flight Path Past Padaro Lane Residents



Approach Flight Path



Proposed Landing Zones



California Right to Farm Ordinance

No agricultural activity, operation, or facility, or appurtenances thereof, conducted or maintained for commercial purposes, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after it has been in operation for more than three years if it was not a nuisance at the time it began. (2)

This section shall prevail over any contrary provision of any ordinance or regulation of any city, county, city and county, or other political subdivision of the state. However, nothing in this section shall preclude a city, county, city and county, or other political subdivision of this state, acting within its constitutional or statutory authority and not in conflict with other provisions of state law, from adopting an ordinance that allows notification to a prospective homeowner that the dwelling is in close proximity to an agricultural activity, operation, facility, or appurtenances thereof and is subject to the provisions of this section consistent with Section 1102.6a.

For purposes of this section, the term agricultural activity, operation, or facility, or appurtenances thereof shall include, but not be limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing, and harvesting of any agricultural commodity including timber, viticulture, apiculture, or horticulture, the raising of livestock, fur bearing animals, fish, or poultry, and any practices performed by a farmer or on a farm as incident to or in conjunction with those farming operations, including preparation for market, delivery to storage or to market, or delivery to carriers for transportation to market

Santa Barbara County Right to Farm Ordinance

"Agricultural land" means land within the A-I and A-II categories as designated pursuant to the County of Santa Barbara Comprehensive Plan, Land Use Element, or land zoned exclusively for agricultural use pursuant to the County of Santa Barbara Articles II, III and IV Zoning Ordinances.

"Agricultural use" means and includes, but is not limited to, the tilling of the soil, the raising of crops, horticulture, aviculture, apiculture, livestock farming, the raising of small animals and poultry, dairying, animal husbandry, wineries processing grapes produced on the premises, and the sorting, cleaning, packing and storing of agricultural products preparatory to sale and/or shipment in their natural form when such products are produced on the premises, including all uses customarily incidental thereto, but not including slaughterhouse, fertilizer works, commercial packing or processing plant or plant for the reduction of animal matter, or any other use which is similarly objectionable because of odor, smoke, dust, fumes, vibration or danger to life or property

The further purpose of this provision is to promote a good neighbor policy between agriculturalists and residents by advising purchasers and residents of property adjacent to or near agricultural operations of the inherent potential problems associated with such purchase or residence including, but not limited to, the sounds, odors, dust and chemicals that may accompany agricultural operations so that such purchasers and residents will understand the inconveniences that accompany living side by side to agriculture and be prepared to accept such problems as the natural result of living in or near agricultural areas.

No agricultural activity, operation or facility, or appurtenances thereof, conducted or maintained for commercial purposes, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three years if it was not a nuisance at the time it began.

Helicopter Noise Study #1

September 5, 2019

| | |
|-----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| Project: MCUP Helistop Permit 19CUP-00000-0 County of Santa Barbara Planning and Development | Requested by: Patrick M. Nesbitt 205 Lambert Road Carpinteria, CA 93013 424.744.0919 |
|-----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|

1 Description

It is proposed that a Robinson R44 helicopter be permitted to land at either of two designated landing areas shown in the sound level contour map of the project site in Figure 1. This acoustical analysis will compare site sound levels resulting from existing U.S. Highway 101 and surrounding road contributions, compared with the addition of a helicopter landing event.

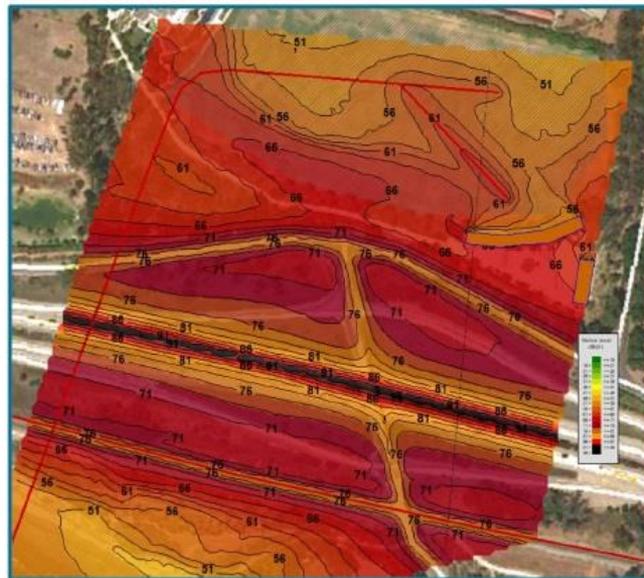
The two proposed landing / departure sites are designated "Field Site" and "Corner Site," shown circled in red in Figure 1. Road noise contribution from U.S. Highway 101 and Lambert Road are shown, based on Average Annual Daily Traffic (AADT) volumes, published by Caltrans.

Figure 1: Sound Level Contours near Lambert Road and U.S. Highway 101. Two proposed landing sites are shown, designated "Field Site" and "Corner Site"



Helicopter Noise Study #2

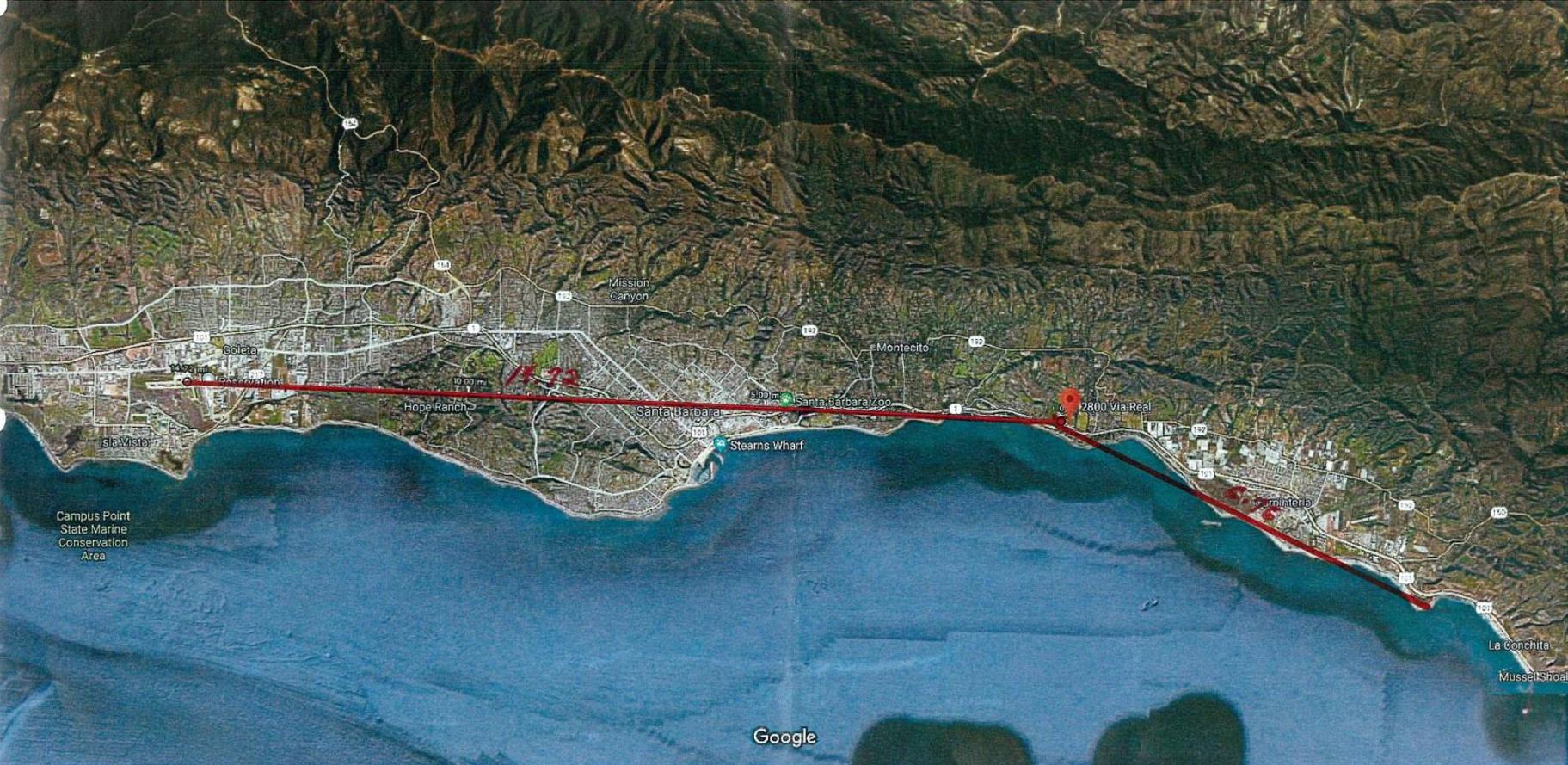
Figure 2: Composite sound level, All Roads + U.P.R.R. + Helicopter



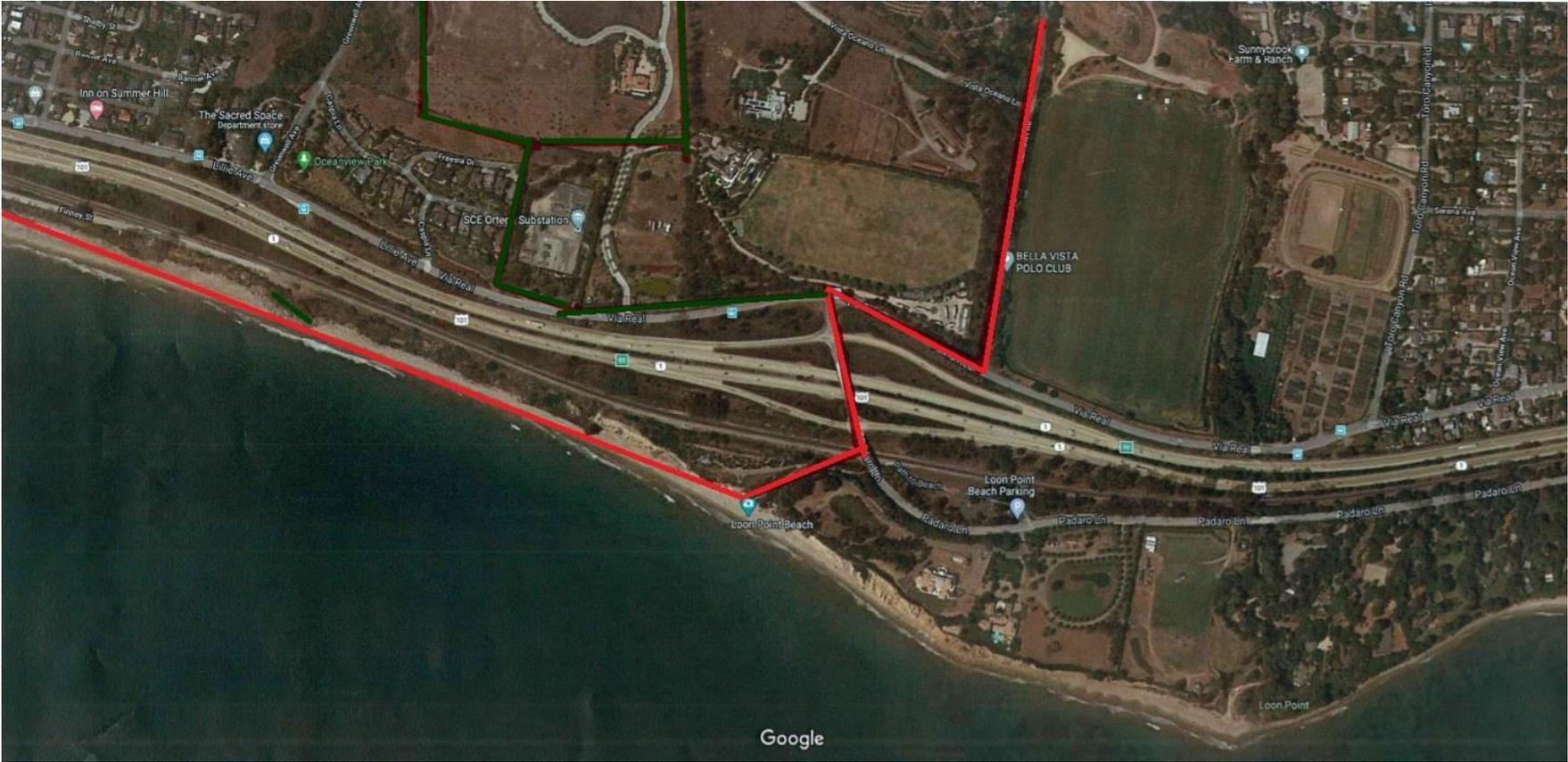
Distance from LZ to SB County Line



Distance from SB Airport to SB County Line



Horse Trails



Support Letter from Los Padres Outfitters

My name is Graham Goodfield, I'm a sixth generation Santa Barbara County resident and I'm writing this letter in defense of Mr. Nesbitt's private helistop on his property off Lambert Rd. My family and I reside at our home ranch at 3931 Foothill in Carpinteria, where my Grandmother moved to in 1938 from a Santa Barbara.

I'm the owner of Los Padres Outfitters, LLC based in the Carpinteria/Summerland area of Santa Barbara County. My company has been providing horseback riding experiences for both locals and visitors to our area since 1969. We utilize all of the many trails in our area including the trails that are overseen by the Montecito Trails Association (MTA).

Myself and or one of my employees horseback ride on the trail adjacent to Mr. Nesbitt's with a group of typically novice riders daily. We realize that it is a privilege to do so. We also do all of the back-country horse and mule packing for the USFS and several other agencies throughout the Los Padres National Forest where we hold a Special Use Permit.

I have read the letters sent to the County by Ms. Ashlee Mayfield on behalf of the MTA as well as our neighbor, Mr. Richard Mazess regarding the proposed helistop on Mr. Nesbitt's property at 2800 Via Real. We ride on the trails directly adjacent to Mr. Nesbitt's property almost every day of the week and frequently more than three times per day. Their expressed concerns about helicopters taking off and landing at the proposed helistop interfering with our horses are not based on reality.

We often experience low-flying helicopters on our trail rides, especially in the Summerland beach area and they have absolutely no negative effect on our horse's behavior. Pilots have always been conscious and aware of potential incidents and I've only experienced positive and respectful experiences when helicopters were coming to and from Mr. Nesbitt's property especially. If a helicopter comes near us while we are riding, we simply stop our horses until the helicopter passes if even necessary. The noise from Hwy 101 is more a detriment to the enjoyment of our riding experience than any momentary flight of a nearby helicopter.

We certainly appreciate our local landowners who voluntarily and generously donate their land for the trails for the use and enjoyment of the equestrian community and again we realize that it is a privilege to use these trails. Please note; the last thing we should do is burden these extremely generous landowners with additional restrictions and regulations especially by raising unrealistic issues related to the use of the trails.

If you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,
Graham Goodfield
805-331-5252

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Graham Goodfield
LosPadresOutfitters@gmail.com

Charles Picerni

155 Holly . Carpinteria CA 93013 . 805.570.0964

May 22, 2019

County of Santa Barbara
Planning and Development
123 East Anapamu St.
Santa Barbara, CA 93101

To Whom This Concerns:

I am a local horse owner and have been riding horses in the Santa Barbara County area for over 50 years, and engaged in various horseback activities all of my life. My horses currently reside at a ranch on Lambert Rd in the unincorporated area of the county. I have previously boarded my horses at the nearby Santa Barbara Polo Club, and at another ranch on Lambert. I am also a 20 year member of the Montecito Trails Foundation and a regular rider on local trails throughout the area.

The well-maintained Montecito Foothills Trail includes a public bridle path that runs alongside Lambert Rd and adjacent to Mr. Nesbitt's property at 2800 Via Real. I am familiar with Mr. Nesbitt's request to have a helistop located on his property and have absolutely no objection to the County granting that request. Flying helicopters on and off his property has been going on for years and they have never interfered with our horse riding experiences along either Lambert Rd and/or the riding trail that is adjacent and just south of Mr. Nesbitt's property.

I have read the letters sent to the County by Ms. Ashlee Mayfield on behalf of the MTA as well as our neighbor Mr. Richard Mazess regarding the proposed helistop on Mr. Nesbitt's property. In all the years we have been riding the nearby trails, we have never experienced anything like the concerns raised by these individuals. Speaking for myself and the people who occasionally ride with me, we do not think it appropriate to interfere with the use of the Mr. Nesbitt's property, and welcome his continued use of his helistop, especially since it has no effect on our use of the riding trails.

If you have any questions, please feel welcome to contact me.

Regards,

Charles Picerni

Thank you for taking the time to listen to the facts
regarding my Helistop permit application