

Araya and Hayduk Appeal of Promise Land LLC – As-Built Wall

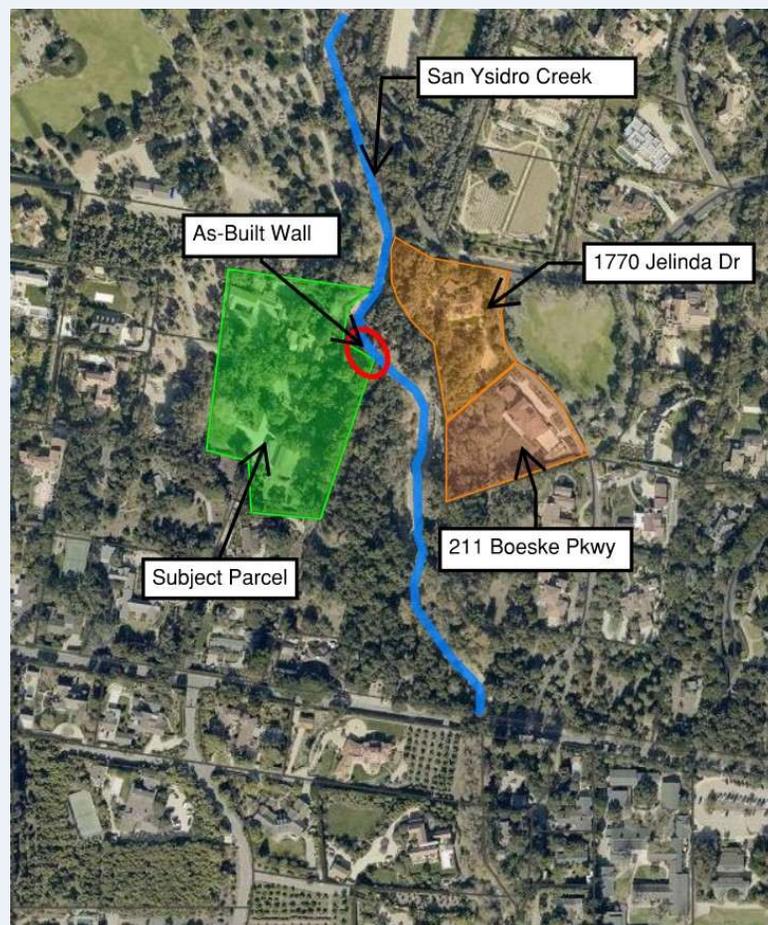
Case Nos. 25APL-00019, 25APL-00020, and
23CDH-00027

Santa Barbara County Board of Supervisors
February 24, 2026



County of Santa Barbara
Planning and Development
Kathleen Volpi

Vicinity Map



Project Description

The project is a request for a Coastal Development Permit to legalize an as-built approximately 110-foot-long grouted sandstone boulder wall within the San Ysidro Creek. The wall ranges in size from 2 to 12 feet tall and 7.5 to 15 feet wide.



Background



- Existing wall in place since at least 1954
- Wall damaged by 2018 Montecito debris flow
- February-March 2018 major cleanup efforts completed by PW Flood Control and ACOE
- Like for like repairs to damaged wall occurred during same timeframe by owner

Appeal Issue

Appeal Issue: Changes to water flow because of creek wall and potential result of flooding on neighboring properties

Staff Response:

- The rebuilding of a portion of the grouted sandstone boulder wall does not change flow conveyance capacity of San Ysidro Creek
- Historic photographs demonstrate wall in same location since at least 1954
- Project was cleared by PW Flood Control Department and the ACOE and is compliant with all required federal, state, and local floodplain and floodway regulations

Consistency & Environmental Review

- Consistent with Comprehensive Plan policies, including the Montecito Community Plan
- Compliant with Article II: Coastal Zoning Ordinance including Development Standards for Native Plant Community Habitats and Stream Habitats
- Exempt from CEQA pursuant to Guidelines Section 15302 [Replacement and Reconstruction]

Recommended Actions

1. Deny the appeals, Case Nos. 25APL-00019 and 25APL-00020
2. Make the required findings for approval of the project, Case No. 23CDH-00027
3. Determine the project is exempt from CEQA pursuant to State CEQA Guidelines Section 15302
4. Approve the project, Case No. 23CDH-00027