

**ATTACHMENT 4: PLANNING COMMISSION STAFF REPORT WITH  
ATTACHMENTS DATED MAY 4, 2021**

**SANTA BARBARA COUNTY PLANNING COMMISSION**  
**Staff Report for the Appeal of Hacienda Amador Homestay**

**Hearing Date:** May 12, 2021

**Staff Report Date:** May 4, 2021

**Case Nos.:** 21APL-00000-00011 and  
21HOM-00005

**Environmental Document:** Exempt pursuant  
to Section 15301 of the State CEQA Guidelines

**Deputy Director:** Travis Seawards

**Division:** Development Review

**Supervising Planner:** Holly Owen

**Supervising Planner Phone #:** (805) 934-6297

**Staff Contact:** Ben Singer

**Staff Contact Phone #:** (805) 934-6587

**OWNER / APPLICANT:**

Jacqueline Abbud  
Hacienda Amador  
2905 Via La Selva  
Santa Ynez, CA 93460  
(805) 636-8848

**APPELLANT:**

William and Ingrid Jackson  
2701 Via La Selva  
Santa Ynez, CA 93460  
(805) 448-5800

Land Use Approval: February 11, 2021

Appeal Filed: February 22, 2021



The project site is identified as Assessor's Parcel Number 141-100-076, located at 2905 Via La Selva in the Santa Ynez Area, Third Supervisorial District.

## 1.0 REQUEST

Hearing on the request of William and Ingrid Jackson to consider Case No. 21APL-00000-00011, an appeal of the Director's approval of Case No. 21HOM-00005, which authorized the use of two bedrooms within an existing dwelling as a homestay. The appeal was filed in compliance with Chapter 35.102 of the Land Use and Development Code. The subject property is zoned AG-I-5 and is located at 2905 Via La Selva, Assessor's Parcel Number 141-100-076, in the Santa Ynez area, Third Supervisorial District.

## **2.0 RECOMMENDATION AND PROCEDURES**

Staff recommends that the Planning Commission follow the procedures below and:

1. Deny the appeal, Case No. 21APL-00000-00011.
2. Make the required findings for approval of the project specified in Attachment A of this staff report, including California Environmental Quality Act (CEQA) findings.
3. Determine the project is exempt from CEQA pursuant to CEQA Guideline Section 15301 of CEQA, included as Attachment C.
4. Grant *de novo* approval of the project, Case No. 21HOM-00005, subject to the conditions included as Attachment B.

Refer back to staff if the County Planning Commission takes other than the recommended action for appropriate findings and conditions.

## **3.0 JURISDICTION**

This project is being considered by the County Planning Commission based on Section 35.102.040.A.3. of County Land Use and Development Code, which states that “[a]ny decision of the Director to approve or deny an application for a Land Use Permit” may be appealed to the Commission. As the Land Use Permit was approved by the Director and subsequently appealed, the County Planning Commission is the decision maker.

## **4.0 ISSUE SUMMARY**

On February 11, 2021, the Director of the Planning and Development Department approved the Hacienda Amador Homestay LUP application (Case No. 21HOM-00005), finding the project to be consistent with the development standards for Land Use Permits (LUDC Section 35.82.110.E) and for Homestays (Section 35.42.193.D).

The Appellant filed a timely appeal of the Director’s approval on February 22, 2021. The Appellant cites the following issues as the basis of the appeal: unpermitted activities on the property; excessive noise; inadequate onsite parking; neighborhood incompatibility; security concerns; signs; and the belief that the Applicant will not abide by the requirements. The Appellant’s appeal issues are outlined in Section 6.1 of this staff report, below.

Staff reviewed the appeal and recommends that the Planning Commission find the proposed project is consistent with the Santa Barbara County Comprehensive Plan, the Santa Ynez Valley

Community Plan (SYVCP), and the Land Use and Development Code, and *de novo* approve Case No. 21HOM-00005.

## 5.0 PROJECT INFORMATION

### 5.1 Site Information

Site Information	
Comprehensive Plan Designation	A-I-5
Ordinance, Zone	LUDC, AG-I-5
Site Size	4.98 acres
Present Use & Development	Existing single-family dwelling and garage, barn, equestrian areas, and personal agriculture
Surrounding Uses/Zone(s)	North: AG-I-5; single family dwellings, residential and agricultural accessory structures, personal agriculture South: AG-I-5; single family dwellings, residential and agricultural accessory structures, personal agriculture East: AG-I-5; single family dwellings, residential and agricultural accessory structures, personal agriculture West: AG-I-5; single family dwellings, residential and agricultural accessory structures, personal agriculture
Access	Existing driveway off Via La Selva
Public Services	Water Supply: Santa Ynez River Water Conservation District Sewage: Private Septic System Fire: County Fire Police Services: County Sheriff

### 5.2 Project Description

The applicant is proposing a homestay in two bedrooms of a single-family dwelling, two person limit per bedroom, on a short term basis (less than thirty days). Parking for the homestay will be onsite as shown on the site plan (Attachment E). The property is zoned AG-I-5, which allows for the use of a permitted Homestay. Quiet hours are from 10pm – 8am. The property owner will continue to reside in the main residence onsite. The property is a 4.98-acre parcel shown as APN 141-100-076, and address as 2905 Via La Selva, Santa Ynez, Third Supervisorial District.



### **5.3 Background Information**

The subject property is a 4.98-acre parcel that is shown as Lot 3 of Parcel Map 13,928, as recorded in Book 42, Pages 38 and 39 of Parcel Maps. The site is developed with an approximately 6,900 square foot residence, a pool, two barns, paddocks, and pole barns.

On January 12, 2021, a violation was opened on the property (Case No. 21ZEV-00000-00015) for the unpermitted operation of a Homestay and commercial use (garage sales) on the property. In response to this violation, the Applicant submitted an application for a Homestay permit on February 11, 2021.

Subsequent to the filing of the Appeal, the Applicant corrected the project description and rental agreement (Attachment G) to limit the occupancy of the Homestay to two bedrooms and two adults per bedroom maximum. The permit originally listed the use of three bedrooms, but only two bedrooms exist in the area of the dwelling the Homestay will occupy.

## **6.0 PROJECT ANALYSIS**

### **6.1 Appeal Issues**

On February 22, 2021, the Appellant submitted their appeal package (Attachment D). These appeal issues are summarized below, followed by staff analysis.

#### **Appeal Issue #1 – Other unpermitted activities**

The Appellant contends that the Applicant has multiple unpermitted uses on the property including a store, petting zoo, spa, animal sanctuary, equestrian center, and trailer storage.

#### **Staff Response**

Staff researched the unpermitted activities on the property and advised the Applicant how to adequately address them as follows:

*Store:* The alleged store use consisted of intermittent sales of art and clothing held out of a garage on the site. The sales have not been held since December 2020. Garage sales are not defined in the LUDC, but are generally allowed up to four times a year without the issuance of a permit.

*Petting Zoo/Equestrian Center:* The Applicant previously advertised their property as a petting zoo and an equestrian facility, including horse riding services and pony parties. The advertisements have since been removed and the site is not permitted for these activities. Further use of the property for these activities or other unpermitted commercial activities will be in violation of the LUDC and could result in revocation of the Homestay permit, pursuant to Condition No. 11 of Attachment B

Guests of the Homestay are allowed to interact with animals on the property, however, the Applicant is not permitted to charge a fee related to the animals or facilitate interaction between guests and the animals (e.g. having guests ride the horses, giving the guests instructions or assistance with the animals). These actions constitute an equestrian facility (as defined in the Land Use and Development Code), which requires the approval of a Conditional Use Permit.

*Spa:* The Appellant included an image detailing spa services as part of their appeal package (Attachment D). The Applicant's Airbnb listing includes this image, as well as one of the name and contact of a local spa. It is unclear whether the Applicant is advertising spa services or a nearby spa. A spa is not a permitted use within the AG-I zone district and use of the property for these activities or other unpermitted commercial activities will be in violation of the LUDC and could result in revocation of the Homestay permit, pursuant to Condition No. 11 of Attachment B.

*Animal Sanctuary:* The Appellant asserts the Applicant is advertising the property as an unpermitted animal sanctuary. The property is home to a variety of animals, including horses, ponies, cows, goats, and chickens. Due to the property size of 4.98-acres, the maximum cumulative allowable number of horses, ponies, cows, and goats allowable is ten. During a site visit on March 12, 2021, staff counted eleven animals, however one animal was less than six months old, and pursuant to Section 35.42.060.B of the LUDC, animals under six months of age do not count toward the total number of allowed animals on a property. Subsequent to the site visit, that animal and one other have since been moved off of the property, and there is now a total of nine animals on the property.

*Trailer Storage:* The Appellant asserts that the Applicant has an unpermitted trailer on the property. Trailers may be stored on a property as accessory to a residential use as long as they meet the requirements of Section 35.42.260.G.12 of the LUDC. Staff observed the trailer during their site visit on March 12, 2021. The Applicant was advised of the requirements of Section 35.42.260.G.12, and subsequent to the site visit, the trailer has been moved off site.

## **Appeal Issue #2 – Excessive Noise**

The Appellant contends that the Homestay creates excessive noise.

### **Staff Response**

Pursuant to Condition No. 8 of Attachment B, noise levels shall not be in excess of 65 dba or existing ambient levels, whichever is greater, at any property line. Additionally, between the hour of 10 p.m. and 8 a.m., noise levels shall not be in excess of 45 dba or existing ambient levels. If the Applicant is found to be in noncompliance with this condition, pursuant to Condition No. 11 of Attachment B, the Applicant is at risk of the Homestay permit being revoked. Additionally, quiet hours of 10 p.m. to 8 a.m. are noted on the rental agreement (Attachment G).

### **Appeal Issue #3 – Parking**

The Appellant contends that the Applicants and their guests park on the shoulder of Refugio Road and along Via La Selva (a private easement), creating a nuisance.

### **Staff Response**

Pursuant to Condition No. 6 of Attachment B, parking shall be provided on the lot on which the Homestay is located. As demonstrated on the site plan (Attachment E) and the rental agreement (Attachment G), parking is provided for the Homestay on the lot and outside of the easement area consistent with LUDC requirements. Additionally, the regulation of private easements is a private civil matter, and is not regulated or enforced by the County.

### **Appeal Issue #4 – Neighborhood Compatibility**

The Appellant contends that the operation of a homestay would be out of character with the existing neighborhood and negatively affect the neighbors' privacy.

### **Staff Response**

A Homestay is a permitted use in the AG-I zone district with the approval of a Land Use Permit. Section 35.42.193.A of the LUDC states that "the purpose and intent of this Section is to establish standards that will regulate the use of dwellings as Homestays in order to ensure that Homestays are compatible with and do not adversely impact surrounding properties." The potential impacts of Homestays were considered in the AG-I zone district by the Planning Commission and Board of Supervisors when the Ordinance was approved. The proposed project is consistent with the development standards for Homestays and with the County's Comprehensive Plan, as discussed in Sections 6.3 and 6.4 below. The surrounding properties are all at least five acres and many are heavily landscaped. Additionally, compliance with the Conditions of Approval (Attachment B), will further ensure that the operation of the Homestay is not disruptive to the surrounding properties.

### **Appeal Issue #5 – Security Concerns**

The Appellant contends that the homestay creates a security risk due to the security code for the shared gate to access Via La Selva (a private easement) being given to the guests.

### **Staff Response**

Via La Selva is a non-exclusive private easement granted over the subject property to the Appellant's property. The Applicant has demonstrated adequate access to their property consistent with the LUDC and Land Use Development Policy 4 of the Comprehensive Plan. Finally, private easement issues are private civil matters outside of the jurisdiction of the Planning and Development Department.

**Appeal Issue #6 – Signs**

The Appellant contends that the Applicant is advertising their homestay and alleged store with unpermitted signage, including feather flag signs along Refugio Road and a banner sign in the property interior.

**Staff Response**

The Applicant removed the feather flag signs and banner sign subsequent to this Appeal, and therefore, this issue has been resolved.

**Appeal Issue #7 – Future Noncompliance**

The Appellant contends that the Applicant will not abide by the Conditions of Approval, specifically Condition No. 10 of Attachment B, which states that the Applicant shall be available and respond to calls regarding the Homestay, and therefore the permit should not be granted.

**Staff Response**

The Applicant is required to be in compliance with the LUDC and the Conditions of Approval. Pursuant to Condition No. 11 of Attachment B, if the Applicant is found to be in noncompliance after the permit is approved that could be reported to the Planning Department as a violation, and the permit could be revoked as a result. Additionally, noncompliance with the LUDC or conditions of approval could result in the Homestay not being renewed when applied for.

**6.2 Environmental Review**

The proposed project is exempt from environmental review under CEQA pursuant to Section 15301 [Existing Facilities] of the State CEQA Guidelines. Section 15301 exempts the operation of existing private structures and facilities involving negligible or no expansion of existing use beyond that which exists at the time of the lead agency’s determination. The Homestay will be conducted within an existing dwelling, and there will be no structural changes associated with the project. See the Notice of Exemption (Attachment C) for a more detailed discussion of the CEQA exemption.

**6.3 Comprehensive Plan Consistency**

LAND USE DEVELOPMENT POLICIES	
REQUIREMENT	DISCUSSION
<i>Land Use Development Policy 4: Prior to issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e.</i>	<b>Consistent:</b> The proposed project is consistent with the policy to require adequate public and private services and resources.  <i>Water:</i> Domestic water will continue to be provided by the Santa Ynez River Water

<p><i>water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan.</i></p>	<p>Conservation District, and the Homestay will not require any new or additional services.</p> <p><i>Sewer:</i> Wastewater treatment would continue to be provided by a private onsite wastewater treatment system.</p> <p><i>Roads:</i> Access to the site would continue to be provided by Via La Selva, a private easement off of Refugio Road.</p> <p><i>Fire &amp; Police:</i> Fire protection services would continue to be provided by the Santa Barbara County Fire Department, and Police Services would continue to be provided by the County Sheriff.</p>
<p><b>Goal LUG-SYV:</b> <i>Maintain the Santa Ynez Valley’s rural character and agricultural tradition while accommodating some well-planned growth within township boundaries that is compatible with surrounding uses.</i></p> <p><b>Goal VIS-SYV-1:</b> <i>Protect the rural/agricultural character and natural features of the Planning Area, including mountain views, scenic corridors and buffers, prominent valley viewsheds, and quality of nighttime sky.</i></p> <p><b>Policy LUG-SYV-4:</b> <i>Land Use and Zoning designations shall provide for reasonable use and development of property within given site constraints.</i></p>	<p><b>Consistent:</b> The proposed project is consistent with the policies to maintain the Santa Ynez Valley’s rural character and features. The proposed project does not include any new structural development or exterior lighting. The Homestay is a service occurring on a 4.98-acre agricultural parcel within an existing, permitted single-family dwelling. This use of the subject parcel would not impact the rural and agricultural nature of the area.</p> <p>Homestays are an allowable use within the AG-I zone district in the Inland area. The proposed project is therefore a reasonable use within the given site constraints.</p>
<p><b>Noise Element Policy 1:</b> <i>In the planning of land use, 65 dB Day-Night Average Sound Level should be regarded as the maximum exterior noise exposure compatible with noise-sensitive uses unless noise mitigation features are included in project designs.</i></p>	<p><b>Consistent:</b> The proposed project is consistent with the policy that requires noise exposure to be limited. Pursuant to Condition No. 8 of Attachment B, noise associated with the Homestay shall be limited to a maximum of 65 dba, or ambient levels if greater, during the day and 45 dba, or ambient levels if</p>

	greater, between the hours of 10 p.m. and 8 a.m.
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## 6.4 Zoning: Land Use and Development Code Compliance

As detailed below, the proposed homestay is consistent with the Land Use and Development Code (LUDC) requirements for the AG-I zone district and Homestay permits.

### 6.4.1 Consistency with the AG-I Zone District

The proposed project is located within the AG-I-5 zone district. The AG-I zone is applied to areas appropriate for agricultural use within Urban, Inner Rural, and Existing Developed Rural Neighborhood areas, as designated on the Comprehensive Plan maps. The intent is to provide standards that will support agriculture as a viable land use and encourage maximum agricultural productivity.

Pursuant to Table 2-1 of Section 35.21.030, which identifies the allowable land uses and permitting requirements within the AG-I zone district, a Homestay is allowed with a Land Use Permit.

### 6.4.2 Section 35.42.193.C Permitted Structures.

*Homestays shall only be allowed in up to three bedrooms of a legal dwelling unit subject to the restrictions of this Section.*

As demonstrated by the proposed floor plan (Attachment E), the Homestay is limited to two bedrooms of a legal single-family dwelling. Therefore, the proposed project is consistent with LUDC Section 35.42.193.C.

### 6.4.3 Section 35.42.193.D Homestay Development Standards

- 1. Owner or long-term tenant must reside on the property.** *The owner or long-term tenant of the property shall inhabit a legal dwelling on the same lot at the same time as the transient occupant of the Homestay.*

The owner provided evidence that they inhabit the legal dwelling through copies of their California driver's license and a Pacific Gas and Electric Company bill, both of which are acceptable forms of proof. Therefore, the proposed project is consistent with this standard. Additionally, Condition No. 9 of Attachment B requires that the owner or a long-term tenant inhabit the dwelling on the same lot at the same time as the transient occupant of the homestay.

- 2. Compliance with fire, building, and health codes.** *Any dwelling used as a Homestay shall comply with California Fire Code, California Building Code, California Health and Safety Code, the National Fire Protection Association standards and/or regulations, and other relevant laws and codes regarding carbon monoxide detectors, smoke detectors, emergency egress window, handrails, and fire extinguishers, to the satisfaction of the Director.*

Prior to building permit approval for the single-family dwelling, the structure was found to be compliant with California Fire Code, California Building Code, California Health and Safety Code, and the National Fire Protection Association standards and/or regulations. The floor plan provided by the Applicant shows that carbon monoxide detectors, smoke detectors, emergency egress windows, and fire extinguishers are located in all places required by California Building Code, California Health and Safety Code, and the Homestay Supplemental Application. The structure is single-story; hence, the requirement for handrails does not apply. Therefore, the proposed project is consistent with this standard.

- 3. Prohibited structures.** *Homestays shall not be allowed in:*
- a. Any dwelling subject to agreements, conditions, or covenants entered into with the County restricting their use including, but not limited to, affordable housing units, agricultural employee housing, and farmworker housing.*
  - b. Any structure that is only permitted to be occupied on a temporary basis including, but not limited to, cabanas and guest houses.*
  - c. Any structure or space that may not be legally used for dwelling or overnight accommodations including, agricultural accessory structures, tents, trailers, vehicles, and yurts.*

The proposed Homestay will be located within a permitted single-family dwelling. Therefore, the proposed project is consistent with this standard.

- 4. Signs.** *No signs shall be permitted to be located on or off the lot that contains the Homestay that indicates the presence of the Homestay.*

No signs indicating the presence of the proposed Homestay currently exist on or off the lot. The proposed project does not include any new signs. Therefore, the proposed project is consistent with this standard.

- 5. Limitation on occupancy.** *The maximum occupancy shall be no more than two persons per bedroom, excluding minor children.*

Pursuant to Condition No. 5 of Attachment B, the Homestay will be rented out to no more than two adults per bedroom, for a total of four. This requirement is also included in the

rental agreement provided by the Applicant (Attachment G), and it will be stated explicitly in the Applicant's Airbnb listing. Therefore, the proposed project is consistent with this standard.

- 6. *Parking.*** *Parking shall be provided on the lot on which the Homestay is located in compliance with Chapter 35.36 (Parking and Loading Standards) of this Development Code.*

Pursuant to Chapter 35.36, two parking spaces (covered or uncovered) are required for a single-family dwelling, and one parking space is required per bedroom used for the Homestay. The single-family dwelling has an attached garage, and a greater than 2,000 sq. ft. area marked for parking on the site plan (Attachment E). Therefore, the proposed project is consistent with this standard.

- 7. *Limitation on the number of visitors.*** *The maximum number of visitors shall not exceed two times the number of transient occupants of the Homestay that are allowed on the lot.*

The number of guests is limited pursuant to Condition No. 7 of Attachment B. Additionally, the rental agreement (Attachment G), a submittal requirement for a Homestay permit, does not allow additional visitors. Therefore, the proposed project is consistent with this standard.

- 8. *Noise.*** *The volume of sound generated by the Homestay shall not exceed 65 dB or existing ambient levels, whichever is greater, at any point beyond the property boundary, except between the hours of 10 p.m. and 8 a.m., the volume of sound generated by the Homestay shall not exceed 45 dB or existing ambient levels, whichever is greater, at any point beyond the property boundary.*

Pursuant to Condition No. 8 of Attachment B, noise must be limited to the allowable levels. Additionally, the rental agreement (Attachment G) lists the quiet hours of 10 p.m. to 8 a.m. Therefore, the proposed project is consistent with this standard.

- 9. *Internet listing.*** *All current internet hosting platforms for Homestays and all listing identification numbers shall be provided to the County.*

The application submitted by the Applicant includes the identification numbers and the hosting platform. Therefore, the proposed project is consistent with this standard.

- 10. *Proof of ownership or long-term tenancy.*** *The owner or long-term tenant of the property being rented for a Homestay shall provide proof of ownership or long-term tenancy with the Homestay application. In addition, the owner must sign any permit application that the long-term tenant submits.*



The Applicant provided proof of long-term tenancy via a copy of their driver's license and utility bills. Therefore, the proposed project is consistent with this standard.

**11. Nuisance response plan.**

*a. Call response availability.*

- (1) The owner or long-term tenant shall submit their name, address, and telephone number and/or a local contact who will respond to calls regarding the Homestay.*
- (2) The owner or long-term tenant and/or local contact shall be available by telephone on a 24-hour basis to respond to calls regarding the Homestay.*
- (3) Failure to respond to calls in a timely and appropriate manner may result in revocation of the permit issued to allow the use of a Homestay.*
- (4) For purposes of this Subsection 11, responding in a timely and appropriate manner means that an initial call shall be responded to within one hour of the time the initial call was made, and a corrective action shall commence within two hours of the initial call, if corrective action is required, to address any violation of this Section.*

*b. Local contact. The owner or long-term tenant is required to immediately notify the County with any changes to the local contact's information.*

The Applicant submitted the name and contact information for a 24-hour contact. Additionally, they will have to respond to any complaints in a timely and appropriate manner pursuant to Condition No. 10 of Attachment B. Therefore, the proposed project is consistent with this standard.

## **7.0 APPEALS PROCEDURE**

The action of the Planning Commission may be appealed to the Board of Supervisors within 10 calendar days of said action. The appeal fee to the Board of Supervisors is \$701.06.

### **ATTACHMENTS**

- A. Findings
- B. Conditions of Approval
- C. CEQA Notice of Exemption
- D. Appellant Appeal Package
- E. Site Plan
- F. Approved LUP, Dated February 11, 2021
- G. Rental Agreement

## **ATTACHMENT A: FINDINGS**

### **1.0 CEQA FINDINGS**

The County Planning Commission (Commission) finds that the proposed project is exempt from environmental review under the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15301 [Existing Facilities]. For further details and discussion regarding this exemption, please see the Notice of Exemption, included as Attachment C to the staff report, dated May 4, 2021, and incorporated herein by reference.

### **2.0 ADMINISTRATIVE FINDINGS**

#### **2.1 FINDINGS FOR ALL LAND USE PERMITS**

##### **2.1.1 The proposed development conforms:**

- (1) To the applicable provisions of the Comprehensive Plan including any applicable community or area plan; and**
- (2) With the applicable provisions of this Development Code or falls within the limited exception allowed in compliance with Chapter 35.101 (Nonconforming Uses, Structures, and Lots).**

The Commission finds that the proposed project conforms to the applicable provisions of the Comprehensive Plan, including the Santa Ynez Valley Community Plan, and applicable provisions of the County Land Use and Development Code. As discussed in Sections 6.3 and 6.4 of the staff report, dated May 4, 2021, and incorporated herein by reference, adequate services are available to serve the proposed project, the proposed project will not have an impact on the character of the surrounding area, and the project complies with the AG-1 and Homestay requirements of the LUDC.

##### **2.1.2 The proposed development is located on a legally created lot.**

The Commission finds that the subject parcel is an existing legal lot of record and was created as Parcel 3 of Parcel Map 13,928 on October 26, 1988, and is shown in Book 42, on Pages 38 and 39 of Parcel Maps in the Office of the County Recorder of the County of Santa Barbara, State of California.

##### **2.1.3 The subject property is in compliance with all laws, regulations, and rules pertaining to uses, subdivisions, setbacks, and any other applicable provisions of this Development Code, and any applicable zoning violation enforcement and processing fees have been paid. This Subsection shall not be interpreted to impose new requirements on legal nonconforming uses and structures in compliance with Chapter 35.101 (Nonconforming Uses, Structures, and Lots)**

The Commission finds that as conditioned, and as discussed in Sections 6.3 and 6.4 of the staff report, dated May 4, 2021, and incorporated herein by reference, upon approval, the subject property will be in compliance with all laws, regulations, and rules pertaining to uses, subdivisions, setbacks, and other applicable provisions of this Development Code for the AG-I district, and the operation of a homestay. There is an open Notice of Violation on the property regarding the homestay, but approval of this permit will abate the Violation.

**ATTACHMENT B: CONDITIONS OF APPROVAL**  
**CONDITIONS OF APPROVAL**  
**HACIENDA AMADOR HOMESTAY**  
**CASE NO. 21HOM-00005**  
**APN: 141-100-076**

**Project Description**

- 1. Proj Des-01 Project Description.** This Land Use Permit is based upon and limited to compliance with the project description, the hearing exhibits marked A-G, dated May 12, 2021, 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:

The applicant is proposing a homestay in two bedrooms of a single-family dwelling, two persons per bedroom, on a short term basis (less than thirty days). Parking for the homestay will be onsite as shown on the site plan and is adequate. The property is zoned AG-I-5, which allows for the use of a permitted Homestay. Quiet hours are from 10pm – 8am. The property owner will continue to reside in the main residence onsite. The property is a 4.98-acre parcel shown as APN 141-100-076, and address as 2905 Via La Selva, Santa Ynez, Third 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 (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

**Project Specific Conditions**

- 3. Homestay-01 Code Compliance.** Any dwelling used as a Homestay shall comply with the California Fire Code, California Building Code, California Health and Safety Code, the National Fire Protection Association standards and/or regulations, and other relevant laws and codes regarding carbon monoxide detectors, smoke detectors, emergency egress window, handrails, and fire extinguishers, to the satisfaction of the Director.

4. **Homestay-02 Signs.** No signs shall be permitted to be located on or off the lot that contains the Homestay that indicates the presence of the Homestay.
5. **Homestay-03 Occupancy.** The maximum occupancy shall be no more than two persons per bedroom, excluding minor children.
6. **Homestay-04 Parking.** Parking shall be provided on the lot on which the Homestay is located in compliance with applicable ordinance requirements.
7. **Homestay-05 Visitors.** The maximum number of visitors shall not exceed two times the number of transient occupants of the Homestay that are allowed on the lot.
8. **Homestay-06 Noise.** The volume of sound generated by the Homestay shall not exceed 65 dB or existing ambient levels, whichever is greater, at any point beyond the property boundary, except that between the hours of 10 p.m. and 8 a.m., the volume of sound generated by the Homestay shall not exceed 45 dB or existing ambient levels, whichever is greater, at any point beyond the property boundary.
9. **Homestay-07 Owner/Tenant Occupancy.** The owner or long-term tenant of the property shall inhabit a legal dwelling on the same lot at the same time as the transient occupant of the Homestay.
10. **Homestay-08 Nuisance Response Plan.**
  - a. Call response availability.
    - i. The owner or long-term tenant shall submit their name, address, and telephone number and/or a local contact who will respond to calls regarding the Homestay.
    - ii. The owner or long-term tenant and/or local contact shall be available by telephone on a 24-hour basis to respond to calls regarding the Homestay.
    - iii. Failure to respond to calls in a timely and appropriate manner may result in revocation of the permit issued to allow the use of a Homestay.
    - iv. For purposes of this Condition, responding in a timely and appropriate manner means that an initial call shall be responded to within one hour of the time the initial call was made, and a corrective action shall commence within two hours of the initial call, if corrective action is required, to address any violation of this Permit.
  - b. Local contact. The owner or long-term tenant is required to immediately notify the County with any changes to their or the local contact's information.
11. **Homestay-09 Permit Revocation.** A Homestay permit may be revoked if the applicant, after receiving a Land Use Permit for a Homestay and/or any renewal:

- a. Makes alterations to the property that compromise the original permit approval (e.g., removal of required parking, conversion of space);
  - b. Is determined to have submitted false or misleading information to the Department, including, but not limited to, information submitted as part of the permit application;
  - c. Fails to comply with the permit conditions; or
  - d. Fails to obtain or comply with any other required County, state or local permit.
- 12. 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.
- 13. 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.

## **ATTACHMENT C: NOTICE OF EXEMPTION**

**TO:** Santa Barbara County Clerk of the Board of Supervisors

**FROM:** Ben Singer, Planning and Development Department

The project or activity identified below is determined to be exempt from further environmental review requirements of the California Environmental Quality Act (CEQA) of 1970, as defined in the State and County guidelines for the implementation of CEQA.

**APN:** 141-100-076

**Case No.:** 21HOM-00005

**Location:** 2905 Via La Selva, Santa Ynez, Third Supervisorial District.

**Project Title:** Hacienda Amador Homestay

**Project Applicant:** Jacqueline Abbud

**Project Description:**

The applicant is proposing a homestay in two bedrooms of a single-family dwelling, two persons per bedroom, on a short term basis (less than thirty days). Parking for the homestay will be onsite as shown on the site plan and is adequate. The property is zoned AG-I-5, which allows for the use of a permitted Homestay. Quiet hours are from 10pm – 8am. The property owner will continue to reside in the main residence onsite. The property is a 4.98-acre parcel shown as APN 141-100-076, and address as 2905 Via La Selva, Santa Ynez, Third Supervisorial District.

**Name of Public Agency Approving Project:** Santa Barbara County

**Name of Person or Agency Carrying Out Project:** Jacqueline Abbud, Property Owner

**Exempt Status:** (Check one)

Ministerial

Statutory Exemption

Categorical Exemption(s)

Emergency Project

**Cite specific CEQA and/or CEQA Guideline Section:** Section 15301 [Existing Facilities]

**Reasons to Support Exemption Findings:** The proposed project is categorically exempt from environmental review pursuant to Section 15301 [Existing Facilities] of the *Guidelines for Implementation of the California Environmental Quality Act*. Section 15301 exempts the operation, leasing, or licensing of existing private structures involving negligible or no expansion of existing use beyond that which exists at the time of the lead agency's determination. The

proposed project includes the utilization of a two bedrooms of an existing single-family dwelling as a Homestay short-term rental.

There is no substantial evidence that there are unusual circumstances (including future activities) resulting in (or which might reasonably result in) significant impacts which threaten the environment. The exceptions to the categorical exemptions pursuant to Section 15300.2 of the CEQA Guidelines are:

- (a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.**

This exception is not applicable to Section 15301 because it is a Class I exemption. Nevertheless, the project site is located entirely outside of any designated or existing Environmentally Sensitive Habitat (ESH) areas. There are no other designated or mapped environmental resources of hazardous or critical concern on or adjacent to the project site. Therefore, no significant impacts that threaten the environment would result from the project.

- (b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.**

The proposed Homestay will be operated within an existing single-family dwelling in the AG-I zone district, which allows Homestays with the issuance of a Land Use Permit. The project meets all development standards applied to AG-I zones and there is no expectation that similar uses on this lot or other adjacent lots in the vicinity would cause significant cumulative impacts. The cumulative impact of successive projects of the same type in the same place, or time, would not be significant. Therefore, this exception to the categorical exemption does not apply.

- (c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.**

The proposed project does not involve unusual circumstances, including future activities, resulting in or which might reasonably result in significant effects on the environment. The project meets all development standards applied to AG-I zones and no new development is proposed. Therefore, this exception to the categorical exemption does not apply.



- (d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.**

The site is not visible from any highway officially designated as a state scenic highway. As such, there are no protected scenic views impacted by the project. Additionally, no structural development or changes are proposed as part of the project. Therefore, this exception to the categorical exemption does not apply.

- (e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.**

The project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code (hazardous and toxic waste sites). In addition, there is no evidence of historic or current use or disposal of hazardous or toxic materials on the project site. Therefore, this exception to the categorical exemption does not apply.

- (f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.**

The proposed development will have no impact on any historical resource. No new development or structural changes are proposed as part of the project. Therefore, the project will not have the potential to cause a substantial adverse change in the significance of a historic resource.

**Lead Agency Contact Person:** Ben Singer, Planner      **Phone No.:** (805) 934-6587

**Department/Division Representative:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Acceptance Date:** \_\_\_\_\_

***Note: A copy of this form must be posted at P&D six days prior to a decision on the project. Upon project approval, this form must be filed with the County Clerk of the Board and posted by the Clerk of the Board for a period of 30 days to begin a 35-day statute of limitations on legal challenges.***

**Distribution:** Hearing Support Staff, Case File

**Date Filed by County Clerk:**

## Aggrieved Parties' (Neighbors') Appeal

### Continued Intentional Illegal Operation

***“It is illegal to advertise and/or rent property in the Non-Coastal Zone in Santa Barbara County on a short-term basis (fewer than 30 days) without first having obtained a Short-Term Rental (STR) permit from Planning and Development.”*** (SBC Short Term Rental Ordinance)

Notwithstanding the county regulations, we are informed and believe that Jacqueline Abbud aka Hacienda Amador knowingly and willfully engaged in an illegal rental operation since at least August 2019. Jacqueline Abbud holds herself out as an Independent Real Estate Professional and Property Manager (see **LinkedIn page in Exhibit A** attached hereto and incorporated herein by this reference. As such, Ms. Abbud, as a *“Real Estate Professional”* is arguably very familiar with the county requirements / laws and ordinances for short term rentals and Ms. Abbud aka Hacienda Amador has repeatedly intentionally chosen not to comply with applicable laws.

As a matter of fact, she engaged in previous illegal unpermitted short term rental operation of a barn apartment in 2019 for which we believe an enforcement action was brought by the County.

We are informed and believe Ms. Abbud then quickly switched the vacation rental to the upper portion of her personal residence in approximately early 2020 and intentionally did not obtain a permit for same. Instead of abiding by the law and county ordinances, she ***once again chose to operate illegally without a permit.*** In fact, she ***chose*** to continue to operate since 2019 for almost two years and deprive the County of all Transient Occupancy Taxes until February of 2021. It is our opinion and belief that the only reason she applied for a Short Term Rental permit now (in February 2021) is because the County likely brought another enforcement action for an illegal and unpermitted rental.

### Violation of Health Department Shut Down Order

Even though the Santa Barbara Health Officer Order No. 2020-12.15 barred the renting of rooms for recreational purposes during the COVID ***shutdown from December 8, 2020 through December 28, 2020*** (a true

and correct copy is attached as **Exhibit B** and incorporated herein by this reference). We are informed and believe that Ms. Abbud continued renting rooms regularly in violation of the law. **Hacienda Amador's Airbnb reviews show three rentals for December 2020** as evidenced by a photo of her December 2020 Airbnb reviews (a true and correct copy said December 2020 Airbnb Reviews are attached hereto as **Exhibit C** and incorporated herein by this reference. It is as if Ms. Abbud believes she is above the state and county laws and **willfully chooses violate them at every turn.**

Advertisements for her de facto vacation rental resort / dude ranch / animal sanctuary / pony rides, petting zoo and spa are found here:

**[https://www.airbnb.com/rooms/34647886?source\\_impression\\_id=p3\\_1613533955\\_Wil3lh0Gsx%2FZA9zl&guests=1&adults=1](https://www.airbnb.com/rooms/34647886?source_impression_id=p3_1613533955_Wil3lh0Gsx%2FZA9zl&guests=1&adults=1)**

and,

**<https://www.haciendaamador.com/about.html>**

(Reviews and dates of occupancy through mid February 2021 appear in the Airbnb link and are attached as **Exhibit C** and incorporated herein by this reference.)

It is our contention that Ms. Abbud / Hacienda Amador is in violation of a number of county ordinances and **her application did not accurately represent the status quo.** The violations include, but are not limited to operation of a retail store, spa, petting zoo, animal sanctuary, pony and horseback rides offered to the public without conditional use permits, pony parties, excessive noise (amplified music), dancing horses at events where public is invited and admission is charged and excessive noisy events even during the pandemic. This is not an occasional vacation rental. This is a neighborhood circus every week with a revolving door of guests, noise and nuisance. We, the neighbors have completely lost our privacy and tranquility that existed before **Ms. Abbud's attempt to turn our neighborhood into an illegal commercial zone.** Ms. Abbud should not be rewarded for bad and illegal conduct.

## Commercial Operation in Residential AG 1-5 Neighborhood

Ms. Abbud is *operating in a commercial manner* on every front with no consideration to her neighbors. *This isn't an occasional home stay.* There is a *revolving door of strangers* and excess traffic virtually every week and an *attempt to operate a de facto commercial dude ranch / resort with spa and retail components.* Her intent is clearly to operate in a commercial manner with attractions, retail store, spa and activities to lure commercial traffic into our previously quiet neighborhood and onto her property. We contend this not only violates the zoning ordinances but destroys the privacy, peace and tranquility that we all expected when we purchased our homes in this neighborhood. We also contend that her *nonstop commercial activities* decrease our property values and create an unnecessary nuisance.

The list of violations are almost too numerous to list and include but are not limited to the following:

1. **Retail Store** - photos and advertisements of retail store attached hereto as **Exhibit D** and incorporated herein by this reference.
2. **Petting Zoo** - Photos and advertisements for the petting zoo open to public attached hereto as **Exhibit E** and incorporated herein by this reference.
3. **Spa** -Photo of advertisement for spa services appeared as photo number 86/86 on her Airbnb advertisement and is attached hereto as **Exhibit F** and incorporated herein by this reference.
4. **Working Animal Sanctuary** - [haciendaamador.com](http://haciendaamador.com) website's "About Us" advertises a "working animal sanctuary" open to the public and a button "to schedule a viewing." Photos of the "About Us" page of the website is attached hereto as **Exhibit G** and incorporated herein by this reference.

## **5. Publicly and Commercially Offering Riding and Equestrian activities to the public without a CUP**

Riding as an attraction for vacation rental  
Commercial Pony Parties  
Dancing Horses at public commercial events (where admission is often charged)

Photos and copies of reviews from *vacation rental guests riding* as part of resort - dude ranch vacation rental is attached hereto as **Exhibit H-1** and incorporated herein by this reference.

A copy of an advertisement for “*Pony Parties*” attached hereto as **Exhibit H-2** and is incorporated herein by this reference.

Copies of commercial advertisements for events with *equestrian activities (dancing horses) offered to the public* and charging admission as well as photos are attached hereto as **Exhibit H-3** and are incorporated herein by this reference.

**6. Airstream trailers not shielded from view** from both Refugio and Via La Selva. Photos of Airstream trailers on 2905 Via La Selva attached hereto as **Exhibit I** and are incorporated herein by this reference.

### **Noise**

We, neighbors have observed and contend there is a non stop stream of people and traffic, screaming guest children, endless barking dogs, loud (often amplified) music, events and nonstop back and forth traffic on Via La Selva. Exhibits offered for this section shall be identified as **Exhibit J** and incorporated herein by this reference.

### **Parking**

Guests frequently obstruct 2701 Via La Selva easement road, shoulder on Refugio, in front of 2905 Via La Selva and 1665 Refugio. Trespassers also park on the Jacksons' 2701 Via La Selva private property with little regard

for the Jacksons' privacy. There is frequent back and forth traffic on Via La Selva bothering neighbors. Photos of parking issues shall be identified as **Exhibit K**, attached hereto and incorporated herein by this reference.

### **Lack of Privacy and Tranquility**

Jacqueline Abbud aka Hacienda Amador has destroyed any privacy we neighbors once had prior to her commercial operation of her de facto resort / dude ranch / public animal sanctuary / Petting Zoo / Spa which is open to the public by her express invitation. The peace and tranquility in our neighborhood is gone thanks to the nonstop traffic and revolving door of commercial guest traffic next door.

### **Security Concerns**

The Jacksons and neighbors are concerned about the number of strangers given security code for gate as they share a gate with Ms. Abbud and Hacienda Amador. Living in a gated community is supposed to provide increased security. Ms. Abbud aka Hacienda Amador has created more insecurity and danger to person and property by the constant commercial traffic.

The Jacksons contend that strangers have approached their house on private drive even at late hours of night. A security camera photo is attached hereto as **Exhibit L** and incorporated herein by this reference.

The vacation rental guests loiter on easement road of Via La Selva, disturb animals on private property and destroyed the peace and tranquility. There is also frequently loitering by commercial guests on back parcel behind the Jacksons and adjacent to the Oufs.

### **Signs**

Pop up Signs for Hacienda Amador (to invite the public to their retail store and "Homestay Resort operation") are on Refugio (photos of Hacienda Amador signage are attached hereto as **Exhibit M-1** and incorporated herein by this reference).

Additionally, an extremely large plastic banner is hung on their barn as commercial advertisement: "Welcome to Hacienda Amador." A photo of the banner is also attached hereto as **Exhibit M-2** and incorporated herein by this reference.

### **Nuisance Response Plan and History of State of Mind of Applicant**

*As neighbors, our experience with Ms. Abbud's willingness to be responsive to neighborhood problems is not favorable. It is our opinion that her veracity is also questionable given prior statements and behavior.*

*Supplemental information of neighbor experiences with conflict resolution with Ms. Abbud / Hacienda Amador to be provided as **Exhibit N** which shall be incorporated herein by this reference.*

Given the interactions with Ms. Abbud in the past, we, the neighbors affected by the commercial activity at 2905 Via La Selva, have zero faith that she would be responsive to any neighborhood concerns and operate in good faith.

**As such, we, the undersigned neighbors, strongly urge the County to deny (Land Use Permit No. 21HOM-00005). We contend that the Home Stay Permit is not in the best interest of our neighborhood and community.**

Granting the Home Stay permit would cause all of us neighbors irreparable harm and damage our property values and tranquility. We all purchased homes in this neighborhood because of the peace and quiet that it is supposed to offer. ***Given the track record and brazen willingness of Hacienda Amador aka Ms. Abbud to operate illegally repeatedly and on multiple fronts, we contend there will be no voluntary adherence to any conditions the County could attach that would make the Home Stay acceptable to the neighbors.***

Additionally, with the long pattern of attempting to thwart and knowingly and intentionally violate the law and county ordinances, we contend that

intentional illegal behavior should not be rewarded with the granting of a Home Stay Permit.

**We respectfully and firmly request that the County deny this Home Stay Permit.**



1790 N. Refugio  
Santa Ynez, CA

1790 N. Refugio  
Santa Ynez, CA

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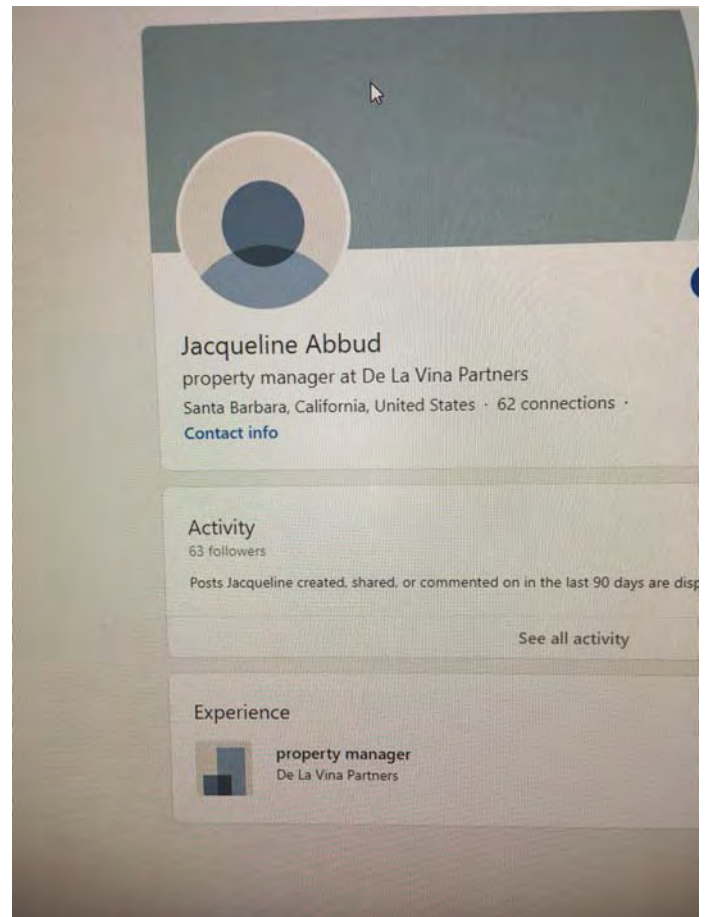
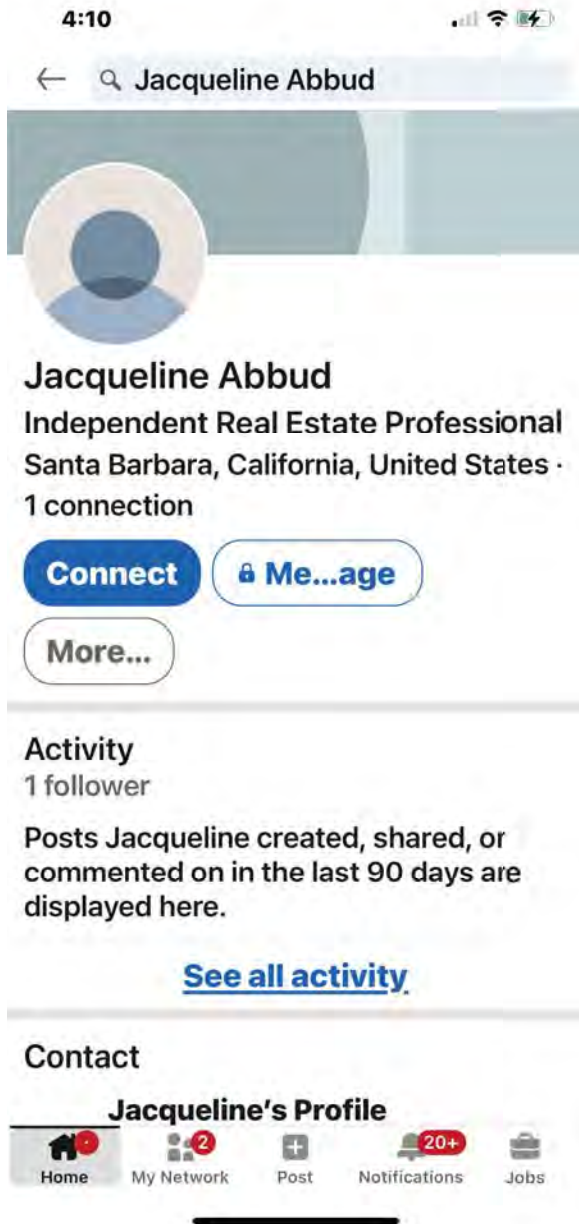
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# EXHIBIT A

## (LinkedIn profile for Jacqueline Abbud)



# **EXHIBIT B**

**Health Officer Order No. 2020-12.15  
County of Santa Barbara**

**(see attachment)**

HEALTH OFFICER ORDER NO. 2020-12.15  
COUNTY OF SANTA BARBARA

FOR THE CONTROL OF COVID-19  
PHASED REOPENING WITHIN SANTA BARBARA COUNTY

Health Officer Order No. 2020-12.15 Supersedes and Replaces Health Officer Order  
No. 2020-12.14

Effective Date: December 08 2020, 5:00 p.m. PDT

(Changes are underlined.)

**Please read this Order carefully.** Violation of or failure to comply with this Order may constitute a misdemeanor punishable by fine of up to \$1,000, imprisonment, or both. (Health and Safety Code §§ 101029, 120295 et seq.) Violators are also subject to civil enforcement actions including fines or civil penalties per violation per day, injunctive relief, and attorneys' fees and costs.

This Health Officer Order No. 2020-12.15 supersedes and replaces Health Officer Order No. 2020-12.14 that was effective November 17, 2020. Nothing in this Health Officer Order supersedes State Executive Orders or State Public Health Officer Orders. COVID-19 industry specific guidance provided by the California Department of Public Health (CDPH) is available at: <https://www.cdph.ca.gov/Programs/CID/DCDC/Pages/Guidance.aspx#>

**Summary: As of December 4, 2020, within the State COVID-19 reopening framework, the State has included the County of Santa Barbara in the Southern California Region and as of December 5, 2020 has declared that the Intensive Care Unit (ICU) capacity for this region has less than 15% availability and is subject to a minimum three-week Regional Stay At Home Order.**

Consistent with the State Public Health Officer Order issued August 28, 2020, this Health Officer Order allows schools and school-based programs (TK-12 education) to remain open if already providing in-person instruction (Attachment A). Schools and school-based programs (TK-6) that are not currently open may continue to serve small cohorts of students or may reopen upon approval of a waiver, following CDPH guidance.

**Consistent with the State Public Health Officer Order issued August 28, 2020, which allowed the reopening of some, but not all, Businesses within the County of Santa Barbara, and in alignment with the State's required framework under the "purple" tier and the December 3, 2020 State Public Health Officer's Regional Stay At Home Order and the December 6, 2020 State Public Health Officer's Supplement to the Regional Stay At Home Order (collectively referred to the "State Regional Stay At Home Order") for this region, this Health Officer Order reduces capacity allowances for some Businesses, updates limited closures for some businesses, and provides additional modifications for some businesses. Businesses that may remain open are listed in Attachment A. Businesses that must stay closed and are not allowed to reopen physical locations at this time are listed in Attachment B. All Businesses (as defined) must follow State and local orders.**



WHEREAS, on July 13, 2020, CDPH mandated that all CDPH industry or sector guidance issued must be followed including all infectious control measures, and the use of face coverings both indoors and outdoors in certain settings; and

WHEREAS, on August 28, 2020, the State Public Health Officer ordered an update to the framework for reopening, which is known as California's Plan for Reducing COVID-19 and Adjusting Permitted Sector Activities to Keep Californians Healthy and Safe. Governor Newsom introduced this framework as the Blueprint for a Safer Economy, with a four-tiered color-coded county classification system: (1) purple represents the highest widespread risk level; (2) red represents substantial risk; (3) orange represents moderate risk; and, (4) yellow the lowest level, represents minimal risk.

WHEREAS, under the Blueprint for a Safer Economy, some sectors that were ordered closed by the July 13, 2020 State Public Health Officer Order could reopen with modifications depending on a county's tier classification while others had to remain closed. On August 31, 2020, the County was classified as a Tier One, "purple", the highest widespread risk tier. From September 29, 2020 through November 16, 2020, the County of was classified as Tier Two, "red"; and

WHEREAS, on November 16, 2020, the State notified the County that effective November 17, 2020, the County was being moved to the more restrictive Tier One, "purple" the highest widespread risk tier under the Blueprint for a Safer Economy; and

**WHEREAS, on December 3, 2020, the State announced the Regional Stay At Home Order in which the County is classified as part of the Southern California Region; and**

**WHEREAS, on December 5, 2020 the State determined that the Southern California Region had less than 15% ICU availability, making this region and the County subject to the Regional Stay At Home Order and requiring the closure of: indoor and outdoor playgrounds; indoor recreational facilities; hair salons and barbershops; personal care services; museums, zoos and aquariums; movie theatres; wineries, tasting rooms, bars, breweries and distilleries unless serving bona fide meals or operating retail; family entertainment centers; cardrooms and satellite wagering; limited services except those supporting essential critical infrastructure sectors; live audience sports; and amusement parks as detailed in Attachment B; and modifying operations for: outdoor recreational facilities and campgrounds; retail businesses; shopping centers; hotels and lodging; restaurants; offices; places of worship; political expression; entertainment production; and professional sports, as detailed in Attachment A; and**

**WHEREAS, on December 6, 2020, the State issued a supplement to its December 3, 2020 Regional Stay At Home Order to clarify the travel restrictions and implementation timelines for the December 3 Regional Stay At Home Order as well as provide increased capacity in grocery stores; and**

WHEREAS, the County Health Officer finds: (1) the County has received repeated reports that some businesses and individuals have refused to comply with the State Stay-at-Home Order, State guidance, and/or local Health Officer Orders; (2) the reported activities are inconsistent with the State Stay-at-Home / Regional Stay At Home Order and/or Santa



Barbara County's classification tier; (3) guidance for businesses and individuals is required to prevent the potential increased spread of COVID-19 which would add strain to the County of Santa Barbara health care system; (4) without the guidance and restrictions described herein some businesses or individuals are likely to continue to impair efforts at mitigating the spread of the illness both within the County and statewide; and (5) distinctions made in this Order are to minimize the spread of COVID-19 that could occur through proximity and duration of contact between individuals; and

WHEREAS, the intent of this Order is to order businesses in the County of Santa Barbara regarding operations under the State Regional Stay At Home Order and County of Santa Barbara's Tier One, "purple", widespread risk classification under California's Plan for Reducing COVID-19 and Adjusting Permitted Sector Activities to Keep Californians Healthy and Safe, and to slow the spread of COVID-19 to the maximum extent possible. All provisions of this Order should be interpreted to effectuate this intent.

**ACCORDINGLY, UNDER THE AUTHORITY OF CALIFORNIA HEALTH AND SAFETY CODE SECTIONS 101040, 101085, AND 120175, TITLE 17 CALIFORNIA CODE OF REGULATIONS SECTION 2501, THE HEALTH OFFICER OF THE COUNTY OF SANTA BARBARA ORDERS:**

1. This Order 2020-12.15 is effective 5:00 p.m. (PDT) December 08, 2020 and continuing until 11:59 p.m. (PDT), on December 28, 2020 or until it is extended, rescinded, superseded, or amended in writing by the County of Santa Barbara Health Officer ("Health Officer"). This Order applies in the incorporated and unincorporated areas of Santa Barbara County ("County").
2. Stay Home Order: All individuals living in the County shall stay home or at their place of residence except as necessary to access critical or essential services and conduct activities associated with the operation, maintenance, or usage of critical infrastructure or services as defined at [covid19.ca.gov/essential-workforce/](https://www.covid19.ca.gov/essential-workforce/), as required by law, or as specifically permitted in this Order. This does not apply to persons experiencing homelessness. Outdoor recreational activities for the purpose of facilitating physically distanced personal health and wellness through outdoor exercise are allowed.
3. **Gatherings are not allowed.** This Order prohibits all gatherings, whether large or small, unless an exemption applies.
  - a. A "gathering" is any event or convening that brings together people from different households in a single room or single space at the same time, such as an auditorium, stadium, arena, large conference room, meeting hall, cafeteria, or any other indoor or outdoor space, whether public or private.
  - b. **Gathering exemptions.** All gatherings that are exempt must comply with State Executive Orders, State Public Health Orders, and State guidance available at [covid19.ca.gov](https://www.covid19.ca.gov), and Santa Barbara County Health Officer Orders.
    - i. To the extent that Businesses are open, and activities allowed, individuals may leave their homes to work at, patronize, or otherwise engage with those Businesses, or activities, and must, when they do so, continue at all times to practice physical distancing, and follow State and Local Orders;



- ii. The prohibition on gatherings does not apply to outdoor recreational activities when physical distancing of six feet can be maintained. Examples of recreational activities include, but are not limited to, walking, cycling, jogging, and hiking;
  - iii. The prohibition on gatherings does not apply to congregate living situations, including dormitories, and homeless encampments; and
  - iv. The prohibition on gatherings does not apply to outdoor worship services, outdoor wedding ceremonies, outdoor cultural ceremonies (religious and non-religious), outdoor protests, or outdoor political expression, when physical distancing of six feet can be maintained.
4. "Business" or "Businesses" for the purpose of this Health Officer Order is defined to mean any institution, establishment, public or private agency, for-profit, non-profit, or educational entity, whether an organization, corporate entity, partnership, or sole proprietorship.
5. "Activity" or "Activities" for the purpose of this Health Officer Order is defined to mean any behavior, action, or actions taken by an individual, group, or Business.
6. All Businesses except those listed in Attachment B, as attached hereto and incorporated by this reference, may, remain open or open, upon completion of, and in accordance with all of the following:
  - a. Perform a detailed risk assessment including reviewing State and local guidance relevant to the Business and create a site-specific protection plan;
  - b. Train employees about how to limit the spread of COVID-19 including how to screen themselves for COVID-19 symptoms and when to stay home. COVID-19 symptoms are described in Attachment C;
  - c. Set up individual control measures and screenings;
  - d. Put disinfection protocols in place;
  - e. Observe "Face Covering" orders in effect from the local health officer and/or the California Department of Public Health;
  - f. If operating outdoors, a tent, canopy, or other sun shelter may be used in accordance with Section 10 Use of Temporary Structures for Outdoor Business Operations of this Order;
  - g. Complete the RISE attestation, including its social distancing protocol, and self-certification process at: <https://recoverysbc.org/reopen-your-business/>. (If a Business does not have access to the internet it can call 805-681-5508); and
  - h. Post the self-certification / RISE attestation at the Business location.
7. Businesses listed in Attachment A, as attached hereto and incorporated by this reference, are subject to the additional modifications described in Attachment A such as outdoor only operations or indoor capacity limits. For purposes of this Order, "capacity" means occupancy limits designated by the applicable Fire Marshall. Employees are excluded from the capacity limitations described in Attachment A.
8. Businesses listed in Attachment B, as attached hereto and incorporated by this



reference, must keep physical locations closed. Activities listed in Attachment B are not allowed. Businesses and Activities listed in Attachment B may continue so long as those Businesses or Activities can occur remotely and without individuals physically present, unless an exception applies. Maintenance to prevent property damage of the Businesses listed in Attachment B is allowed. This list may be amended from time to time, as required for our region's response to COVID-19.

9. Emergency Food Permit. Breweries, bars, brewpubs, pubs, wineries, tasting rooms, and distilleries that serve alcoholic beverages but that do not have an on-site permitted food facility and would like to serve food:
  - a. Must obtain an Emergency Food Permit issued by the Santa Barbara County Health Department to temporarily serve food for take-out or delivery only.
  - b. A brewery, bar, brewpub, pub, winery, tasting room, or distillery in possession of an Emergency Food Permit issued by the Santa Barbara County Health Department may continue to temporarily serve food for take-out or delivery only, unless the Emergency Food Permit is otherwise suspended, revoked, or terminated.
  - c. A brewery, bar, brewpub, pub, winery, tasting room, or distillery in possession of an Emergency Food Permit issued by the Santa Barbara County Health Department may cease operations of food service at their discretion, but in doing so may be subject to closure of the physical location.
  
10. Use of Temporary Structures for Outdoor Business Operations: All temporary structures constructed for outdoor business operations must comply with the California Department of Public Health guidance found at: <https://www.cdph.ca.gov/Programs/CID/DCDC/Pages/COVID-19/Use-of-Temporary-Structures-for-Outdoor-Business-Operations.aspx>
  - a. **Outdoor operations** are defined to include operations that are conducted under a tent, canopy, or other sun shelter, as long as no more than 50% of the structure's perimeter has impermeable walls, allowing sufficient, unrestricted outdoor air movement resulting in cross-ventilation. Such walls must be non-adjacent or non-continuous. Of note, doors, windows and other portals do not make a wall "non-continuous." Adjacent walls are walls that touch each other and form a corner.
  - b. **An impermeable wall** is defined as any material type that can reasonably restrict aerosols from passing through. A fabric curtain and a tarp or plastic barrier are considered an impermeable wall because the material would prevent aerosols from passing through.
  - c. **A permeable wall** is defined as one that is made of a material or design which does not significantly impede natural air flow. For example, barriers such as a lattice fence with widely separated slats or a coarse mesh screen will allow more air to flow freely and are not considered an impermeable wall. For a barrier to be considered permeable, air must be able to flow across the length and width of the barrier.
  - d. **Perimeter fencing or walls:** Any security barriers or other solid structures used to create a perimeter for a business can be no higher than three feet. Mesh fencing or other permeable materials that maintain cross-ventilation and do not significantly impede natural airflow may be used as a perimeter with no height restriction.



**IN ADDITION TO THE ABOVE ORDER THE HEALTH OFFICER STRONGLY RECOMMENDS** that retailers designate specific hours of operation for their stores to accommodate populations at high risk of developing severe COVID-19 disease, such as persons over the age of 65 years.

This Order is issued as a result of the worldwide pandemic of COVID-19 which has infected at least 68,281,048 individuals worldwide, in 217 countries and territories, including 12,379 cases, and 138 deaths in the County, and is implicated in over 1,557,093 worldwide deaths.

This Order is issued based on evidence of continued community-based transmission of COVID-19 both within the County and worldwide, scientific evidence regarding the most effective approach to slow transmission of communicable diseases generally and COVID-19 specifically, as well as best practices as currently known and available to protect the public from the risk of spread of or exposure to COVID-19.

This Order is issued because of the propensity of the virus to spread person to person and also because the virus physically is causing property loss or damage due to its proclivity to attach to surfaces for prolonged periods of time.

This Order is intended to reduce the likelihood of exposure to COVID-19, thereby slowing the spread of COVID-19 in communities worldwide. As the presence of individuals increases, the difficulty and magnitude of tracing individuals who may have been exposed to a case rises exponentially.

This Order is issued in accordance with, and incorporates by reference: the March 4, 2020 Proclamation of a State Emergency issued by Governor Gavin Newsom; the March 12, 2020 Declaration of Local Health Emergency and Proclamation of Emergency based on an imminent and proximate threat to public health from the introduction of novel COVID-19 in the County; the March 17, 2020 Resolution of the Board of Supervisors ratifying the County Declaration of Local Health Emergency and Proclamation of Emergency regarding COVID-19; the guidance issued on March 11, 2020 by the California Department of Public Health regarding large gatherings of 250 people or more; Governor Gavin Newsom's Executive Order N-25-20 of March 12, 2020 preparing the State to commandeer hotels and other places of temporary residence, medical facilities, and other facilities that are suitable as places of temporary residence or medical facilities as necessary for quarantining, isolating or treating individuals who test positive for COVID-19 or who have had a high-risk exposure and are thought to be in the incubation period; the March 13, 2020 Presidential Declaration of a National Emergency due to the national impacts of COVID-19; the guidance issued on March 15, 2020 by the Centers for Disease Control and Prevention, the California Department of Public Health, and other public health officials through the United States and around the world recommending the cancellation of gatherings involving more than fifty (50) or more persons in a single space at the same time; the March 16, 2020 order of the State Public Health Officer prohibiting all gatherings with expected presence above ten (10) individuals; Governor Newsom's Executive Order N-33-20 of March 19, 2020 ordering all persons to stay at home to protect the health and well-being of all Californians and to establish consistency across the state in order to slow the spread of COVID-19; the March 22, 2020, Presidential Declaration of a Major Disaster in California beginning on January 20, 2020 under Federal Emergency Management Agency (FEMA) Incident DR-4482-CA;



Governor Newsom's Executive Order N-60-20 of May 4, 2020 to allow reopening of lower-risk businesses and spaces ("Stage Two"), and then to allow reopening of higher-risk businesses and spaces ("Stage Three"), and directing the Public Health Officer to establish criteria and procedures to determine whether and how particular local jurisdictions may implement public health measures that depart from the statewide directives of the State Public Health Officer; the May 7, 2020, State Public Health Officer Order; the July 13, 2020 State Public Health Officer Order; the August 28, 2020 State Public Health Officer Order called California's Plan for Reducing COVID-19 and Adjusting Permitted Sector Activities to Keep Californians Healthy and Safe; the December 3, 2020 State Public Health Officer's Regional Stay At Home Order, and the December 6, 2020 State Public Health Officer's Supplement to the State Regional Stay At Home Order.

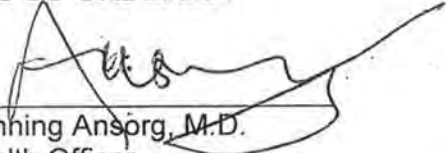
This Order is made in accordance with all applicable State and Federal laws, including but not limited to: Health and Safety Code sections 101040 and 120175; 101030 et seq., and 120100 et seq.; and Title 17 of the California Code of Regulations section 2501.

If any provision of this Order or the application thereof to any person or circumstance is held to be invalid by a court of competent jurisdiction, the remainder of the Order, including the application of such part or provision to other persons or circumstances, shall not be affected and shall continue in full force and effect. To this end, the provisions of this Order are severable.

The violation of any provision of this Order constitutes a threat to public health. Pursuant to Government Code sections 26602 and 41601 and Health and Safety Code sections 101029 and 120295, the Health Officer requests that the Sheriff and all chiefs of police in the County ensure compliance with and enforce this Order. Per Health and Safety Code section 101029, "the sheriff of each county, or city and county, may enforce within the county, or the city and county, all orders of the local health officer issued for the purpose of preventing the spread of any contagious, infectious, or communicable disease. Every peace officer of every political subdivision of the county, or city and county, may enforce within the area subject to his or her jurisdiction all orders of the local health officer issued for the purpose of preventing the spread of any contagious, infectious, or communicable disease. This section is not a limitation on the authority of peace officers or public officers to enforce orders of the local health officer. When deciding whether to request this assistance in enforcement of its orders, the local health officer may consider whether it would be necessary to advise the enforcement agency of any measures that should be taken to prevent infection of the enforcement officers."

Copies of this Order shall promptly be: (1) made available at the County Public Health Department; (2) posted on the County Public Health Department's website (publichealthsb.org); and (3) provided to any member of the public requesting a copy of this Order.

IT IS SO ORDERED:

  
\_\_\_\_\_  
Henning Ansporg, M.D.  
Health Officer





**ATTACHMENT A**  
**HEALTH OFFICER ORDER NO. 2020-12.15**  
**COUNTY OF SANTA BARBARA**

**Businesses that are subject to additional modifications such as  
outdoor operations or indoor occupancy limits**

Businesses listed in this Attachment A must comply with the requirements in Section 6 of this Health Officer Order and the additional modifications described below. For purposes of this Order, "capacity" means occupancy limits designated by the applicable Fire Marshall. Employees are excluded from the capacity limitations described below.

1. Brewpubs, breweries, bars, pubs, distilleries, wineries and tasting rooms that serve bona fide meals may only offer take-out or delivery service following the CDPH industry guidance for restaurants. No onsite dining is allowed.
  - a. Brewpubs, breweries, bars, pubs, distilleries, wineries and tasting rooms that do not provide bona fide meals, but wish to operate under this Order must obtain an Emergency Food Permit as described above.
  - b. Venues that are currently authorized to provide off sale beer, wine, and spirits to be consumed off premises and do not offer bona fide meals shall follow CDPH guidance for retail operations.
  - c. Producers of beer, wine, and spirits must follow CDPH guidance for manufacturing operations.
  - d. Retail at brewpubs, breweries, bars, pubs, distilleries, wineries and tasting rooms and restaurants is allowed. Retail activities must follow the guidance for retail operations with indoor occupancy limited to 20% of capacity and no onsite eating or drinking allowed.
  - e. This section also applies to bars located at permitted food facilities.
  - f. Nothing in this section supersedes state or local laws that may be applicable to brewpubs, breweries, bars, pubs, distilleries, wineries and tasting rooms.
  - g. Brewpubs, breweries, bars, pubs, distilleries, wineries and tasting rooms that do not offer bona fide meals or operate retail must close.
2. Cultural ceremonies outdoors only
3. Dance studios outdoors only
4. Education.
  - a. In-person higher education including technical schools, colleges, universities, adult education, and trade schools. Indoor lectures are prohibited. Courses offered in specialized indoor settings (e.g. labs, studio arts), whose design imposes substantial physical distancing on participants are permitted so long as the CDPH guidance for Institutions of Higher Education available at <https://files.covid19.ca.gov/pdf/guidance-higher-education--en.pdf> is followed. Distance learning is allowed.
  - b. TK-12 education, unless already opened, must remain closed for in-



person instruction. Schools already open for in-person instruction shall follow the guidance provided by CDPH when determining when or if to close. Schools may continue to bring students back for in-person instruction under the elementary school waiver process or CDPH cohorting guidance.

5. Fitness centers, gyms, and studios including but not limited to those for dance, yoga, pilates, crossfit, cycling, boxing, and martial arts and those at hotels, lodging, and short-term rentals, outdoors only
6. Grocery stores. Stand-alone grocery stores where the principal business activity is the sale of food may operate with indoor occupancy limited to 35% capacity. No on-site eating or drinking is allowed.
7. Hotels and Lodging can only offer accommodation for COVID-19 mitigation and containment measures, treatment measures, accommodation for essential workers, or providing housing solutions, including measures to protect homeless populations.
8. Libraries with indoor occupancy limited to 20% capacity. No on-site eating or drinking is allowed
9. Offices for essential critical infrastructure sectors defined at covid19.ca.gov, where remote work is not possible
10. Places of worship outdoors only
11. Pools and spas, outdoors only
12. Protests and political expression, outdoors only
13. Raceways or racetracks without spectators outdoors only
14. Restaurants take-out and delivery only. No on-site dining is allowed. Retail at restaurants is allowed. Retail activities must follow the guidance for retail operations with indoor occupancy limited to 20% of capacity and no on-site eating or drinking allowed.
15. Retailers with indoor occupancy limited to 20% capacity. No on-site eating or drinking allowed.
16. Shopping malls with indoor occupancy limited to 20% capacity. No eating or drinking in stores allowed. Common areas and food court dining areas must remain closed. Food court food facilities may remain open for take-out or delivery.
17. Skating rinks, such as ice and roller, outdoors only. These facilities may operate on a reservation or appointment-only basis for individual physical fitness activities or skills training following the guidance provided for gyms and fitness centers. No open (public) skating, group practices or team / club events are allowed.
18. Organized sports and team sports including adult, amateur (non-professional) team sports, and indoor conditioning and drills are not allowed, except:
  - a. Professional sports without a live audience;
  - b. Youth sports and physical education when all of the following are maintained: (i) outdoors, (ii) physical distancing of at least six feet between participants can be maintained, and (iii) it is a stable cohort,

such as a class, that limits the risks of transmission in accordance with CDPH guidance for Youth Sports available at <https://files.covid19.ca.gov/pdf/guidance-youth-sports--en.pdf>; and

- c. Intercollegiate athletics in compliance with the CDPH Industry Sector Guidance for Institutions of Higher Education – Specific Interim Guidance for Collegiate Athletics available at <https://files.covid19.ca.gov/pdf/guidance-higher-education--en.pdf>.
19. Outdoor recreational facilities, outdoors only. No food or drink sales for on-site consumption allowed. No overnight stays at campgrounds allowed.
20. Wedding ceremonies (religious or non-religious) outdoors only are permitted so long as the CDPH guidance for Places of Worship and Providers of Religious Services available at <https://files.covid19.ca.gov/pdf/guidance-places-of-worship.pdf> is followed. Indoor ceremonies are not allowed at this time. Occupancy at outdoor venues is limited by the natural limits of the venue that permit social distancing of six feet between people from different households. Receptions for weddings are not allowed.



**ATTACHMENT B**  
**HEALTH OFFICER ORDER NO. 2020-12.15**  
**COUNTY OF SANTA BARBARA**

**Businesses that Must Keep Physical Locations Closed; Activities Not Allowed at This Time**

1. Amphitheaters, concert halls and venues, performing arts centers
2. Amusement and theme parks
3. Aquariums
4. Arenas
5. Banquet halls
6. Brewpubs, breweries, bars, pubs, distilleries, wineries and tasting rooms that do not serve bona fide meals or operate retail activities
7. Body Art, including tattooing and body piercing
8. Body waxing
9. Campgrounds for overnight use
10. Car Washes
11. Cardrooms
12. Climbing walls
13. Community centers
14. Conference and convention centers
15. Dance halls, dances
16. Electrologists
17. Estheticians and cosmetologists
18. Fairs, festivals, public exhibitions
19. Family Entertainment Centers (bowling alleys, escape rooms, kart racing, miniature golf, batting cages, paintball, air soft facilities, laser tag)
20. Hair Salons and Barbershops
21. Hotels and Lodging unless offering accommodation for COVID-19 mitigation and containment measures, treatment measures, accommodation for essential workers, or providing housing solutions, including measures to protect homeless populations. Accommodation for vacation or leisure is not allowed.
22. Limited Services (as defined in CDPH guidance for the Limited Services Industry Sector), except for those supporting essential critical infrastructure sectors as defined at [covid19.ca.gov/essential-workforce/](https://www.covid19.ca.gov/essential-workforce/)
23. Live performance venues, live theatre, live performances, and live music
24. Lounges
25. Massage therapy

26. Movie Theatres
27. Museums
28. Music events, concerts
29. Nightclubs including private social clubs
30. Offices for non-essential critical infrastructure sectors, defined at covid19.ca.gov. Remote operations only are allowed.
31. Parties and Receptions
32. Personal Care Services
33. Playgrounds, indoors and outdoors
34. Recreational Facilities, indoors
35. Rodeos and public equestrian events
36. Roller derby
37. Satellite wagering
38. Saunas and steam rooms
39. Sports stadiums and facilities (except as necessary for professional and intercollegiate sporting events without live audiences)
40. Swimming Pools and Spas Indoors
41. Zoos



## **ATTACHMENT C**

**HEALTH OFFICER ORDER NO. 2020-12.15  
COUNTY OF SANTA BARBARA**

### **COVID-19 SELF-EVALUATION**

The County Health Officer has defined COVID-19 symptoms as follows:

**Mild to Moderate Symptoms Related to or  
Other Respiratory Illness such as:**

Sore Throat

Fever

Chills

Not Feeling Well

Sneezing

Coughing

**Gastro-Intestinal symptoms such as:**

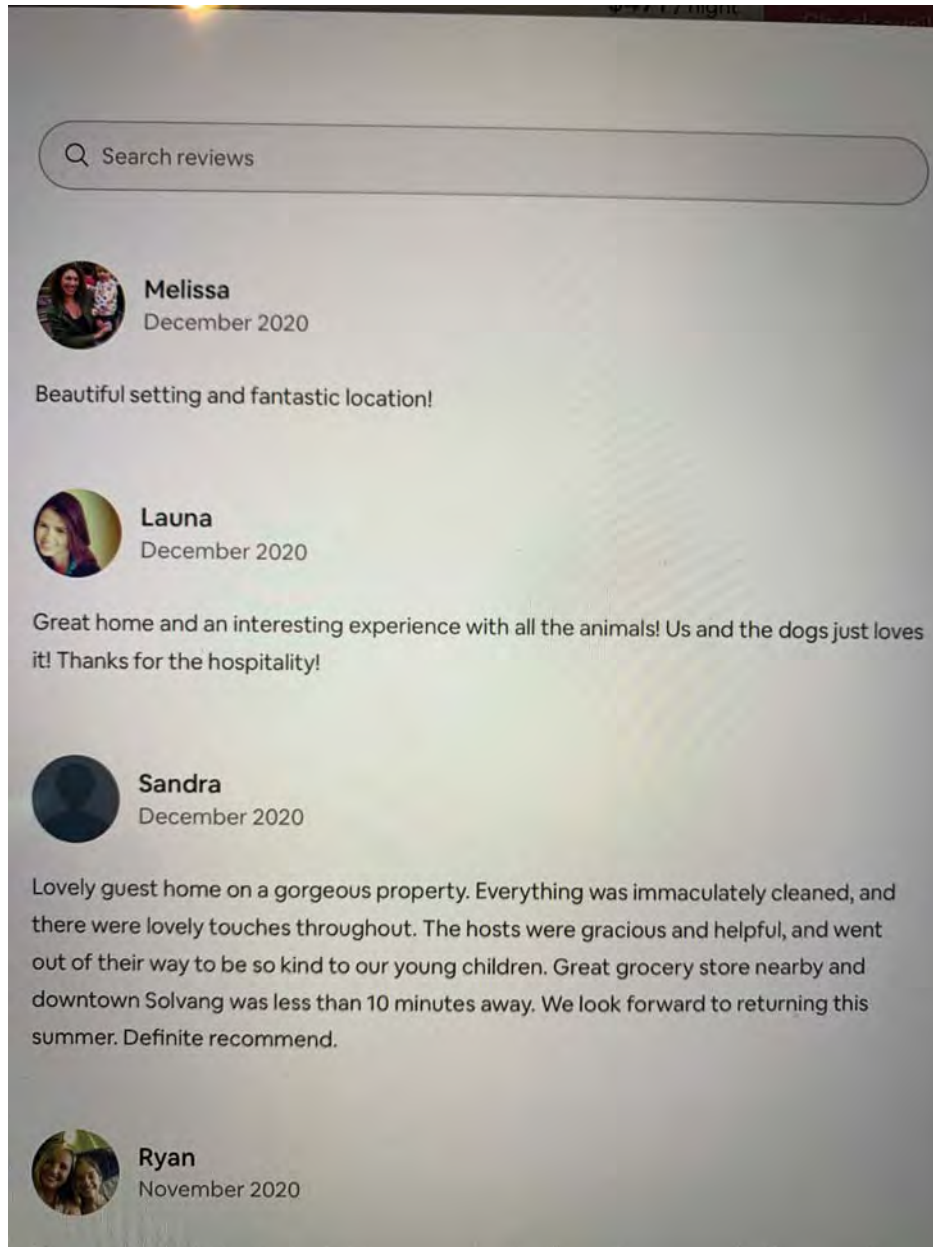
Soft Stool

Stomach Cramps

New loss of smell and/or taste

# EXHIBIT C

(Airbnb reviews re: stays for December 2020 in violation of Health Officer Order No. 2020-12.15)



# EXHIBIT D

## Advertisements for Operation of Retail Store in Violation of AG1-5

The screenshot displays the Nextdoor mobile application interface. On the left is a navigation menu with categories like Digest, Neighborhood, Help Map, Businesses, For Sale & Free, Local Deals, Public Agencies, Events, Real Estate, Safety, Lost & Found, Documents, General, Groups, All Groups, Topics, All Topics, Directories, Neighbors, and Pets. The main content area shows a list of advertisements for 'hacienda amador' in Greater Santa Ynez, CA. Each ad is posted by 'Jacqueline Abbud' and includes a price of '\$123', a title, a description, and a date. The ads are: 1) 'Holiday sale at the Ranch' (19 Dec), 2) 'Pottery sale' (19 Dec), 3) 'Embroidered leather jackets, shawls, hand bags and ceramic table ware' (6 Nov), and 4) 'Fine Mexican Ceramic & Talavera tableware, serving dishes, planters and table torches. Embroidered leather jackets, handbags, and hats. hand loomed textile rebo...' (30 Oct). Each ad has a small thumbnail image.

nextdoor

hacienda amador

**J** Jacqueline Abbud  
Greater Santa Ynez

**\$123** · Holiday sale at the Ranch

Beautiful collection of silver, leather and pottery. Why pay retail?? Visit us at Hacienda Amador on N Refugio. Outdoor shopping at its best. Saturday and Sunday 10-3pm Call for more information 805-636-8848

19 Dec · 2.5 mi

**J** Jacqueline Abbud  
Greater Santa Ynez

**\$123** · Pottery sale

...pots all hand painted. Table torches, large urns and dish ware and more. Sat and Sun 10-3 pm Hacienda Amador 2905 Via La Selva Santa Ynez Call for more information 805-636-8848

19 Dec · 2.5 mi

**J** Jacqueline Abbud  
Greater Santa Ynez

**\$123** · Embroidered leather jackets, shawls, hand bags and ceramic table ware

...and flower pots Saturday and Sunday 10-3 pm If you missed us last weekend come visit us at Hacienda Amador. Come visit our ponies, mini cows, donkeys

6 Nov · 2.5 mi

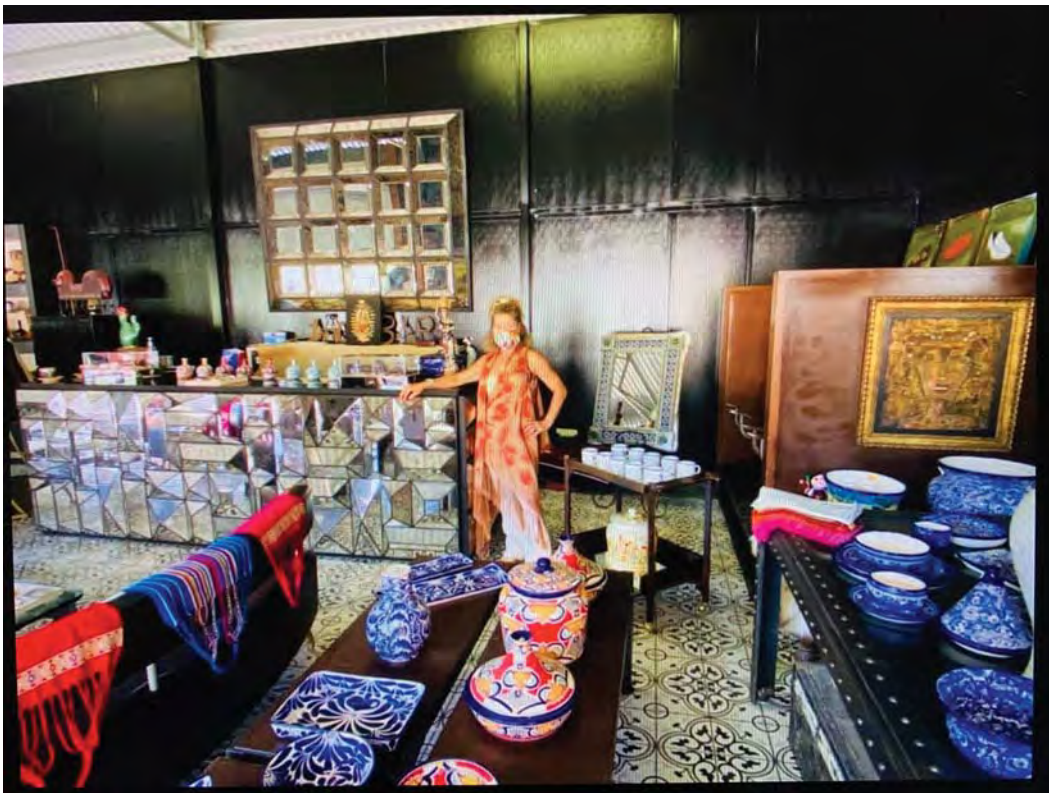
**J** Jacqueline Abbud  
Greater Santa Ynez

**\$123** · Fine Mexican Ceramic & Talavera tableware, serving dishes, planters and table torches. Embroidered leather jackets, handbags, and hats. hand loomed textile rebo...

Sale this Saturday and Sunday from 10AM until 3PM at HACIENDA AMADOR Located at 2905 Via La Selva Santa Ynez, CA 93460. We have fine Mexican handpainted ceramics, beautiful Talavera, tableware, table...

30 Oct · 2.5 mi





**SALE SATURDAY & SUNDAY  
FROM 10AM - 3PM**

2905 Via La Selva  
Santa Ynez, CA 93460  
**Tel 805-636-8848**  
HaciendaAmador.com



**HACIENDA AMADOR**



**SALE SATURDAY & SUNDAY  
FROM 10AM - 3PM**

- Fine Mexican Handpainted Ceramic & Talavera
- Tableware, Platters, torches & more
- Handloomed Rebozos (Shawls & Scarves)
- Amber & Silver Jewelry
- Leather Jackets, Hanbags & boots



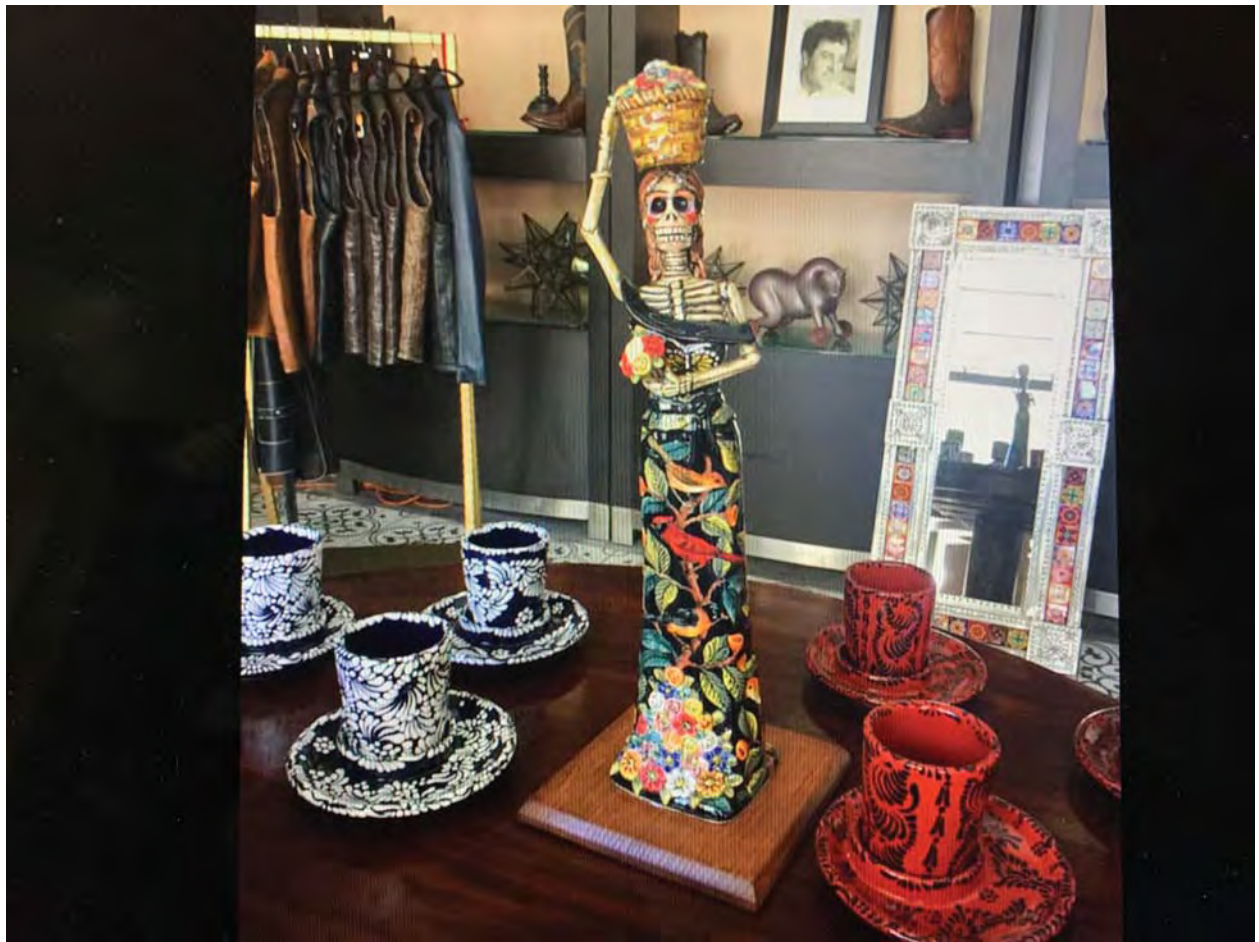
Masks are Required  
Costumes Encoraged  
Food & Refreshments  
Petting Zoo at Additional Fee















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**Holiday sale at the Ranch** \$123

**Jacqueline Abbud**  
Greater Santa Ynez

Beautiful collection of silver, leather and pottery. Why pay retail?? Visit us at Hacienda Amador on N Refugio. Outdoor shopping at its best. Saturday and Sunday 10-3pm  
Call for more information 805-636-8848

Dec 19 · 0.1 mi

7:00

Hacienda's Post

**Hacienda Amador For Sale in Solvang, Santa Ynez Valley**  
Nov 27, 2020



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Fine Mexican Ceramic & Talavera tableware, serving dishes, planters and table torches. Embroidered leather jackets, handbags, and hats. hand loomed textile rebozos ( shawls) and scarves, baby slings, dresses. Beautiful Silver and Amber jewelry from Taxco

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Jacqueline Abbud  
Greater Santa Ynez





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Fine Mexican Ceramic & Talavera tableware, serving dishes, planters and table torches. Embroidered leather jackets, handbags, and hats. hand loomed textile rebozos ( shawls) and scarves, baby slings, dresses. Beautiful Silver and Amber jewelry from Taxco

\$123

Jacqueline Abbud  
Greater Santa Ynez

Sale this Saturday and Sunday from 10AM until 3PM at HACIENDA AMADOR Located at 2905 Via La Selva Santa Ynez, CA 93460

We have fine Mexican handpainted ceramics, beautiful Talavera, tableware, table torches, embroidered leather jackets, handbags, and hats. hand loomed textile rebozos ( shawls) and scarves, baby slings, dresses. Beautiful Silver and Amber jewelry from Taxco

Oct 30 - 11 mi





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Fine Mexican Ceramic & Talavera tableware, serving dishes, planters and table torches. Embroidered leather jackets, handbags, and hats. hand loomed textile rebozos ( shawls) and scarves, baby slings, dresses. Beautiful Silver and Amber jewelry from Taxco

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Fine Mexican Ceramic & Talavera tableware, serving dishes, planters and table torches. Embroidered leather jackets, handbags, and hats. hand loomed textile rebozos ( shawls) and scarves, baby slings, dresses. Beautiful Silver and Amber jewelry from Taxco

\$123

Jacqueline Abbud  
Greater Santa Ynez

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We have fine Mexican handpainted ceramics, beautiful Talavera, tableware, table torc ... more...

Oct 30 - 0.1 mi

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Embroidered leather jackets, shawls, hand bags and ceramic table ware

\$123

 **Jacqueline Abbud**  
Greater Santa Ynez

A variety of quality beautiful items from Mexico. Many handmade mirrors and flower pots  
Saturday and Sunday 10-3 pm  
If you missed us last weekend come visit us at Hacienda Amador.

... more...

1 interested · Nov 7 · 0.1 mi



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Pottery sale

\$123

Jacqueline Abbud  
Greater Santa Ynez

Assorted sizes of flower pots all hand painted. Table torches, large urns and dish ware and more. Sat and Sun 10-3 pm  
Hacienda Amador 2905 Via La Selva Santa Ynez

more...

Dec 19 · 0.1 mi

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Holiday sale at the Ranch

\$123

Jacqueline Abbud  
Greater Santa Ynez

Beautiful collection of silver, leather and pottery. Why pay retail?? Visit us at Hacienda Amador on N Refugio. Outdoor shopping at its best. Saturday and Sunday 10-3pm  
Call for more information 805-636-8848

Dec 19 · 0.1 mi

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Call for more information 805-636-8848

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**Embroidered leather jackets, shawls, hand bags and ceramic table ware**

\$123

**J** **Jacqueline Abbud**  
Greater Santa Ynez


A variety of quality beautiful items from Mexico. Many handmade mirrors and flower pots  
Saturday and Sunday 10-3 pm  
If you missed us last weekend come visit us at Hacienda Amador. [... more...](#)



7:00

Hacienda's Post

**Hacienda Amador** ▶ **For Sale in Solvang, Santa Ynez Valley**  
Nov 27, 2020 · 📍



👍 Like    💬 Comment

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Write a comment...

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Hacienda's Post

**Hacienda Amador** ▶ **For Sale in Solvang, Santa Ynez Valley**  
Nov 27, 2020 · 📍



Write a comment...

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3w



Monique Pierce is with Rebecca Atwater and 37 others.

November 3 · 🧑

Happy belated Halloween, all!  
Spent Halloween at this Mexican artisan sale at Hacienda Amador.  
On this coming weekend, come pickup some beautiful, high quality goods and visit this beautiful ranch and all their menagerie of animals.

SALE SATURDAY & SUNDAY  
FROM 10AM - 3PM

2905 Via La Selva  
Santa Ynez, CA 93460  
Tel 805-636-8848  
HaciendaAmador.com



HACIENDA AMADOR



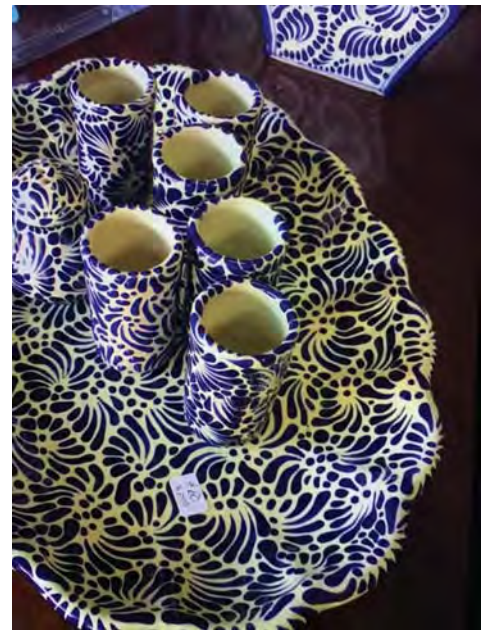
SALE SATURDAY & SUNDAY  
FROM 10AM - 3PM

- Fine Mexican Handpainted Ceramic & Talavera
- Tableware, Platters, torches & more

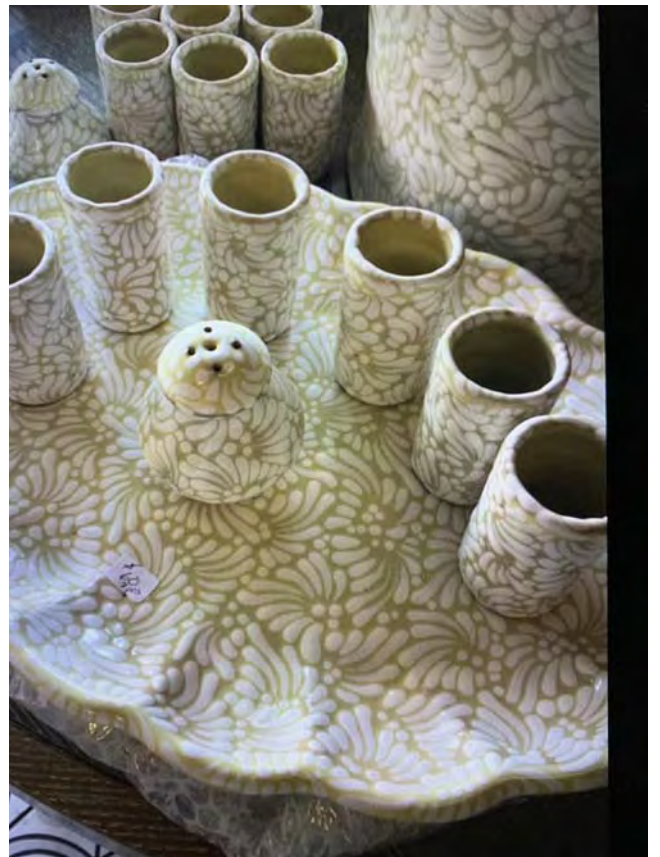


👍❤️😄 17

4 Comments





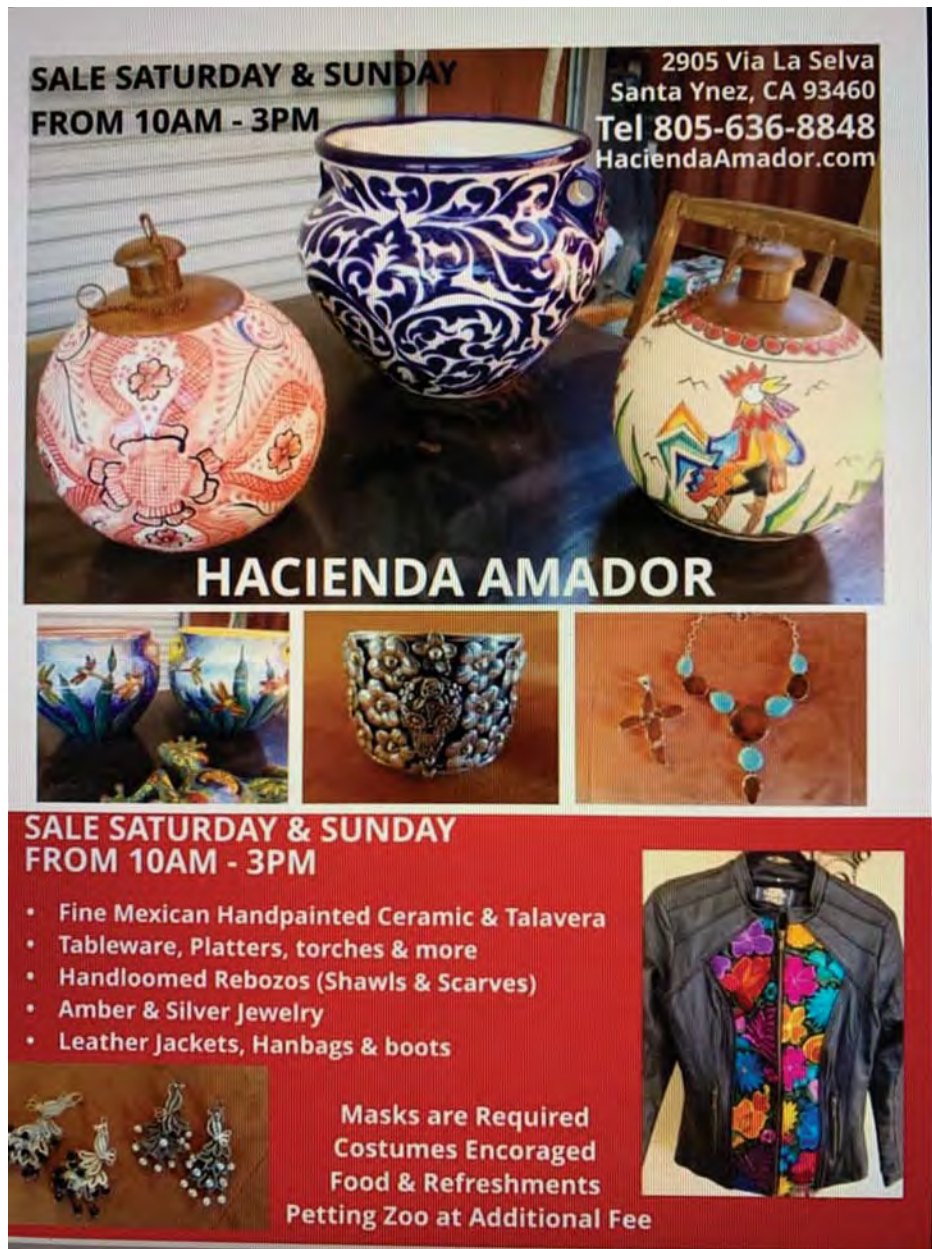




# EXHIBIT E - PETTING ZOO

“Petting Zoo at Additional Fee”

As well as all Airbnb reviews referencing petting animals



**SALE SATURDAY & SUNDAY  
FROM 10AM - 3PM**

2905 Via La Selva  
Santa Ynez, CA 93460  
Tel 805-636-8848  
HaciendaAmador.com

**HACIENDA AMADOR**

- Fine Mexican Handpainted Ceramic & Talavera
- Tableware, Platters, torches & more
- Handloomed Rebozos (Shawls & Scarves)
- Amber & Silver Jewelry
- Leather Jackets, Hanbags & boots

Masks are Required  
Costumes Encoraged  
Food & Refreshments  
Petting Zoo at Additional Fee

The advertisement features a central image of three hand-painted ceramic vessels: a pink and white jar with a floral design, a blue and white jar with a floral pattern, and a yellow jar with a colorful rooster. Below this are three smaller images: a blue and white ceramic bowl, a silver and amber necklace, and a black leather jacket with a vibrant floral pattern. The text is arranged in a clear, organized manner, providing contact information and a list of items for sale.

# EXHIBIT F - SPA

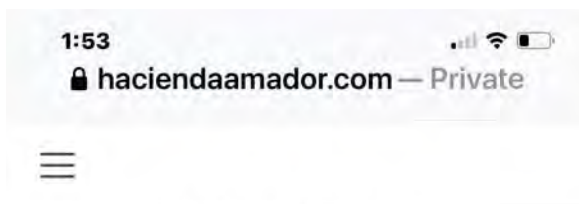
Spa services offered in photo 86/86 of Hacienda Amador's Airbnb advertisement



# EXHIBIT G - ANIMAL SANCTUARY

“Experience a working animal sanctuary ....” (Open to public)

Every review referencing animals as an attraction (again open to public)

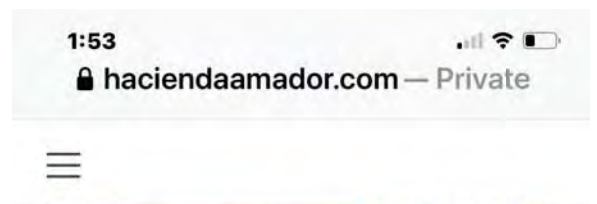


## Hacienda Amador

Hacienda Amador is located in Santa Ynez valley. We are 35 minutes from Santa Barbara and approximately 2 hours from Los Angeles. We are surrounded by beautiful wineries and mountains. This is horse country where you can feel the open spaces and see the stars at night. Come enjoy a relaxing getaway in paradise. We welcome you and your family to our ranch. Experience a working animal sanctuary with chickens, goats, ponies and horses. A fun place for everyone!!!!



**Contact Us  
Today to  
Reserve**



**Contact Us  
Today to  
Reserve  
a Day and Time**

[Schedule a Viewing](#)





# EXHIBIT H-1

## Vacation Rental Riding and Equestrian Activities















11:36



VICENTEHACIENDAAMA... [Follow](#)



**vicentehaciendaamador**



2 likes

**vicentehaciendaamador** Vicente taking john on a smooth ride..

4 days ago

TOP POSTS  
#haciendaamador  
**birgit\_haas\_2...** • Follow  
Santa Ynez, California



18 likes

**birgit\_haas\_2305** It was a beautiful little time out for us all. Fresh air, blue skies and a lot of (rescue!) animals ❤️ We loved our stay at Hacienda Amador in Santa Ynez! #santaynez #haciendaamador #rescueanimals #family





# EXHIBIT H-1 - VACATION RENTAL EQUESTRIAN ACTIVITIES-continued

TOP POSTS  
#haciendaamador

 **birgit\_haas\_2305** • Follow  
Santa Ynez, California



18 likes

**birgit\_haas\_2305** It was a beautiful little time out for us all. Fresh air, blue skies and a lot of (rescue!) animals ❤️ We loved our stay at Hacienda Amador in Santa Ynez! #santaynez #haciendaamador #rescueanimals #family

VICENTEHACIENDAAMA... Posts Follow

1 like

**vicentehaciendaamador** Vicente with new friends....  
6 days ago


 **vicentehaciendaamador**



1 week ago

Instagram


Search

 **vicentehaciendaamador** Follow


3 posts 3 followers 7 following

**Vincente**  
I live in Santa Ynez California come visit Hacienda Amador for a great time. I am just one of the friendly animals you can meet here on the Ranch.

POSTS TAGGED




< #haciendaamador ...

 **Fewer than 100** posts

[Follow](#)

See a few top posts each week

**Top** **Recent**



The grid shows five images: a person at a table, a 'WELCOME TO HACIENDA AMADOR' sign, a person on a white horse, a decorative rug with 'HACIENDA AMADOR' text, and a group of people with horses.

< VICENTEHACIENDAAMA... [Follow](#)

**Posts**

 **vicentehaciendaamador** ...



The image shows a person in a purple shirt and white helmet riding a brown horse. A child in a blue shirt and white helmet stands next to the horse, holding its lead rope. They are in an outdoor dirt area with trees in the background.



**1 like**

**vicentehaciendaamador** Vicente with new friends....

6 days ago





Dana

February 2021

This was an amazing family getaway. Accommodations were clean and comfortable and the kids loved being with the animals. Jackie and Carlos were incredible and included the kids in all the barn 'activities'. Yummy wine-tasting and the cute town of Solvang rounded out a great weekend.



Theresa

January 2021

Jackie, Carlos and Adrien are amazing hosts. Communication was very easy from the very beginning. Jackie made it her priority to ensure that all our needs and expectations were met. She took the time to give us a tour of the property. Carlos even carved out time after work to give our kids pony rides. We loved every minute spent at Hacienda Amador and will definitely return again soon!



Ryan

November 2020

Very accommodating hosts. Quick responses with all questions or needs. Also a great resource for the area.



Graham

November 2020

The photos do not do this place justice - it is absolutely amazing. We came for our daughter's second birthday and she didn't want to leave. Jacqueline and Carlos were fantastic hosts, showing us all of the animals and even letting our daughter brush a pony. We can't wait to come back!



Nicholas

November 2020

This house is beautiful and Jackie was so welcoming! I loved all the animals and cannot wait to come back! Great location as well, thanks so much Jackie



Denison

September 2020

A great Airbnb and lovely family running the rental and the ranch on the property. We arranged for our 2+ year old daughter to ride a horse for the first time and she loved it. Jacqueline and her family were awesome hosts and also spent time giving us a tour of the property, introducing the animals, and providing apples for us to feed the horses. The location is excellent, right in the middle of Santa Ynez, Solvang and Los Olivos. Jackie also provided excellent dining and hiking recommendations. As other reviewers have noted, there is not a complete kitchen.



Ginnetto

September 2020

Wow! Jackie's place is magical! Talk about an escape! It is a beautiful property that is meticulously maintained! The animals are rescues with great heartwarming stories. Guapo, Patches and Tontó were a couple of our favorites! Jackie is so warm and knowledgeable, she had some great recommendations for wine tasting! The house was clean with a really great vibe and super clean! We enjoyed the bbq, the outdoor seating





Samantha

September 2019

We had a great time, Jackie and Carlos were very hospitable and had lots of local tips. Our son loved all of the animals! I even got to ride one of their sweet horses! Location was fabulous with easy access to Solvang, Santa Ynez, etc and several wonderful local wineries. FYI, in September it gets very hot in the rooms even with the fans, so plan accordingly - we didn't really stay indoors/there much during the day, but could be an issue if you need a cool place for daytime naps or chilling.



Response from Jacqueline

September 2019

I'm glad you and your friends enjoyed your stay at the ranch. We have portable air conditioners for both rooms. It is listed as an amenity. We would have been happy to provide them if you asked. We are very available for our guests and any needs they have. It has been quite warm in the valley in the daytime but in the 50's at night. I'm sorry that you were uncomfortable and hope that you can enjoy Santa Ynez in the spring or fall next time.



Sonia

July 2019

Great clean place that has all basics.



Response from Jacqueline

July 2019

We go above and beyond for an air bnb. Everyone gets to ride. Sorry It was very hot in the daytime. We have to be considerate of the animals well being. It is difficult to work around guest's plans and host's responsibilities sometimes. Guests need to arrive in the day time to get the most benefit.

# EXHIBIT H-2

## PONY PARTIES





# EXHIBIT H-3

Equestrian Activities offered to public / Events

**Fandango at the Ranch**  
Benefiting Friends of Woni Kenya  
Saturday July 27th, from 1 - 8pm  
2905 Via La Selva, Santa Ynez, CA 93460

Call (805) 636-8848 to Reserve Tickets  
\$50  
Great food,  
Dancing &  
Horses

Live music by renowned guitarist  
**Chris Fosseck**

501(c)(3) 26-1499281

**Hacienda Amador**  
Raffling a weekend farmstay for up to 6 people with the purchase of an entrance ticket  
Value \$1000







Pony Parties Available

At Hacienda Amador  
805-636-8848



Greater Santa Ynez • 21 Jul 19



**PRE FIESTA FANDANGO FUNDRAISER 805-636-8848.** ENJOY CHRIS FOSSECK FLAMENCO GUITARIST, DANCERS, UP AND COMING MARIACHI SINGER AND BEAUTIFUL DANCING HORSES.

GREAT MEXICAN FOOD, CHURROS AND GRAND PRIZE RAFFLE (\$1000.VALUE) WITH PURCHASE OF TICKET. ALL DONATIONS ARE TAX DEDUCTIBLE

Posted in **General** to **12 neighborhoods**

😊 1 Neighbor

J **Jacqueline Abbud**  
Greater Santa Ynez • 18 Jul 19



**FANDANGO AT THE RANCH.** Good day neighbors

I am hosting a non profit event at my ranch. It was founded by Evie Treen. She has been traveling to Kenya for 30 years. She is in her 80's and still dedicated and creating miracles for the Kenyan children. She has drilled 3 water wells and recently just finished a girls dormitory for 85 young girls. The high school was financed by several villages but many miles away for many. Evie made it possible for these girls to continue their education. All I mean ALL donations go to serve the cause. Evie is working on building a kitchen for the dorm and bathrooms for the j Local high school for over 100 students. Can you imagine sending your kids to school without bathrooms???

**PLEASE join us for our very fun event**







Victor Jimenez updated his cover photo.

24m

Thank you [Hacienda Amador](#) for giving me and my sisters the opportunity for a fun photoshoot!! 🥰



**F THE RANCH**  
**DS OF WONI KENYA**  
**TH, FROM 1 TO 8 PM**  
**5 VIA LA SELVA,**  
**FA YNEZ, CA 93460**  
**Call (805) 636-8848**  
**to reserve tickets**  
**\$50**  
**Great Food, Singing,**  
**Dancing, and Horses**



Raffling of a weekend  
farmstay with purchase  
of a entrance ticket  
Value \$1000



**México**

**HACIENDA AMADOR**

INVITES YOU TO CELEBRATE  
MEXICAN NATIONAL HOLIDAYS  
& THE INAUGURATION OF

**LA PINCHE MALINCHE SALON**

**Saturday September 19**  
**Time 3:00PM - 10:00PM**  
**Entrance Fee \$30.00**

**Program**  
**Food & Music**  
**Trio Los Amigos**  
**Folklorico Xochipilli Group**

RSVP 2905 Via La Selva Santa Ynez, CA 93460  
haciendaamador@gmail.com 805-636-8848 or 805-331-1384

 **haciendaamador** Santa Ynez, California ...

**Celebrates Mexican Independence Day**  
Sunday September 15th from 1pm to 6pm  
2905 Via la Selva, Santa Ynez, CA 93460

All Proceeds benefit

**Teddy Bear**  
CANCER FOUNDATION



Featuring **Mariachi Nuevo Jalisco**  
Delicious Food, Dancing horses and much more

Call (805)-636-8848 to reserve tickets.

Ticket price \$100

501(c)(3) 14-1872081



**Gold Ribbon** The Gold Ribbon Campaign is TBCF's flagship awareness and fundraising endeavor and is held each September in recognition of National Childhood Cancer Awareness Month.

♡ 💬 📍 📌

**7 likes**

August 14, 2019





HACIENDAAMADOR  
Posts

[Follow](#)



[haciendaamador](#)









# EXHIBIT K - PARKING



Exhibit L



10 °C

50 °F

2019/10/11

22:03





☾ 🌡 10 °C 50 °F 2019/10/11 22:02





11°C

51°F

2019/10/11

20:05



● 🌡 11°C 51°F 2019/10/11 19:48



● 🌡 11°C 51°F 2019/10/11 20:05



# EXHIBIT M-1& M-2

## SIGNS



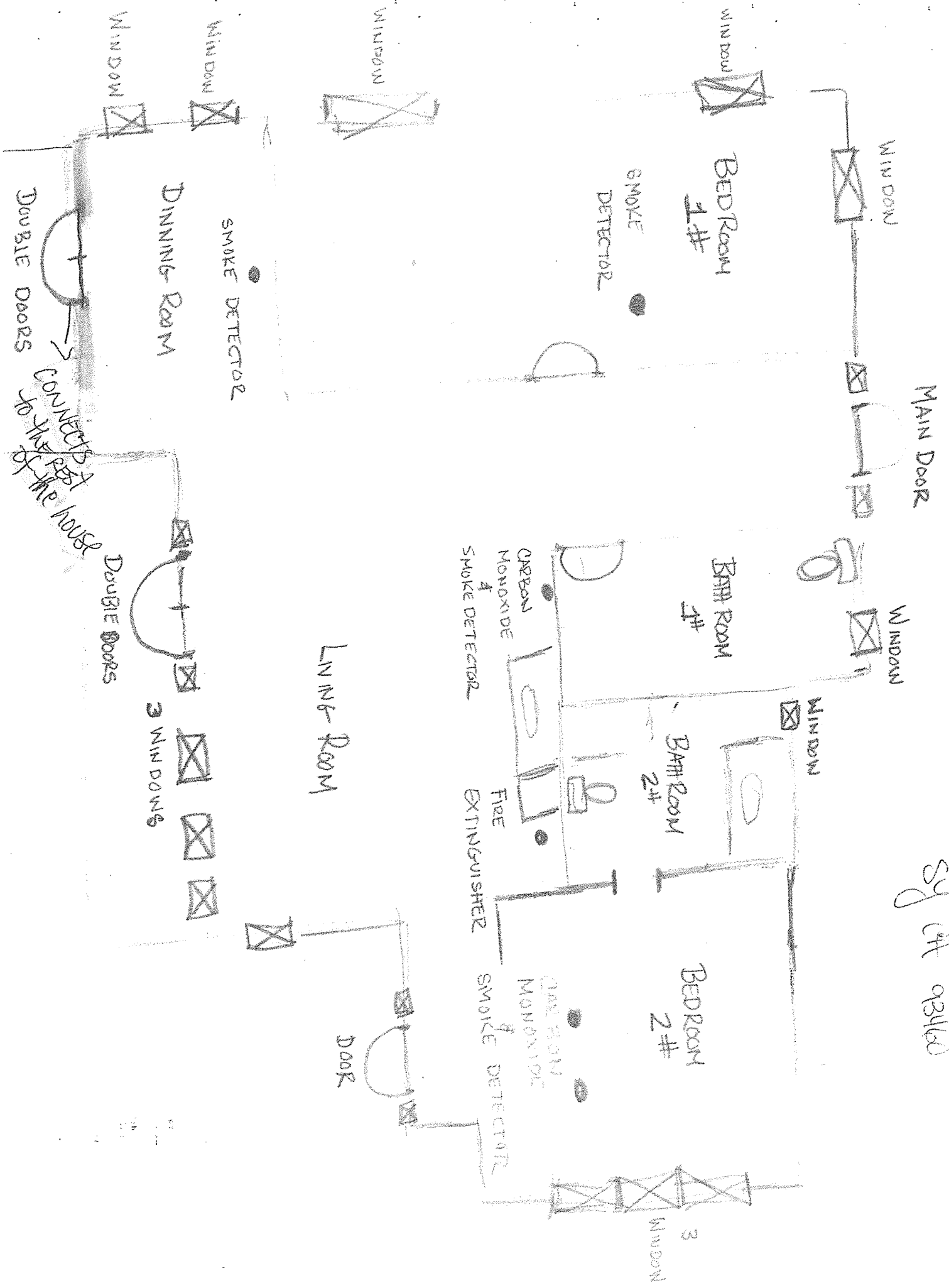




**EXHIBIT M-2**



2905 Via La Jolla  
Syl CA 92037







COUNTY OF SANTA BARBARA

Planning and Development

www.sbcountyplanning.org

LAND USE PERMIT NO.: 21HOM-00005

**Project Name:** HACIENDA AMADOR HOMESTAY  
**Project Address:** 2905 VIA LA SELVA, SANTA YNEZ, CA 93460  
**A.P.N.:** 141-100-076  
**Zone:** AG-I-5

The Planning and Development Department hereby approves this Land Use Permit for the project described below based upon compliance with the required findings for approval and subject to the attached terms and conditions.

**APPROVAL DATE:** 2/11/2021  
**LOCAL APPEAL PERIOD BEGINS:** 2/12/2021  
**LOCAL APPEAL PERIOD ENDS:** 2/22/2021  
**DATE OF PERMIT ISSUANCE (if no appeal filed):** 2/23/2021

**APPEALS:**

1. The approval of this Land Use Permit may be appealed to the County Planning Commission by the applicant, owner, or any aggrieved person. An aggrieved person is defined as any person who, either in person or through a representative, appeared at a public hearing in connection with this decision or action being appealed, or who by other appropriate means prior to a hearing or decision, informed the decision-maker of the nature of their concerns, or who, for good cause, was unable to do either. The appeal must be filed in writing and submitted in person to the Planning and Development Department at either 123 East Anapamu Street, Santa Barbara, or 624 West Foster Road, Suite C, Santa Maria, prior to 5:00 p.m. on or before the date that the local appeal period ends as identified above (CLUDC Chapter 35.102 Appeals).
2. Payment of a fee is required to file an appeal of the approval of this Land Use Permit.

**PROJECT DESCRIPTION SUMMARY:** The applicant is proposing the approve of a homestay in three bedrooms of the single family dwelling, two person per bedroom on a short term basis (less that thirty days). Parking for the homestay will be onsite as shown on the site plan. The property is zoned AG-I-5, which allows for the use of a permitted Homestay. Adequate parking is provided onsite. Quiet hours are from 10PM - 8AM. The property owner will continue to reside in the main residence onsite. To receive additional information regarding this project and/or to view the application and/or plans, please contact Kim Probert at 624 West Foster Road, Suite C, Santa Maria, by email (kprober@co.santa-barbara.ca.us) or by phone ((805) 934-6291).

**PROJECT SPECIFIC CONDITIONS:** See Attachment "A"

**ASSOCIATED CASE NUMBERS:** None

**PERMIT ISSUANCE:** This Land Use Permit will be issued following the close of the appeal period provided an appeal is not filed, or if appealed, the date of final action on the appeal which has the effect of upholding the approval of the permit. Issuance of this permit is subject to compliance with the following terms and conditions:

1. **Notice.** Notice of this project shall be posted on the project site 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, including an action on any appeal of this permit (CLUDC Chapter 35.106 Noticing and Public Hearings). The *Proof of Posting of Notice on Project Site* shall be signed and returned to the Planning and Development Department prior to the issuance of the permit.
2. **Compliance with conditions.** All conditions that are required to be satisfied prior to issuance of the permit have been satisfied and the permit has been signed by the applicant or owner.



## ATTACHMENT A: CONDITIONS OF APPROVAL

### 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:

The applicant is proposing the approve of a homestay in three bedrooms of the single family dwelling, two person per bedroom on a short term basis (less that thirty days). Parking for the homestay will be onsite as shown on the site plan. The property is zoned AG-I-5, which allows for the use of a permitted Homestay. Adequate parking is provided onsite. Quiet hours are from 10PM - 8AM. The property owner will continue to reside in the main residence onsite.

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 (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

### Project Specific Conditions

3. **Homestay-01 Code Compliance:** Any dwelling used as a Homestay shall comply with the California Fire Code, California Building Code, California Health and Safety Code, the National Fire Protection Association standards and/or regulations, and other relevant laws and codes regarding carbon monoxide detectors, smoke detectors, emergency egress window, handrails, and fire extinguishers, to the satisfaction of the Director.
4. **Homestay-02 Signs:** No signs shall be permitted to be located on or off the lot that contains the Homestay that indicates the presence of the Homestay.
5. **Homestay-03 Occupancy:** The maximum occupancy shall be no more than two persons per bedroom, excluding minor children.
6. **Homestay-04 Parking:** Parking shall be provided on the lot on which the Homestay is located in compliance with applicable ordinance requirements.
7. **Homestay-05 Visitors:** The maximum number of visitors shall not exceed two times the number of transient occupants of the Homestay that are allowed on the lot.
8. **Homestay-06 Noise:** The volume of sound generated by the Homestay shall not exceed 65 dB or existing ambient levels, whichever is greater, at any point beyond the property boundary, except that between the hours of 10 p.m. and 8 a.m., the volume of sound generated by the Homestay shall not



exceed 45 dB or existing ambient levels, whichever is greater, at any point beyond the property boundary.

**9. Homestay-07 Owner/Tenant Occupancy:** The owner or long-term tenant of the property shall inhabit a legal dwelling on the same lot at the same time as the transient occupant of the Homestay.

**10. Homestay-08 Nuisance Response Plan:** a. Call response availability.

i. The owner or long-term tenant shall submit their name, address, and telephone number and/or a local contact who will respond to calls regarding the Homestay.

ii. The owner or long-term tenant and/or local contact shall be available by telephone on a 24-hour basis to respond to calls regarding the Homestay.

iii. Failure to respond to calls in a timely and appropriate manner may result in revocation of the permit issued to allow the use of a Homestay.

iv. For purposes of this Condition, responding in a timely and appropriate manner means that an initial call shall be responded to within one hour of the time the initial call was made, and a corrective action shall commence within two hours of the initial call, if corrective action is required, to address any violation of this Permit.

b. Local contact. The owner or long-term tenant is required to immediately notify the County with any changes to their or the local contact's information

**11. Homestay-09 Permit Revocation:** A Homestay permit may be revoked if the applicant, after receiving a Land Use Permit for a Homestay and/or any renewal:

a. Makes alterations to the property that compromise the original permit approval (e.g., removal of required parking, conversion of space);

b. Is determined to have submitted false or misleading information to the Department, including, but not limited to, information submitted as part of the permit application;

c. Fails to comply with the permit conditions; or

d. Fails to obtain or comply with any other required County, state or local permit.

RENTAL AGREEMENT

FOR HACIENDA AMADOR

AT 2905 VIA LA SELVA , SANTA YNEZ, CA 93460.

1.

THIS IS A SHORT TERM RENTAL AGREEMENT FOR 2 ~~4~~ GUESTS, NO GUESTS ARE ALLOWED ON THE PREMISES THAT ARE NOT STAYING ON THE PROPERTY.

2.

THE MAXIMUM AMOUNT OF VECHILCLES ALLOWED ARE BETWEEN 1-3 PER GROUP STAYING ON THE PROPERTY WITH PARKING ON SITE.

3.

ALL GUESTS MUST RESPECT QUIET HOURS BETWEEN 10 PM AND 8 AM

4.

ALL PETS MUST REMAIN ON LEASH FOR THEIR SAFETY AND THAT OF ALL ANIMALS.

5.

NO SMOKING INDOORS.

THANK YOU YOUR HOSTS AT THE RANCH