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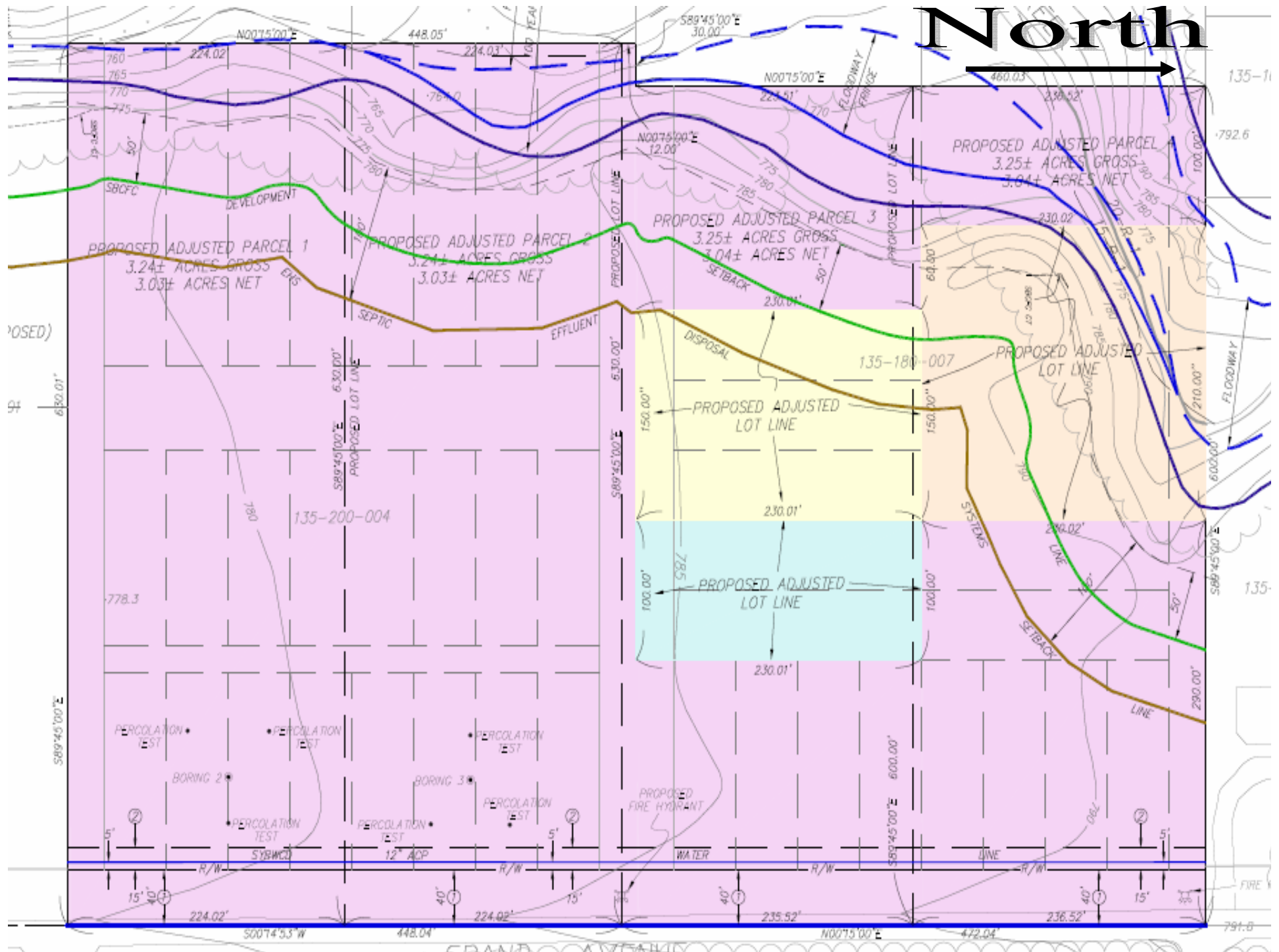
Herthel "4" Lot Line Adjustment

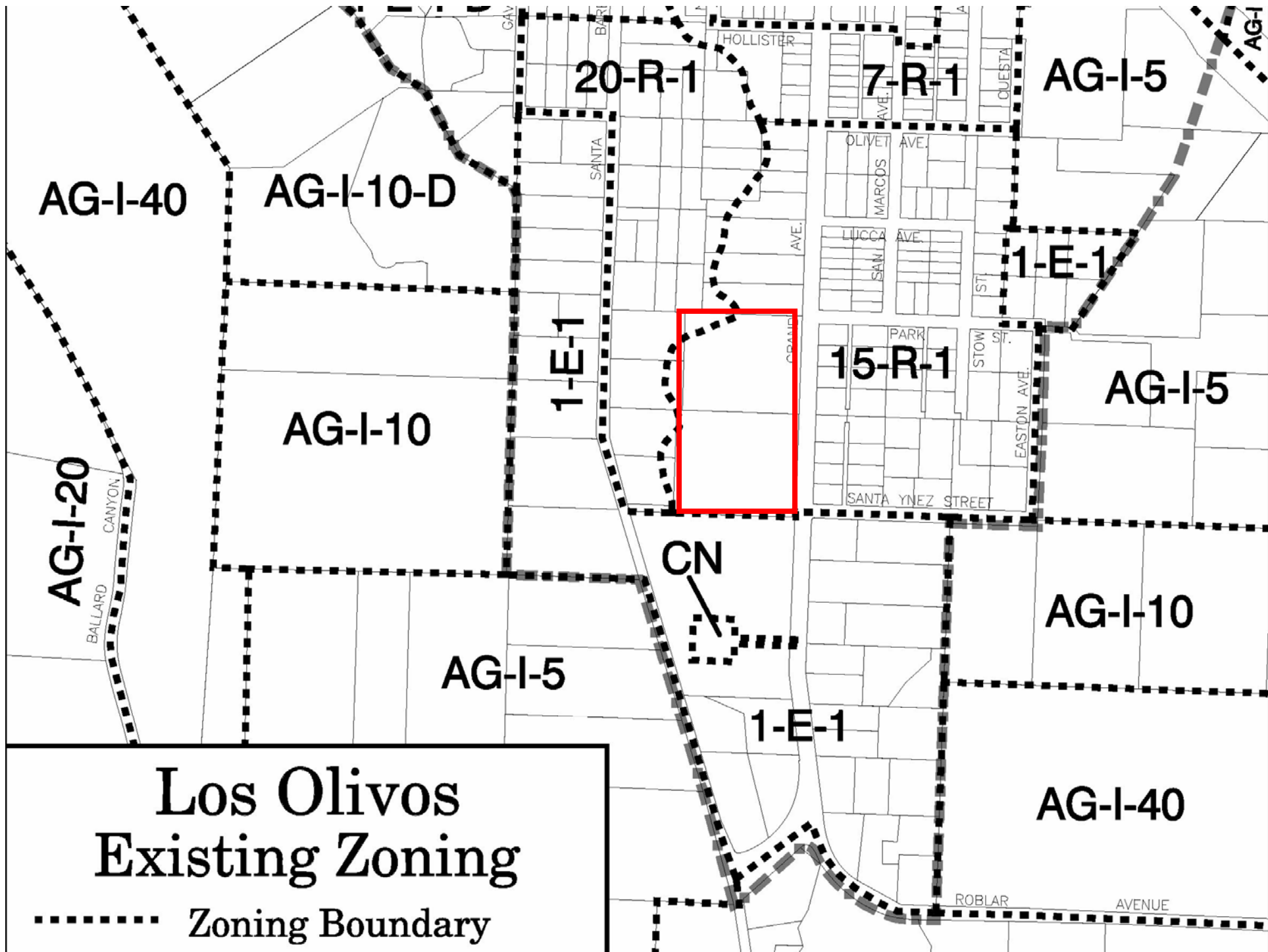
Case Nos. 05LLA-00000-00016 &
07NGD-00000-00039

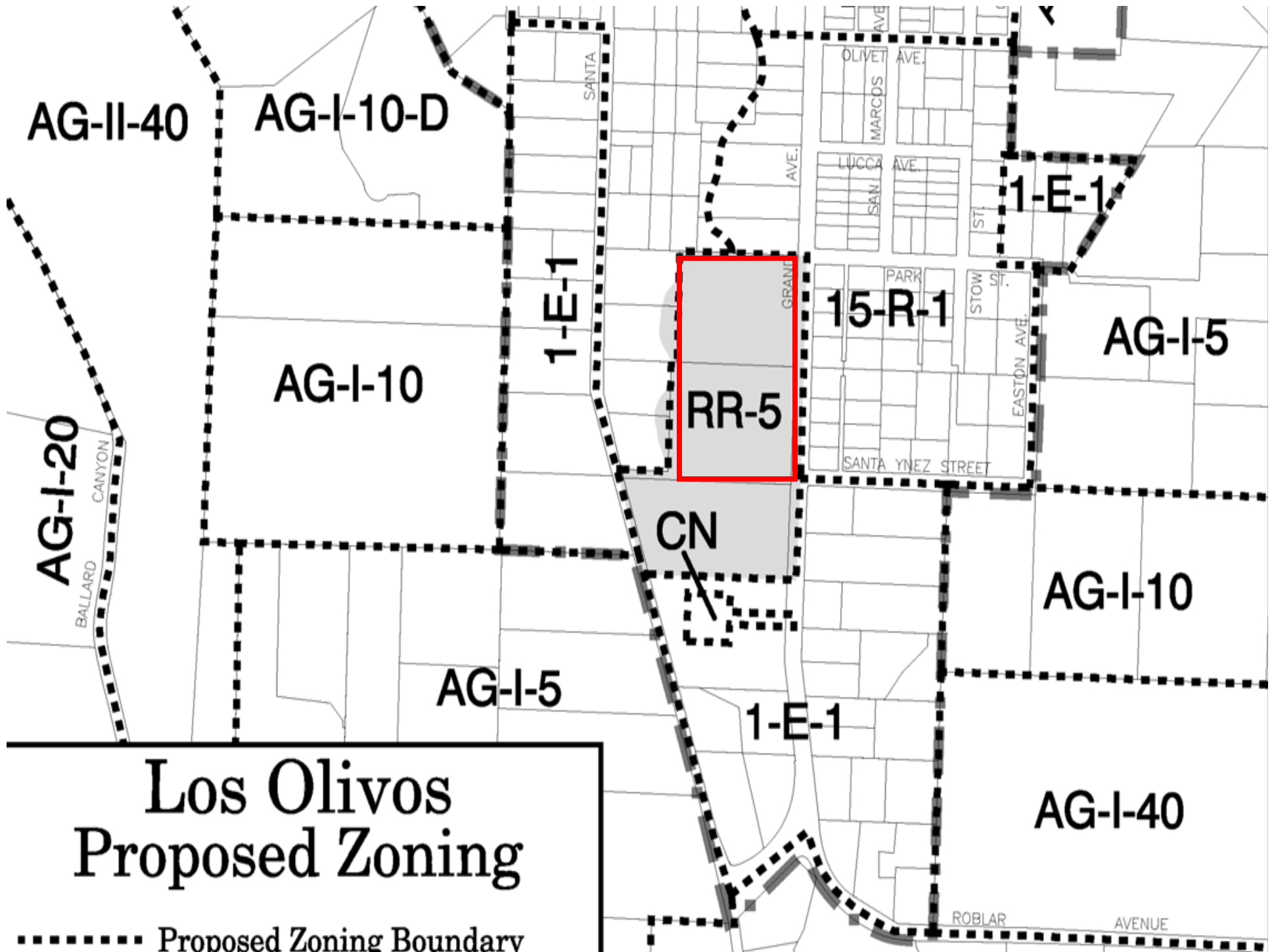
**Santa Barbara County
Board of Supervisors
April 1, 2008**



North









05LLA-15

05LLA-16

SANTA BARBARA AVE

GRAND AVE

1
N



Appeal Issues

1. Timing of testing
2. No monitoring plan
3. No EIR
4. Cumulative impacts not considered



Staff Response

1. Testing prior to development more appropriate *in this case*
2. Monitoring plan adopted if and when needed
3. Experts agree on need for testing; impacts mitigated to less than significant; no EIR required
4. Cumulative impacts studied in MND; addressing lots separately does not violate Subdivision Map Act



Recommendations and Procedures

- Adopt the required findings for the project specified the Planning Commission Action Letter and attachments dated January 18, 2008, including 07NGD-00000-00039.
- Deny the Appeal, 08APL-00000-00004, upholding the Planning Commission's approval of 05LLA-00000-00016.
- Grant *de novo* approval of 05LLA-00000-00016 subject to the conditions the Planning Commission Action Letter and attachments dated January 18, 2008.



Additional Slides



Project Analysis

- Mitigated Negative Declaration:
Aesthetics/Visual Resources;
Archaeological Resources, Biological
Resources, Noise
- Consistent with Comprehensive Plan and
County LUDC (with standard LLA
conditions and Departmental letters)



Issue Summary



- Preservation of Agricultural Lands
- Current vs. Proposed Residential Development and Subdivision Potential



● ● ● | Issue Summary (continued)

○ Protection of Cultural Resources

- Highly sensitive area with nearby cemetery
- Phase 1 surface study negative but additional subsurface testing required before land use clearances for future development
 - If no resources are found, then no additional monitoring or work required
 - If resources are found, then additional work would be required if avoidance infeasible

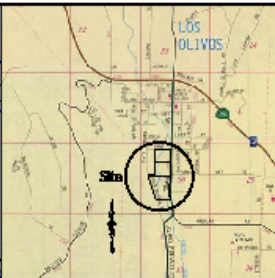
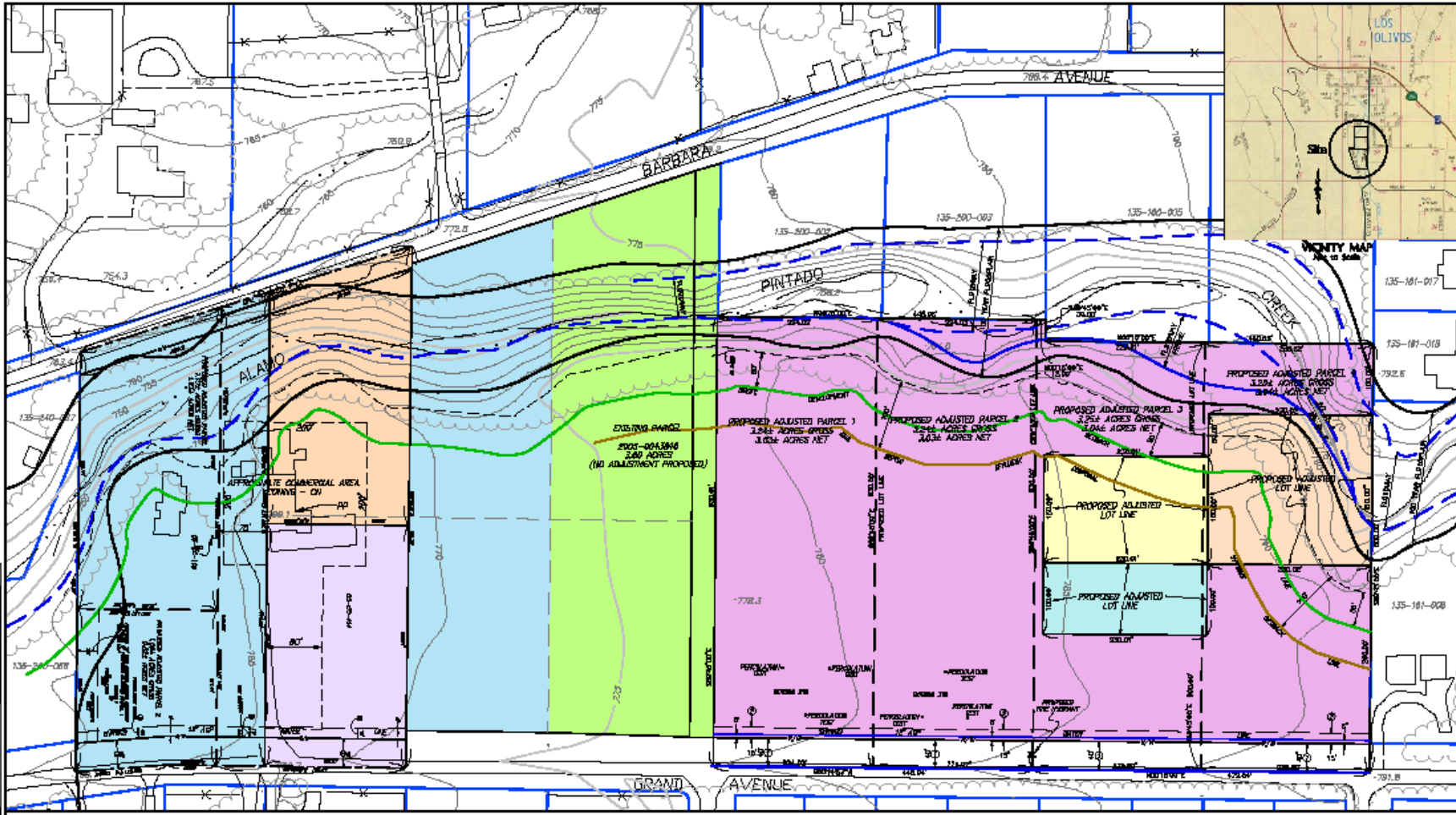


Steps in the Cultural Resource Process

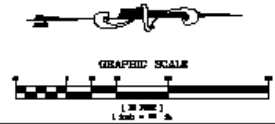
- Phase 1 Survey – Identifies the presence/absence & spatial extent of cultural resources; may include Extended (subsurface) Phase 1 if necessary
- Phase 2 Significance Testing – gather data necessary to assess site significance
- Phase 3 Mitigation of Impacts – gather data and analyze sufficient to mitigate loss of data to development

Santa Barbara County Cultural Resources Guidelines (Phase 1 Studies)

- g. In areas subject to rapid alluvial accumulation (adjacent to rivers, marshes, etc.), in sand dune deposits, in areas covered by imported fill, in areas covered by dense vegetation, or in other situations, the likelihood of buried archaeological deposits must be considered. Excavation including shovel test pits or backhoe trenching may become necessary in these situations to determine whether buried deposits are present. This decision shall be made by the principal investigator and shall take into account factors responsible for obscuring prehistoric or historic features. The rationale for using backhoe excavation shall be detailed in the report. If prehistoric site deposits are encountered during trenching, work shall be halted until a representative of the local Native American community can be contacted. Excavation to determine site horizontal and vertical extent shall be minimized to avoid loss of scientific data using these less than systematic recovery techniques.



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SITE MAP
 APN 135-240-001,
 135-200-004 & 135-180-007
 Los Olivos, CA.
 * October 2004 *