

Appeal of the Frampton Lot Line Adjustment & Recorded Map Modification

Case No. 20APL-00000-00017

Appeal by Susan Petrovich for Mr. Alger

Santa Barbara County Board of Supervisors

November 10, 2020

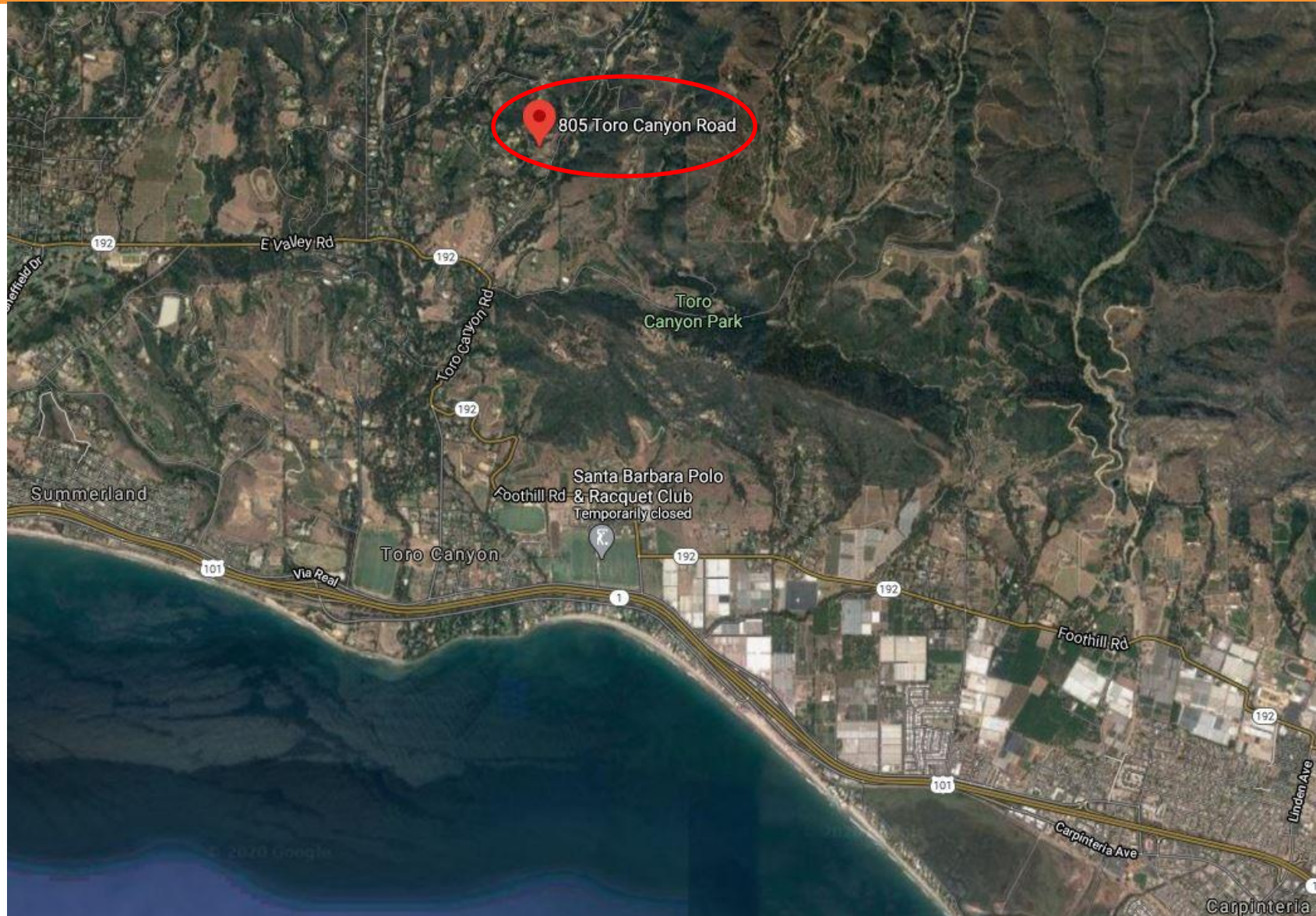


County of Santa Barbara

Planning and Development

Travis Lee

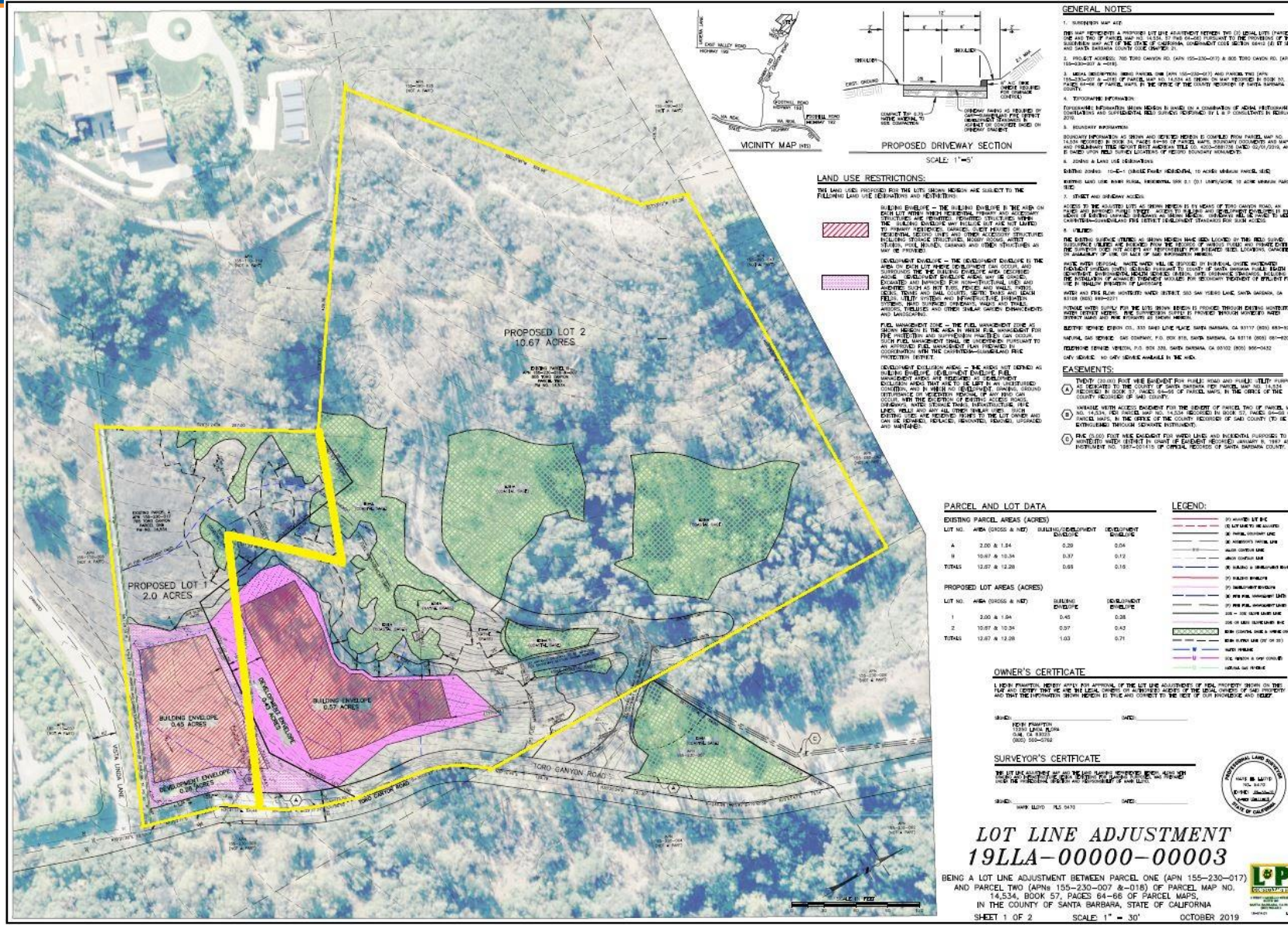
Vicinity Map



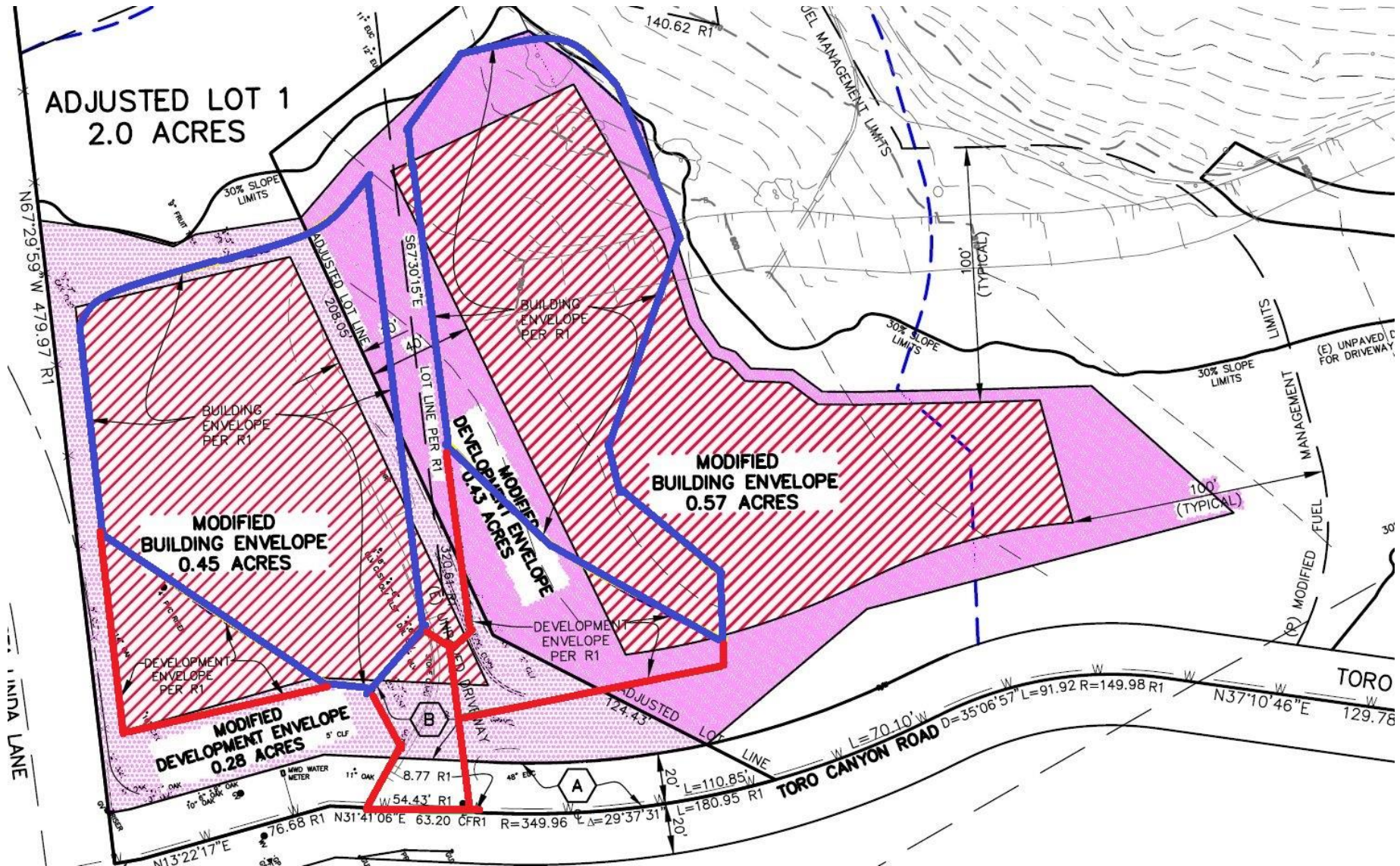
Project Site



Existing Configuration



Existing/Proposed Envelopes



Appeal Issue #1

Appellant

Planning Commission did not adequately prohibit applicant from causing further damage to habitat that original TPM 14,534 conditions attempted to protect

Staff Response

- No development proposed
- No development allowed outside envelopes except paving and utilities required for driveway access to serve envelopes
- Project conditioned to protect ESH throughout property

Appeal Issue #2

Appellant

Planning Commission did not require removal of non-native invasive plants that applicant planted. Appellant requests that non-native invasive plants be replaced with native vegetation and upper mesa habitat area restored.

Staff Response

- Prior impacts associated with planting of non-native vegetation are unrelated to proposed project
- Plants in question located outside existing or proposed envelopes
- New non-native ornamental landscaping is not permitted outside of development envelopes

Appeal Issue #3

Appellant

Planning Commission did not require removal of road to and across steeply sloped upper mesa on property which displaced native vegetation with non-native invasive plants

Staff Response

- No development proposed outside of envelopes as part of this project
- Removal of existing road is beyond scope of project
- Existing driveway improved in 2017 with grading permit considered part of baseline condition

Recommended Actions

- Deny the appeal, Case No. 20APL-00000-00017
- Make the required findings for approval of the project, as specified in Attachment 1 of the Board Letter, including CEQA findings
- Adopt the Mitigated Negative Declaration (MND) 20NGD-00000-00004 pursuant to the State Guidelines for Implementation of the California Environmental Quality Act, included as Attachment 3
- Approve *de novo* the project, subject to the conditions of approval included as Attachment 2

End of Presentation

- Staff is available for questions