



SANTA BARBARA COUNTY BOARD OF SUPERVISORS

Salentine Appeal

(12APL-00000-00006)

of the

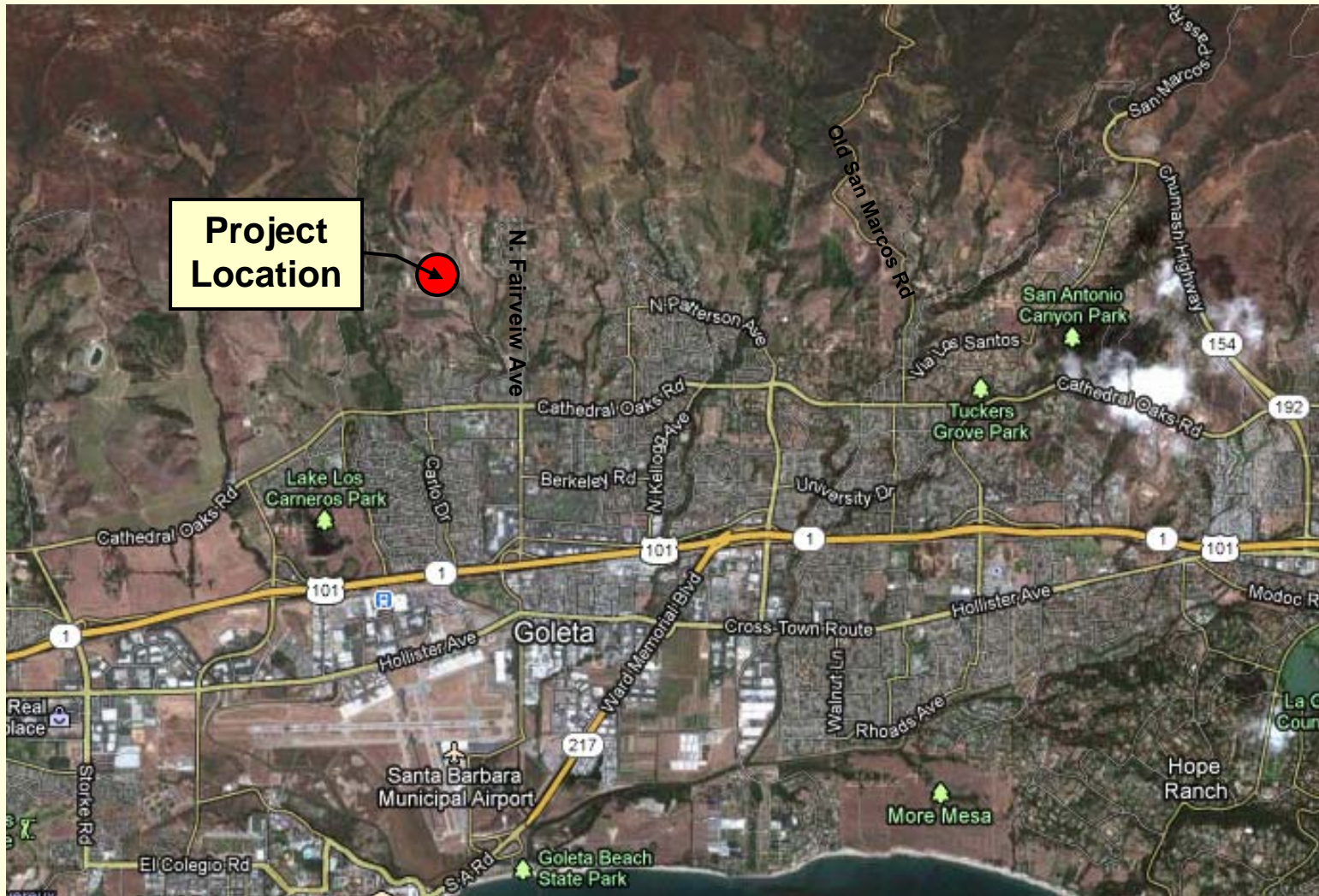
Brown Grading and Horse Arena Project

(07LUP-00000-00830)

July 10, 2012

J. Ritterbeck, Planner

Vicinity Map





Permit Timeline

November 14, 2007 – Complaint received & ZEV opened.

November 28, 2007 – Land Use Permit opened.

September 23, 2011 – 07LUP-00000-00830 approved.

September 30, 2011 – Appeal filed.

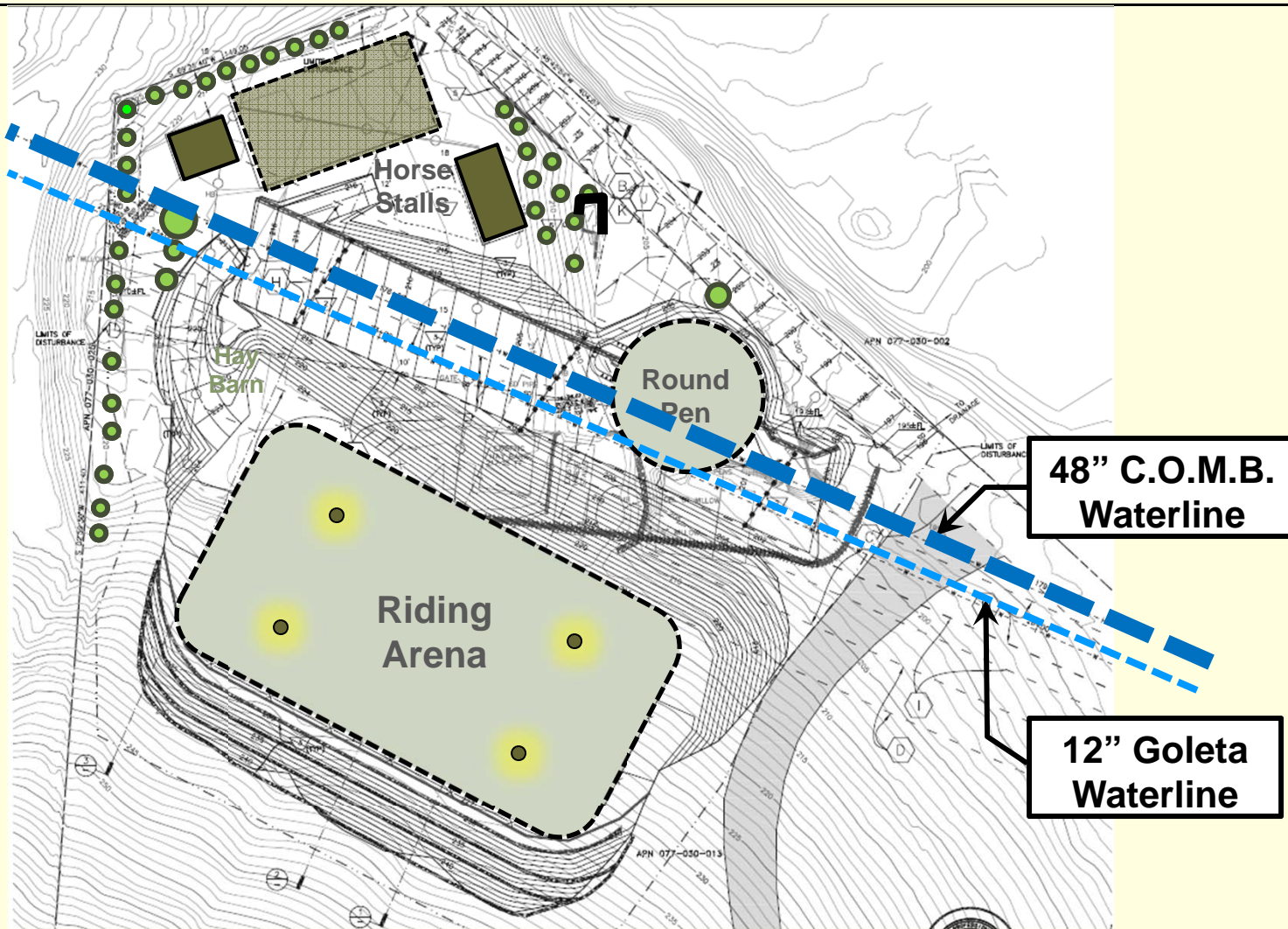
January 10, 2012 – EMP approved and issued by P&D.

February 2, 2012 – Complaint received & BDV opened.

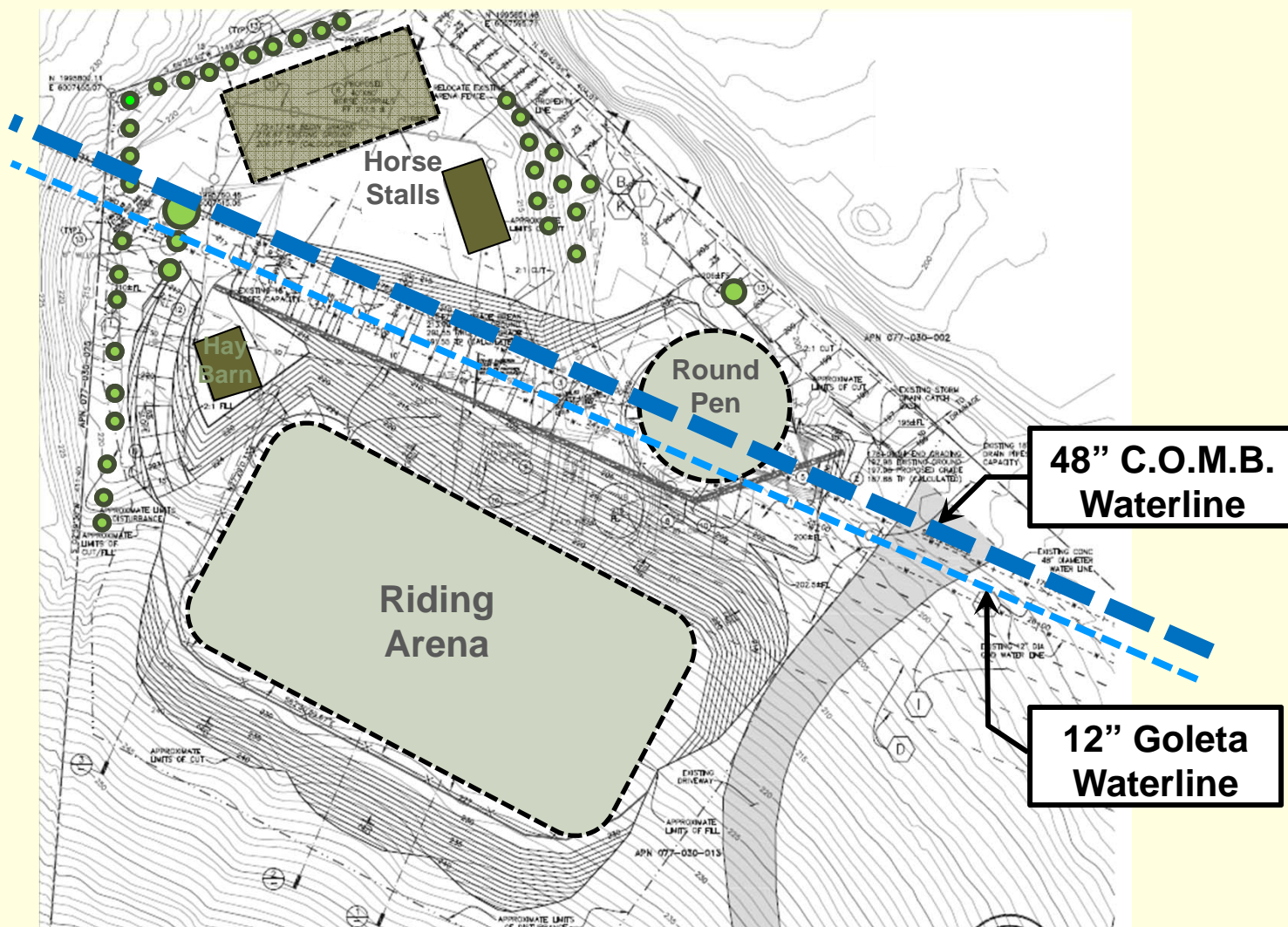
March 7, 2012 – County PC denied Salentine Appeal and re-approved 07LUP-00000-00830 with modifications.


March 16, 2012 – Salentine appeals the Commission's decision to the Board.

Original Appeal to the Commission



Current Appeal to Board





Appeal Issue #1

Appellant raises issue with:

- 1) Comprehensive Plan – Hillside & Watershed Protection Policies**
 - 2) Goleta Community Plan - Geologic Policies**
 - 3) County LUDC – Hillside and Ridgeline Standards**
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- Grading minimized given need to remove fill from C.O.M.B. waterline.
- Project includes drainage/runoff controls and BMPs.
- Grading not subject to Hillside and Ridgeline standards.




Appeal Issue #2

Appellant raises issue with:

- 1) Goleta Community Plan E.S.H. & Biological Policies**
 - 2) Adequacy of CEQA Exemption**
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- Project includes protection & enhancement of off-site ESH, provides drainage control, a waste management plan & includes planting of ten new Oak trees.
- Project is exempt from CEQA.



Appeal Issue #3

Appellant raises issue that:

1) Existing violations were ignored

- **07ZEV-00000-00309** – Grading and Agricultural structures.
- **12BDV-00000-00019** – Exceeding scope of Emergency Permit.

Approval of 07LUP-00000-00830 would abate remaining violations.



Appeal Issue #4


Appellant raises issue with:

1) Planning Commission's *de novo* review & decision

The evidence provides a clear basis for the Commission's decision;

- staff report
- testimony
- presentations
- deliberation

Furthermore, the Board's decision is *de novo* as well.



Appeal Issue #5

Appellant raises issue that:

**1) Planning Commission's procedure inconsistent with
Robert's Rules of Order**

The Commission's decision process was consistent with the Santa Barbara County Planning Commission Procedures Manual.



Staff Recommendation

P&D recommends the Board:

- Make the required findings for approval, as specified in Attachment A;
- Determine the project is exempt from CEQA, as specified in Attachment C;
- Deny the Appeal, Case No. 12APL-00000-00006; and
- Grant *de novo* approval of Case No. 07LUP-00000-00830, subject to the conditions, included as Attachment B.