

Katherine Douglas

General Public Comment - Group 1



From: Charles Williams <charleswilliams3207@comcast.net>
Sent: Monday, July 28, 2025 12:20 AM
Subject: Santa Barbara wQRs Election8-2-25.pdf
Attachments: Santa Barbara wQRs Election8-2-25.pdf; Dear Community Members and Local Businesses.docx

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

This is a 100% volunteer grass roots movement in which all party's are represented, also involved with our very well functioning House, and Senate who spent eight years writing, and completing our new updated N.C.S. Constitution.

Unfortunately, many folks are not aware of the NEW CALIFORNIA STATE movement to split away from the old state of California. On July 12th, 2025 NCS celebrated it's 13th annual constitutional convention in Visalia California. You may ask why did we not know about this movement?

The answer to this question is: Our Corrupt News Media refused to cover this at all! Believe me, the media is very well aware of the New California State movement. Many of you are not aware of the fact that you are already living in New California State now. How did this happen? This process has followed the Constitution of the United States of America, exactly as written, following the exact formula West Virginia used when they successfully split away from Virginia. There is one step left in this process, and that is to be accepted into the Union Of States. This is expected to happen soon. Many of you are not aware of the fact that California is out of money, Cal Pers and Cal Stirs is now broke.

Unfortunately, Our Old State is a complete financial disaster, the only way it can recover is with help from NCS.

This is for all who would like to have their voting voice heard

Visit: newcaliforniastate.com you will find the NCS constitution that we will be voting on.

Please share this with friends. This is our 51st state

Please see attachments for details.

Charles Williams, Member at large

SANTA BARBARA COUNTY

Surrounding County Residents Welcome!

VOTE for New California State's Constitution!

SATURDAY AUGUST 2, 2025

10:00 am to 2:00 pm

- One-Day
- In-Person
- Paper Ballots
- Hand Counted
- Same Day Results



(CA ID and Proof of Residency Required to Vote)



**Audible
Constitution**

**Lompoc Library
Grossman Gallery
501 E. North Ave.,
Lompoc, CA**



**New California
Web Site**

www.NewCaliforniaState.com

NewCaliforniaState.com is a non-profit Constitutional Educational Organization (501c4).

Dear Community Members and Local Businesses,

Thank you for your interest in New California State, Santa Barbara County!

We are volunteers within the County of Santa Barbara, within the State of New California, a new state in development. Executive Board meetings are held regularly for all counties with representation for New California State. New California State is a registered 501(c)(4) non-profit educational corporation. (tax id number inserted here).

If you have interest in getting involved, volunteering or contributing, we welcome your support! New California State is a Constitutional movement for ALL the People of California.

We continue to keep NCS Santa Barbara County active entirely with volunteer work, time, and donations and contributions.

Thank you!

To contact New California State locally....sher82278@msn.com

To contact New California State...530)632-9786

Sent from my iPhone

General Public Comment

3200 Serena Ave., Carpinteria, CA 93013

APN: 005-340-006

August 7, 2025

RECEIVED

VIA EMAIL & CERTIFIED MAIL 2025 AUG -8 A 10:36

Board of Directors
Carpinteria-Summerland
Fire Protection District
1140 Eugenia Place, Ste A
Carpinteria, CA 93013

Via email at: rmcglade@me.com
sscawthon@gmail.com
jenaj101@yahoo.com
dlq.consulting@gmail.com
jamiebalchcollins@gmail.com

COUNTY OF SANTA BARBARA
CLERK OF THE
BOARD OF SUPERVISORS

Board of Supervisors
Clerk of the Board
105 E. Anapamu St.
Fourth Floor, Room 407
Santa Barbara, CA 93101

Via email at: roylee@countyofsb.org
lcapps@countyofsb.org
nelson@bos.countyofsb.org
slavagnino@countyofsb.org
jhartmann@countyofsb.org

RE: Appeal to Exhaust All Administrative Remedies and Preserve All Legal Remedies - 3200 Serena Ave. [APN: 005-340-006]

Dear Board of Directors and Board of Supervisors,

This amended timely appeal is respectfully submitted to formally exhaust all administrative remedies and to preserve all legal rights and remedies under applicable law.

Carpinteria-Summerland Fire Protection District ("CSFD") is in violation of procedural due process, Section 505.1.3 of the Fire Code, Santa Barbara County Code, CA Government Code § 66317, and the vested rights of the Appellant. This appeal seeks to:

1. **Preservation of Officially Assigned Situs Address by CSFD.**

Preserve the official assignment and continued use of 3200 Serena Avenue as the secondary situs address for APN 005-340-006, consistent with the address assignment issued by the Carpinteria-Summerland Fire Protection District on February 23, 2023.

2. **Abuse of Discretion: Violation of Gov. Code § 66317 & Ordinance No. 2022-01**

Assert that Fire Marshal Michael LoMonaco's conduct, including the unjustified obstruction and delay of a ministerial ADU permit for 3200 Serena Avenue [APN 005-340-006], constitutes a knowing and willful violation of California Government Code § 66317. These actions raise serious concerns of abuse of discretion, misconduct in public office, and deliberate bad faith interference with legally protected property rights.

3. **Breach of Duty and Conflicts of Interest: Fire Marshal Michael LoMonaco**

Raise concerns regarding Fire Marshal Michael LoMonaco's exercise of discretion in this matter. At least one internal CSDF communication was sent to Mr. LoMonaco's private

“Lomo Construction” email address involving development activity and permitting decisions that directly impacted the Appellant’s property. While the volume of such communications may be limited, this dual-channel interaction raises legitimate questions about the separation between his public role and any private affiliations.

These concerns are compounded by Mr. LoMonaco’s actions in connection with the neighboring property. Notably, it took twenty days for Mr. LoMonaco to respond to an initial email regarding hazardous conditions. When Mr. LoMonaco finally conducted the inspection, it lasted no more than two minutes and was both cursory and incomplete; he failed to examine the gas meter or other critical components of the hazardous, unsupported gas line installed by the neighboring property owner across a creek. This cursory inspection suggests a failure to meet basic fire safety responsibilities and raises questions about preferential treatment. At the same time, Mr. LoMonaco is obstructing the Appellant’s ministerial permit for their 3200 Serena Avenue ADU.

Lastly, Mr. LoMonaco’s pattern of selectively applying fire code regulations is demonstrated by his enabling of large-scale, unpermitted commercial events at the neighboring property, events that are in direct violation of applicable land use regulations. Together, these actions reflect a troubling breach of public duty and a failure to exercise discretion by Mr. LoMonaco in a fair, consistent, and lawful manner.

LEGAL AUTHORITY

This appeal is submitted pursuant to Ordinance No. 2022-01 of the Carpinteria-Summerland Fire Protection District (CSFD), California Government Code § 66317, Fire Code Section 505.1.3, applicable provisions of the Santa Barbara County Code, and constitutional due process protections. These authorities prohibit arbitrary, retaliatory, or procedurally deficient actions that interfere with ministerial permits.

1. Right to Appeal - Ordinance No. 2022-01, Section 5

Section 5 expressly grants applicants the right to appeal when a permit is denied or when the Ordinance (e.g., Fire Code Section 505.1.3, etc.) is misapplied. CSFD’s ongoing obstruction of the Appellant’s ministerial permit of their 3200 Serena Ave ADU constitutes a constructive denial and independently triggers the right to appeal under Ordinance No. 2022-01.

2. Unlawful Attempt for Address Revocation - Violation of Fire Code Section 505.1.3

Address modifications are only permitted under Section 505.1.3 when they are “deemed necessary by the Fire Chief to provide for fire and life safety.” Fire Code § 505.1.3 provides no legal basis to revoke an address absent a specific fire or life safety concern determined by the Fire Chief. Importantly, the authority to make such determinations lies exclusively with the Fire Chief. Fire Marshal Michael LoMonaco does not have this legal authority. Moreover, Fire

Marshal Michael LoMonaco has conceded that no fire or life safety concern exists, making any attempt to revoke 3200 Serena Avenue, solely to benefit a neighboring, unpermitted illegal structure, both unlawful and an abuse of discretion by CSFD.

3. State ADU Law - Violation of Government Code § 66317

Fire Marshal LoMonaco continual obstruction of the Appellant's ADU permit violates Government Code § 66317, which prohibits local interference with the development of qualifying ADUs. The County and CSFD may not impose arbitrary barriers or impose unlawful address assignments to block ministerial permits.

4. Vested Rights and Constitutional Protections

Appellant holds a vested right in the continued use of 3200 Serena Avenue, officially assigned in February of 2023 and relied upon by multiple local and federal agencies. Its revocation, without a valid fire and life safety basis, violates Appellant's rights under the Due Process and Equal Protection Clauses of the U.S. and California Constitutions. The selective enforcement favoring a noncompliant neighboring property further evidences arbitrary and discriminatory treatment. These actions also violate Government Code § 66317, which bars interference with ministerial ADU approvals, and gives rise to liability under Government Code § 815.6 for failure to perform mandatory legal duties.

FACTUAL BACKGROUND AND PROCEDURAL HISTORY

1. Carpinteria-Summerland Fire Protection District Assigns 3200 Serena Address (February 23, 2023)

On February 23, 2023, the Carpinteria-Summerland Fire Protection District, through Fire Inspector Todd Jenkins, officially assigned 3200 Serena Avenue to the Appellant's parcel (APN 005-340-006) via a formal address assignment letter. Both the signed assignment letter and the original application are attached. (Attachment A).

2. Legally Recognized Address in Assessor Records and Taxation System (February 23, 2023)

On February 23, 2023, the Santa Barbara County Assessor's Office legally recognized 3200 Serena Avenue as the secondary situs address for APN 005-340-006. (Attachment B). This address is reflected in official property records, tax bills, and the County's internal systems. The secondary structure is formally assessed under 3200 Serena Ave., and all property taxes have been timely paid.

3. Legally Recognized Address by The Fire Department (February 23, 2023)

On February 23, 2023, the Carpinteria-Summerland Fire Protection District officially assigned 3200 Serena Avenue as the secondary situs address for APN 005-340-006. This assignment is

reflected in the Carpinteria-Summerland Fire Protection District and Santa Barbara County Fire Department official records since that date.

4. Legal Confirmation from the Assessor's Office (June 9 & 13, 2025)

In emails dated June 9 and June 13, 2025, the Santa Barbara County Assessor's Office confirmed that 3200 Serena Avenue was officially assigned by CSFD and entered into the County system on February 23, 2023. (Attachment C). They affirmed that it remains the valid and active secondary situs address for APN 005-340-006, with no record of receiving any other assignment or requirement for revocation.

5. Fire and County Records Confirm: 3200 Serena Was Never Previously Assigned and Was Legally Designated Solely to APN 005-340-006 (June & July 2025)

In June and July 2025, the Santa Barbara County Fire Department confirmed twice that 3200 Serena Avenue had never been assigned to any other parcel prior to its official February 23, 2023 assignment to the Appellant's parcel APN 005-340-006.

6. Official USPS Recognition and Active Use of 3200 Serena Avenue

The United States Postal Service (USPS) officially recognizes 3200 Serena Avenue as the valid and active mailing address associated with the secondary structure/ADU on APN 005-340-006. (Attachment D). Mail is consistently delivered to this address, which is clearly marked with signage on the secondary structure and a dedicated mailbox. The address is actively used for all postal and service-related deliveries connected to the secondary structure/ADU.

7. Use, Reliance, and Permit Applications Filed Under Officially Assigned Address

On June 9 and June 16, 2025, the Appellant submitted permit applications using the address 3200 Serena Avenue, the same address formally assigned by the Carpinteria-Summerland Fire Protection District and legally recognized in Santa Barbara County records for over two years. This was not a request to establish a new address, but rather a lawful existing, designated situs address for the parcel. The Appellant reasonably relied on the County's own records and consistent recognition of 3200 Serena Avenue as the correct and valid address for a secondary structure.

GROUNDS FOR APPEAL: UNLAWFUL ATTEMPT TO REVOKE OFFICIAL ADDRESS TO FACILITATE AN UNPERMITTED, NONCOMPLIANT STRUCTURE WHILE UNLAWFULLY OBSTRUCTING A MINISTERIAL ADU PERMIT FOR 3200 SERENA AVENUE [APN: 005-340-006]

1. CSFD Concession That Address Revocation Is Not Based on Fire or Life Safety, in Violation of Section 505.1.3

Fire Marshal Michael LoMonaco conceded in writing that the attempted revocation of 3200 Serena Avenue was not based on any identified fire or life safety concern, rendering the action unlawful under Fire Code Section 505.1.3. Instead, his stated rationale for the change is to benefit an adjacent, unpermitted, illegal structure located at 3215 Foothill Road and an alleged water utility.

This reasoning falls entirely outside the scope of Section 505.1.3 of the Fire Code, which authorizes address modifications only when “deemed necessary by the Fire Chief to provide for fire and life safety.” No such finding was ever made nor can one be made (see paragraphs 2-4 below). Now, any subsequent attempt to retroactively characterize the address change as related to fire or life safety constitutes a clear post hoc justification and further evidence of Santa Barbara County’s ongoing abuse of discretion and retaliation. This violation of Section 505.1.3, coupled with the consistent pattern of selective enforcement and favorable treatment toward the neighboring property owner, reinforces the conclusion that the Appellant is being subjected to retaliatory actions in direct response to protected activity, including the filing of legal claims and the pursuit of a ministerial ADU permit.

2. Official Address Assignment and Legal Recognition (February 23, 2023)

On February 23, 2023, the Carpinteria-Summerland Fire Protection District officially assigned 3200 Serena Avenue as the secondary situs address for APN 005-340-006, and that address has since been legally recognized and relied upon by the Santa Barbara County Assessor’s Office, the United States Postal Service, and multiple County systems for over two years.

3. Fire Department and County Records (Including CSFD’s Own Internal Documentation) Confirm That 3200 Serena Avenue Was Never Previously Assigned and That CSFD Lacks Legal Basis for Its Revocation

According to CSFD’s own records, the neighboring illegal structure address is 3215 Foothill Road, and lacks a legal driveway or emergency access via Serena Avenue. (Attachment E). The now-expired 2016 demolition and building plans submitted to CSFD designate Foothill Road as the sole point of fire access, and the 2017 Letter of Conditions likewise confirms the site address as 3215 Foothill Road. (Attachment F).

Furthermore, official Santa Barbara County Fire Department, CSFD, and Assessor records confirm that 3200 Serena Avenue was not previously assigned to any other parcel in county history, and was lawfully designated for the first time in 2023 to the Appellant’s property, APN 005-340-006. CSFD documents and statements underscore that any attempted revocation is inconsistent with CSFD own records and constitutes a post hoc effort to validate an illegal structure by fabricating situs legitimacy where none exists.

4. Unlawful Effort to Benefit 3215 Foothill Road (July 2025)

Now, CSFD is attempting to revoke 3200 Serena Avenue in order to improperly benefit an unpermitted, untaxed, and noncompliant structure (never demolished/rebuilt) located at 3215 Foothill Road [APN: 005-270-006], which lies outside the boundaries of the Serena Avenue neighborhood. (Attachment G). The 3215 Foothill Road owner's own 2019 deposition confirms the structure was vacant and uninhabitable for over five years.

5. Retaliatory Timing Against Appellant's Legal ADU Process

Critically, CSFD's unlawful efforts coincides with the Appellant's pursuit of completing the legal conversion of an already permitted dwelling into an Accessory Dwelling Unit (ADU), suggesting the County is now attempting to revoke the lawful address assignment in retaliation or to obstruct the Appellant's lawful permitting process.

The building and zoning permit application description explicitly states:

“permit to approve issuance of an ADU permit for APN 005-340-006 and registered, active, in-use secondary situs address of 3200 Serena Avenue, Carpinteria. Permit includes conversion of the existing 625 SF structure (originally permitted in 1947) into an ADU with no change to the square footage, building footprint, or secondary situs address. A co-owner proactively pursued the ADU permitting throughout 2023 and 2024 but tempered those efforts out of concern for retaliatory action by the County, given my co-owners' litigation against the County and Robert Seidler/Polodonkey LLC.”

CSFD's current attempt to revoke the lawful address assignment, which was officially issued on February 23, 2023, just as the Appellant moves forward with the ADU, is direct evidence that the previously stated fear of retaliation is now being realized. This timing strongly supports a finding that the County's actions are not neutral or administrative, but retaliatory and obstructive in nature, aimed at undermining a lawful and ministerial permitting process to which the Appellant is legally entitled.

6. Legally Irrelevant and Factually Misleading Utility Claim

CSFD stated justification, an alleged utility conflict, is legally irrelevant and factually misleading. The presence of a noncompliant and unpermitted water service line does not confer any legal right to the 3200 Serena Avenue address, nor does it justify revoking a formally assigned situs address that has been relied upon by multiple local and federal agencies for over two years. No provision of the Santa Barbara County Code or CSFD policies supports address revocation on the basis of such a conflict. If any utility irregularity existed, the County's proper remedy would be through enforcement or permitting, not through the arbitrary revocation of a lawfully assigned address to benefit an illegal, unpermitted neighboring structure.

Furthermore, Carpinteria Valley Water District (CVWD) serves 3215 Foothill Road (005-270-006), while Montecito Water District (MWD) is the provider for 3200 Serena Avenue (APN: 005-340-006). Any reliance on the same district as grounds for denial is unsupported. Additionally, water records for the illegal structure show 3215 Foothill had no active service for

at least two years prior to January 2020, defeating any allegations of continuous utility use. (Attachment H).

7. Violations of County Code and Due Process

Additionally, CSFD's actions violate both the Santa Barbara County Code, including provisions governing address assignment, fire access, and emergency response, and fundamental principles of due process, as they seek to revoke an official address assignment relied upon by the property owner and multiple County agencies to benefit an unpermitted and illegal structure.

8. Abuse of Discretion: Pattern of Preferential Treatment for 3215 Foothill Road and Arbitrary, Capricious Retaliation Against Appellant

The County has established a pattern of preferential treatment for 3215 Foothill Road [APN: 005-270-006] consistently exempting it from legal requirements, permitting standards, and regulatory enforcement, while subjecting the Appellant to heightened scrutiny, obstacles, and punitive actions for lawfully pursuing and defending their property rights (*Sandoval v. County of Santa Barbara, et al., Case No. 24CV04379*).

Concrete examples of this disparate enforcement include:

- A. Hazardous Gas Pipeline: The unpermitted and hazardous gas pipeline, lacking a cross-lot easement, and servicing the illegal structure at 3215 Foothill Road was hastily deemed "safe" following a cursory, two-minute inspection. This evaluation was conducted without reviewing critical safety components. (Attachment I).
- B. Pattern of Retaliation and Obfuscation: Within one week of submitting CSFD-requested discretionary plans for the 3200 Serena Avenue ADU permit, including a fire access overlay on Google Maps clearly identifying 3200 Serena, the permitted structure was inexplicably erased from Google Maps. This sudden removal raises serious concerns of retaliatory intent or improper administrative interference. (Attachment J).
- C. Unpermitted Commercial Events: The property at 3215 Foothill Road has routinely hosted large-scale commercial events without obtaining required land use permits, in direct violation of local zoning laws. (Attachment K). Despite this, Fire Marshal Michael LoMonaco has repeatedly issued tent permits for these events with full knowledge that the underlying structures and uses lack proper zoning and building approvals. This conduct reflects not only a disregard for applicable land use regulations but also a knowing facilitation of illegal activity by a public official, further highlighting the County's pattern of selective enforcement and preferential treatment toward 3215 Foothill Road.
- D. This pattern is part of a broader administrative abuse, where the County has repeatedly shielded 3215 Foothill Road from laws, regulations, and enforcement while persistently obstructing Appellant's lawful efforts for property use and due process. Such actions raise grave concerns about bias, selective enforcement, and retaliation in violation of due process and equal protection under the law.

RESERVATION OF RIGHTS AND REMEDIES

On July 8, 2025, the Appellant formally requested clarification of the appeal process from Fire Marshal LoMonaco in order to ensure full compliance with and exhaustion of all available administrative remedies. To date, no response has been provided by Fire Marshal LoMonaco or CSFD.

The Appellant expressly reserves the right to amend and supplement this appeal should any additional procedural requirements arise or new information come to light. Nothing in this appeal shall be construed as a waiver of any legal rights, damages, remedies, objections, or claims, all of which are expressly preserved.

By submitting this appeal, the Appellant is formally exhausting all administrative remedies and safeguarding all rights and legal claims available under applicable law.

CONCLUSION

Accordingly, the attempted address revocation and obstruction of the 3200 Serena Avenue ADU is unlawful, retaliatory, and a blatant abuse of discretion. It violates the Appellant's due process rights and constitutes an improper use of administrative authority to benefit an illegal structure at the expense of a lawfully assigned and relied-upon address. This is not an isolated incident, but part of a documented pattern in which Santa Barbara County has selectively disregarded legal requirements and retaliated against the Sandoval Quiel Revocable Living Trust [APN 005-340-006] to favor the adjacent property owner at 3215 Foothill Road [APN 005-270-006].

ATTACHMENTS

- A - CSFD - 3200 Serena Ave. Address Assignment
- B - Assessor - 3200 Serena Ave. Official Record
- C - Assessor - 3200 Serena Ave. Email Confirmation
- D - USPS - Federal Postage and Use
- E - CSFD - Unpermitted Structure - 2016 Plans
- F - CSFD - Unpermitted Structure - 3215 Foothill Address
- G - GIS County Maps - Serena Park Neighborhood Boundaries
- H - CVWD Water Billing Statement & Usage
- I - Hazardous "Pay-to-Play" Gas Line vs. Lawfully Permitted Gas Line
- J - Fire Access Plan - Google Maps - Secondary Structure Removal
- K - NOV Unpermitted Commercial Events

Sincerely,



Tyler Quiel, Trustee
Sandoval Quiel Revocable Living Trust

3200 Serena Ave., Carpinteria, CA 93013
APN: 005-340-006

3200 Serena Ave.
Carpinteria CA 93013

CC: Risk Management

ATTACHMENT A



February 23, 2023

Diana Sandoval
3196 Serena Ave
Carpinteria, CA 93013

Subject: ADDITIONAL ADDRESS ASSIGNMENT/ADDRESS VERIFICATION APN: 055-340-006
Main House Address To Remain: 3196 Serena Ave. (Map Attached)
Additional Address Assignment (ADU): 3200 Serena Ave. (Map Attached)

In accordance with provision of the Carpinteria- Summerland Fire District Standards and Santa Barbara County Code Ordinance 4065, Road Naming and Address Numbering, this letter will confirm that the property has been assigned the above referenced address (es) effective immediately.

By copy of this letter, the agencies and companies listed below are being notified of this assignment. If this is a mailing address and change affects the receiving of correspondence, please notify all other agencies/ individuals.

Address Posting Requirements: Address Numbers must be contrasting to the background color, a minimum of 4 inches in height, and posted on the building so as to be visible from the street. If the building is obstructed from view at the access road, address numbers shall be posted at the driveway and road intersection as necessary to be visible when traveling in either direction and shall be a minimum of 3 feet above the ground.

If you have questions, please contact the Fire Prevention Bureau at 805-566-0483.

Sincerely,

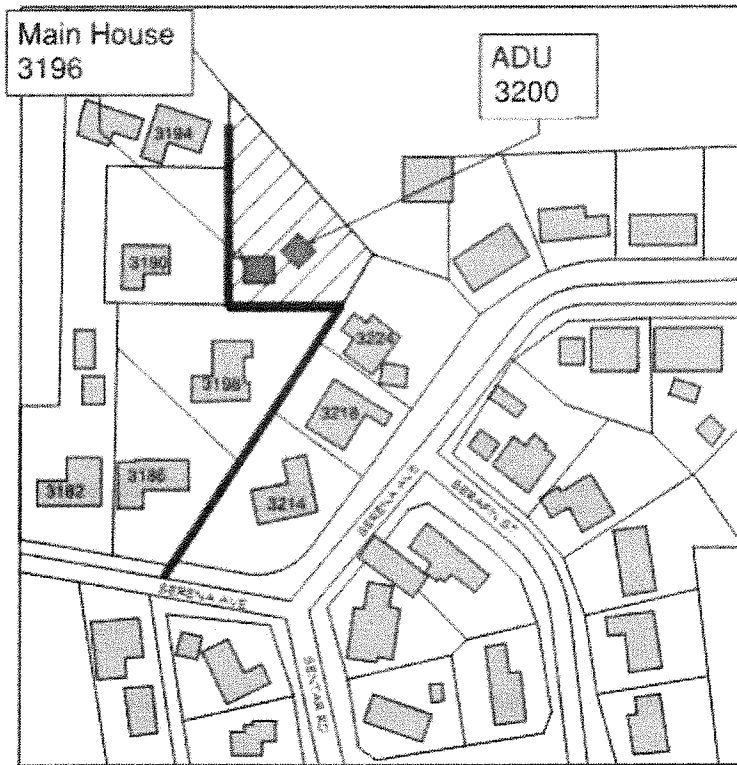
Todd Jenkins, Fire Inspector

A handwritten signature in dark ink, appearing to be "TJ" or "Todd Jenkins", written in a cursive style.

cc:

So. Cal Gas
Montecito Water District
SB County Planning & Development
USPS, Address Management
South Coast Dispatch
SB County Assessor

So Cal Edison
Carpinteria Valley Water District
SB County Fire Prevention
Elections General County Programs
Sheriff
City of Carpinteria



**CARPINTERIA-SUMMERLAND FIRE PROTECTION DISTRICT
FIRE PREVENTION DIVISION
1140 Eugenia Place, Suite A
Carpinteria, California 93013
(805) 684-4591 / Fax (805) 684-8242**

STREET ADDRESS APPLICATION

PROPERTY OWNER Sandoval Diana **DATE** 2/9/23
Last Name First Name Initial
Mailing Address 3196 Serena Ave Carpinteria CA 93013
Street City State Zip
Fax _____ **Telephone** 310-766-3815

Applicant (If different from owner) _____
Last Name First Name Initial
Mailing Address _____
Street City State Zip
Fax _____ **Telephone** _____

Signature / Comments *[Signature]*

ASSESSOR PARCEL NO. (APN)

0	0	5	3	4	0	0	0	6
---	---	---	---	---	---	---	---	---

ADDRESS TYPE (please check one)

- | | | |
|--|--|--|
| <input type="checkbox"/> New Residential | <input checked="" type="checkbox"/> Additional Residence(s)* | <input type="checkbox"/> Change Residential* |
| <input type="checkbox"/> New Commercial | <input type="checkbox"/> Additional Commercial* | <input type="checkbox"/> Change Commercial* |

***ADDRESS TO BE REVIEWED** 3196 Serena Ave. Carpinteria CA 93013
Street Number/Name

Please provide a drawing or map showing location of access road and relative location of parcel.

Copy of Address Assignment to ☐ Applicant ☒ Owner
PAYMENT \$ ✓ **Check #** ✓ **Date** 2/9/23

TO BE COMPLETED BY THE FIRE DISTRICT

ADDRESS ISSUED 3200 Serena Ave Serena Park
Street Number/Name Area

Inspector Todd Jenkins **Date Issued** 02/23/23

COMMENTS _____

Copies To **Station #** _____ **Other** _____





ATTACHMENT B

Property Details 005-340-006

Tax Bill

<< < 2024 601 > >>

< 005-340-006 >

on 01/01/2024 Inflation Factor

Owner: SANDOVAL QUIEL REVOCABLE LIVING TRUST

Hide History

Owner Name	Assessee Code	Total Benf %
SANDOVAL QUIEL REVOCABLE LIVING TRUST	Primary assessee/owner	100.00%
SANDOVAL DIANA TRUSTEE	Bare legal title owner - no beneficial interest (not owner)	0.00%
QUIEL TRUSTEE	Bare legal title - no beneficial interest owner 2	0.00%

Situs: 3196 SERENA AVE CARPINTERIA 93013

Hide History

Secondary Situs

3200 SERENA AVE CARPINTERIA 93013

Value	History
Land	\$981,617
Structures	\$557,134
Living Improv	\$0
Trade Fix	\$0
Imp. Subtotal	\$557,134
PP Declared	\$0
Unit Value	\$0
Mobil Home	\$0
PP Subtotal	\$0
Value (Gross)	\$1,538,751
HO Xmps	\$7,000
Other Xmps	\$0
Value (Net)	\$1,531,751

Mailing Address	History
3196 SERENA AVE CARPINTERIA CA 93013-3034	

APN Characteristics			
Use Code:	0100 - Single Family Residence		
TRA:	059-001	Acreage:	0.52
Non Tax Code:		Ag Preserve ID:	
Jurisdiction:	County - Unincorporated	Assessor Map	Aerial Map
Struct Sq Ft:	1620	Condition:	Average
Bedrooms:	3	Bathrooms:	3.5
Year Built:	1986	Eff Yr Built:	1987

Deeds/Events

APN History

Recorded & Non-recorded Docs:

Doc Number	Doc Date	Doc Type	Peer Status	Event Date	Trans. %	Reappr. %	Recorded Trans Amt	Reappraisable Status
2022-042523	10/04/2022	DEED	P	10/04/2022	100.00%	0.00%	\$0	Non-reappraisable
2021-011341	02/12/2021	DEED	P	02/12/2021	100.00%	100.00%	\$1,450,000	Reappraisable
2019-046766	10/16/2019	GDEE	P	10/16/2019	100.00%	0.00%	\$0	Non-reappraisable
	03/27/2020	DIE	U	09/27/2019	100.00%	100.00%		Reappraisable
2015-067062	12/28/2015	GDEE	P	12/28/2015	100.00%	0.00%	\$0	Non-reappraisable
2007-006634	01/29/2007	DEED	N	01/29/2007	100.00%	0.00%	\$0	Non-reappraisable
1992-022543	04/01/1992	DEE	N	04/01/1992	100.00%	0.00%	\$0	Non-reappraisable
1987-059310	08/05/1987	DEE	N	08/05/1987	25.00%	0.00%	\$0	Non-reappraisable

12

Pending Docs:

Permits:

Disaster

Events:

Permit #	Permit Date	Proposed NC Date	Completion Date	Category	Agency
107507	07/05/1985		02/15/1987	Unknown	South Coast - County

ATTACHMENT C



Tyler Quiel <tyler@quieli.com>

3200 Serena Ave. [APN: 005-340-006]

Assessor-Elections Mapping <CARE.Mapping@countyofsb.org>

Fri, Jun 13, 2025 at 4:15 PM

To: "LoMonaco, Michael" <M.lomonaco@csfd.net>, Tyler Quiel <tyler@quieli.com>

Cc: Robert Kovach <R.Kovach@csfd.net>, "v.joy@csfd.net" <v.joy@csfd.net>, Michael <m.hayek@csfd.net>, Brian Roberson <b.roberson@csfd.net>, "Tunney, Noah" <n.tunney@csfd.net>, Matt Niblett <MNiblett@countyofsb.org>, Assessor-Elections Mapping <CARE.Mapping@countyofsb.org>

Dear Mr. Quiel and Fire Marshal LoMonaco,

The Assessor's Office received only one letter dated February 23, 2023 at 2:22PM that indicates the 3200 Serena Ave. secondary situs assignment (ADU) to Assessor's parcel 005-340-006. We ask that Carp-Summerland Fire please clarify what the correct address assignment is as our office only reacts to assignments issued by the situs authority. Please respond with an answer by 2PM on Monday June 16 in order to make the 2025 Tax Roll being distributed this fall.

Sincerely,

Carlos Baez

Carlos A. Baez

Mapping/GIS Supervisor

County Clerk-Recorder, Assessor & Registrar of Voters

P.O. Box 159 Santa Barbara, CA 93102-0159

805-568-2840

CBaez@countyofsb.org

www.countyofsb.org

From: Tyler Quiel <tyler@quieli.com>**Sent:** Thursday, June 12, 2025 4:04 PM**To:** Assessor-Elections Mapping <CARE.Mapping@countyofsb.org>**Cc:** Robert Kovach <R.Kovach@csfd.net>; v.joy@csfd.net; Michael <m.hayek@csfd.net>; LoMonaco, Michael <M.lomonaco@csfd.net>; Brian Roberson <b.roberson@csfd.net>; Tunney, Noah <n.tunney@csfd.net>**Subject:** Fwd: 3200 Serena Ave. [APN: 005-340-006]

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

[Quoted text hidden]

ATTACHMENT D



UNITED STATES
POSTAL SERVICE

475 L'ENFANT PLAZA SW - Room 5300
Washington, DC 20280

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

PLEASE RECYCLE

ELECTRONIC SERVICE REQUESTED

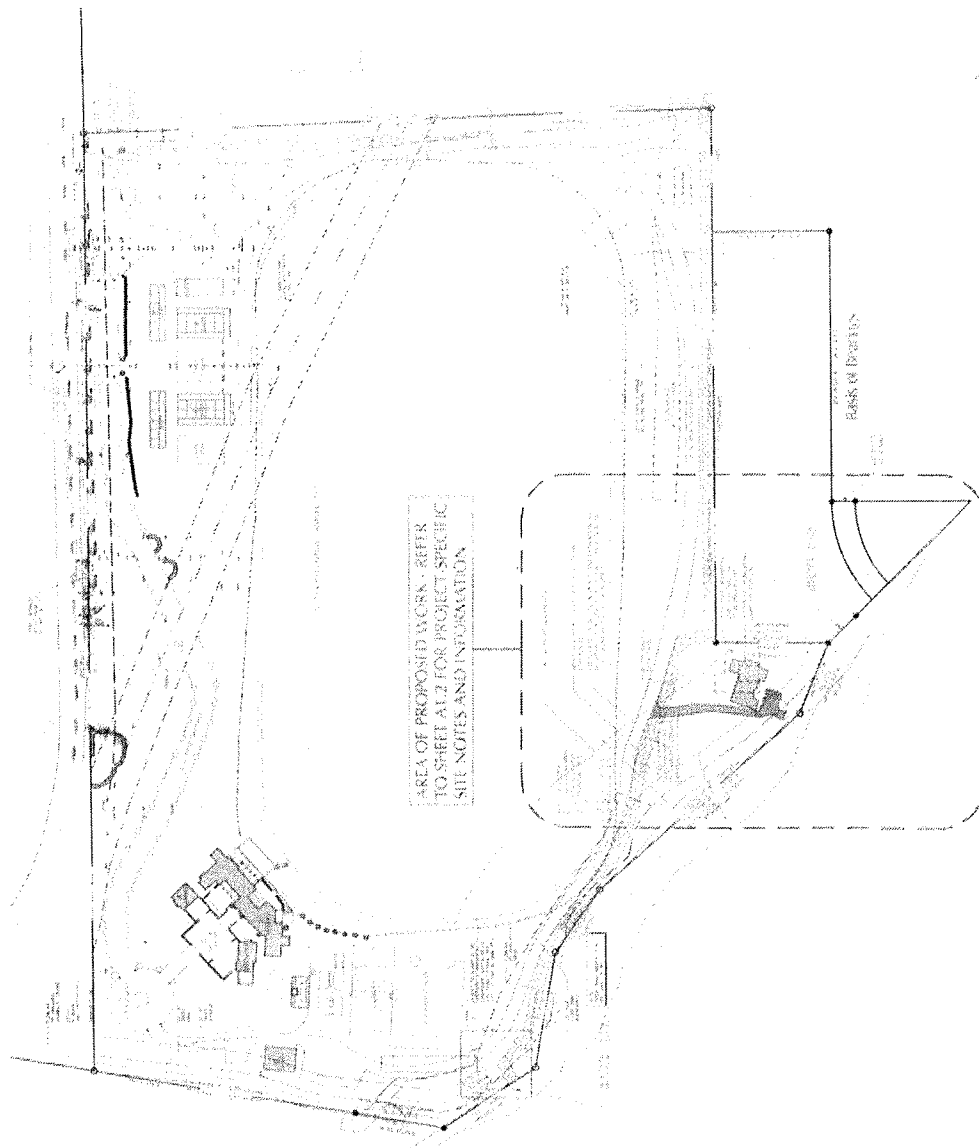
0043562 01 MB 0.02 **AUTO T2 01199 60013-30360 - C01-P437001



Current Resident / Diana Sandoval
3200 Serena Ave
Carpinteria, CA 93013-3036

ATTACHMENT E

CONCRETE.COM



RECEIVED

[illegible]

ATTACHMENT F

SANTA BARBARA COUNTY
FIRE PROTECTION CERTIFICATE APPLICATION (FPC)

CARP. SUMMERLAND
FIRE # 205⁰²
(1) SET OF PLANS

COMPLETE AND RETURN form to the Building Department.

This form must be signed by the applicant and accompanied by the required fee, one copy of the floor plan and three copies of the site plan indicating water for fire protection and project access. Application needs to be completed and certificate approved prior to issuance of building permit. The Fire Department will review the Certificate and forward the application with conditions to the Building Department and mail one copy to the property owner or applicant. **ALL FIELDS MUST BE COMPLETED. PRESS FIRMLY.**

1. Building permit # 16BDP-00997 APN 005-270-000 Date 11/22/16
2. Building site address 3215 FOOTHILL ROAD City CARPINTERIA
3. Applicant BRITT HEWETT/ROBERT PESTER Phone 805 687 3169 886 4442
Mailing address 112 E. DE LA GUERZA City S.B.
State CA Zip 93101
4. Property owner POLO DONKEY, LLC Phone _____
Mailing address 3215 FOOTHILL ROAD City CARPINTERIA
State CA Zip 93013
5. Mail FPC, condition letter & applicable standards to: Applicant ☒ or Property Owner ☐
6. Project description DEMO + REBUILD (E) EMPLOYEE DWELLINGS
7. If this project is a modification to an existing structure, provide **gross** and **net** square footage of the existing structure (include non-habitable space).
Gross square footage of this **existing** structure (include non-habitable space) 2192 (DEMO)
Net square footage of this **existing** structure (include non-habitable space) 2192
8. Does existing structure have a fire sprinkler system? Yes ☐ No ☒
9. Gross square footage of this **new** construction (include non-habitable space) 1940 (NEW)
Net square footage of this **new** construction (include non-habitable space) 1745
10. After project completion, will hazardous or flammable material be on premises?
Yes ☐ No ☒ If yes, describe fully _____
11. Describe project water source for fire protection (water district, private water, etc.) CARP. WATER.
Include name and address of purveyor if applicable _____

I HEREBY CERTIFY THE ABOVE IS TRUE AND CORRECT AND THE PROJECT DESCRIBED ABOVE SHALL COMPLY WITH ALL APPLICABLE DEVELOPMENT STANDARDS AND CODES.

ROBERT PESTER
Applicant name (print)

[Signature]
Applicant signature

Fire Department Completes This Section

Approved with Fire Department conditions ☒

No FPC required. Finance to issue refund ☐

Date approved 3/18/17 Signed [Signature]

Title Fire Marshal

Comments _____

Upon completion of review, distribute FPC as follows: Original: Fire Dept. Canary: Bldg Dept. Pink: Owner or Applicant - with condition letter and standards Other _____

RECEIVED
NOV 23 2016
S.B. COUNTY
BUILDING DIVISION



CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

DATE: 4-18-17

LETTER OF CONDITIONS
NEW CONSTRUCTION REQUIREMENTS
Unincorporated Area of Santa Barbara County
As of December 15, 2016

Bldg. Permit No. 16 BDP-0-00997 A/P No. 005-270-006

Date of "Fire Certificate Application": 11-22-16

Building Site Address: 3215 FOOTHILL RD

Proposed Use: SINGLE FAMILY DWELLING

Total Square Footage: 1946

Applicant's Copy Mailed to: ROBERT PESTER

Address: 112 E DE LA GUERRA ST

City/State/Zip: SANTA BARBARA CA 93101

The above building site is located within the jurisdiction of the Carpinteria-Summerland Fire Protection District and outside of the City of Carpinteria. This project shall comply with Chapters 10 and 15 of the Santa Barbara County Code and all applicable Standards of the Carpinteria-Summerland Fire Protection District. To comply with established standards, we submit the following:

THOSE CONDITIONS THAT APPLY TO YOUR PROJECT ARE CHECKED OFF FOR YOUR ATTENTION.
YOU ARE RESPONSIBLE FOR ITEMS:

1, 2, 3, 4, 5, 6, 7, 8, 9, 11,
12, 13, 14, 15, 17, 18

"Pride in Service"

FIRE DISTRICT ACCESS AND IDENTIFICATION REQUIREMENTS

1. ☒ ALL REQUIRED ACCESS WAYS (public or private) shall be installed and made serviceable prior to the erection of combustible materials.
2. ☒ ACCESS to this project shall conform to the requirements for the private roads and driveways set forth in the Santa Barbara County Private Road and Driveway Design Standards (Section #8).
3. ☒ DEAD END ACCESS roads shall terminate with a Fire District approved turnaround. Any changes to the current driveway configuration must be reviewed by the Fire District. Submit plans to the fire Prevention Bureau showing a hammerhead turnaround at a location proximate to the building site.
4. ☒ ACCESS WAYS shall be extended to within 150 feet of all portions of the exterior walls of the first story of any building.
5. ☒ A MINIMUM of 13 feet 6 inches of vertical clearance shall be provided and maintained for fire apparatus.
6. ☒ WHEN ACCESS WAYS are gated, gates shall open in the direction of ingress travel. A Fire District Approved key entry system has been installed in an accessible location. PRIOR TO INSTALLATION, the location and type of gate and gate locking system shall be approved by the Fire District.
7. ☒ BUILDING NUMBERS shall be visible from the street. Numbers shall be installed at the gated entrance at Foothill Road. Numbers shall be a minimum 4" high on a contrasting background.
NOTE: Application for new address numbers shall be submitted to the Fire Prevention Bureau.
8. ☒ Emergency Fire Apparatus access is provided to the building addressed as 3215 Foothill Ave by a sliding gate located west of the main entrance. That access drive must be identified with signage stating, "Fire Access to 3215". The signage must be visible from the street.
9. ☒ FIRE HYDRANTS capable of supplying the required fire flow for the protection shall be provided to all buildings or portions of buildings which have been or are hereafter constructed within this project. The location of the fire hydrant nearest to the project site shall be noted on the site plan.
10. ☐ PRIOR TO A PRIVATE WATER SYSTEM INSTALLATION, one set of plans showing the location size and type of hydrants, valves, main lines and lateral lines shall be submitted to this office for approval.
11. ☒ PRIOR TO THE ERECTION OF COMBUSTIBLE MATERIALS, the fire protection water system shall be installed, tested and approved by the Fire District to assure compliance with the standards expressed herein.

BUILT-IN FIRE PROTECTION SYSTEMS

Automatic Fire Sprinkler Systems

12. ☒ PRIOR TO ROUGH FRAMING SIGN OFF, all new buildings and structures shall be protected by an approved automatic fire sprinkler system.
13. ☒ PRIOR TO INSTALLATION, plans for the proposed fire sprinkler system shall be designed by a qualified person and submitted to this office for approval.

Smoke Detectors/ Alarms

14. ☒ PRIOR TO OCCUPANCY, State Fire Marshal approved smoke detectors and Carbon Monoxide Alarms must be installed in accordance with the California Fire Code and Santa Barbara County Code.

FIRE DISTRICT DEVELOPMENT REQUIREMENTS

15. ☒ FIRE DISTRICT ROOF REQUIREMENTS: The use of wood shingles, wood shakes or any other wooden material for roof covering is prohibited in all areas for new construction.
16. ☐ HIGH FIRE HAZARD ZONES: Pursuant to Chapter 10 of the 2013 County of Santa Barbara Building Code, the applicant shall abide by all terms and provisions of the high fire hazard area requirements. Every building or structure shall meet the requirements of the 2013 California Fire Code Chapter 49, Requirements for Wildland- Urban Interface Fire Areas. Particular attention is called to defensive space, access road clearance and vegetation management (see CSFPD Development Standard #6).

FIRE DISTRICT MITIGATION FEES

17. ☒ PURSUANT to Chapter 15, Article III "A" of the Santa Barbara County Code, the applicant will be required to pay a fee, PRIOR TO THE ISSUANCE OF A "CERTIFICATE OF OCCUPANCY", for the purpose of mitigating the increased fire protection needs generated by the development. The amount of the fee is as follows:
 - A. Estate Single Family Residential Development. A fee of One Thousand Five Hundred Sixty-Four Dollars (\$1695.00) per Dwelling Unit, plus an additional \$0.382 per square foot beyond 2,700 square feet of floor space will be assessed on all Estate Single Family Residential development.
 - B. Single Family Residential Development. A fee of One Thousand Five Hundred Sixty-Four Dollars (\$1695.00) per Dwelling Unit will be assessed on all Single Family Residential development. An additional \$0.382 per square foot of floor space will be assessed on all Single Family Residential development additions.

- C. Multiple Family Residential Development. A fee of One Thousand Three Hundred Eighteen Dollars (\$1428.00) per Dwelling Unit will be assessed on all Multiple Family Residential development.
- D. Mobile Home Development. A fee of One Thousand Seven Hundred Thirty-Nine Dollars (\$1,882.00) per Dwelling Unit will be assessed on all Mobile Homes development.
- E. Commercial Lodging Development. A fee of Nine Hundred Thirty-Five Dollars (\$1013.00) per Lodging Unit will be assessed on all new Commercial Lodging development.
- F. Commercial/ Office Uses Development. A fee of Two Dollar and Twelve-Six Cents (\$2.44) per square foot of floor space will be assessed on all new Commercial/ Office Uses development.
- G. Industrial Development. A fee of Twenty Cents (\$.22) per square foot of floor space will be assessed on all new Industrial development.

Checks shall be made payable to the Carpinteria-Summerland Fire Protection District and delivered to District Headquarters at 1140 Eugenia Place, Suite A, Carpinteria, California 93013, or to Santa Barbara County Building and Safety Department from 8:00 a.m. to 5:00 p.m. Money orders and cashier's checks will be accepted. Cash or Credit Card payment will not be accepted.

PLEASE NOTE: The conditions that are checked apply to this project as currently described. Future changes, including but not limited to further division, intensification of use, or increase in hazard classification, may require additional conditions in order to comply with applicable development standards in effect at the time of the change.

If you have questions, please do not hesitate to contact this office at (805) 566-2451.

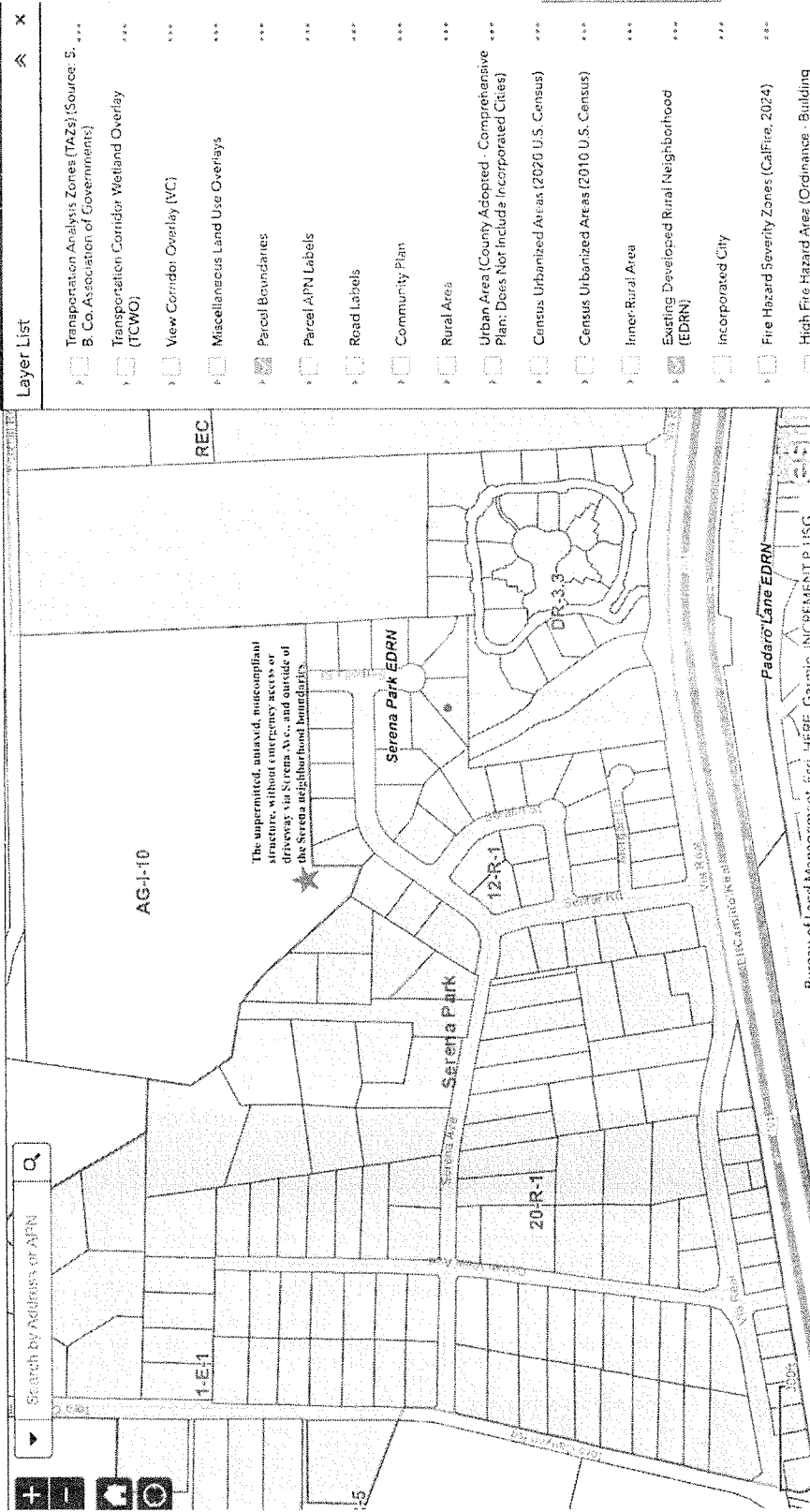
Working together in the interest of fire and life safety,



Authorized Signature

ATTACHMENT G

Santa Barbara County Land Use and Zoning Map



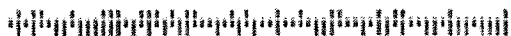
ATTACHMENT H



Carpinteria Valley Water District
1301 Santa Ynez Avenue
Carpinteria, CA 93013

Hours: 8:00 am to 5:00 pm, Monday through Friday
Office and 24 Hour Emergency Service: (805) 684-2816
Fax: (805) 755-2351 | Website: www.cvwd.net

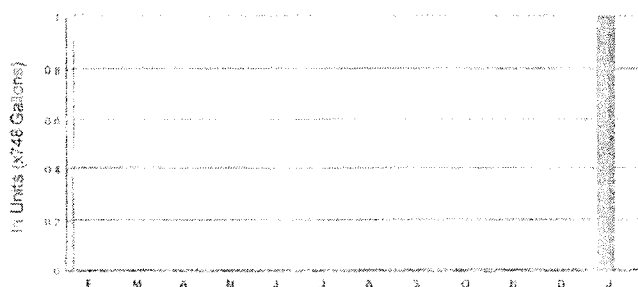
CVK0131A
2000000384 96/1



POLODONKEY LLC
C/O ROBERT SEIDLER
4640 ADMIRALTY WAY SUITE 1200

MARINA DEL REY CA 90292-6642

2 YEAR MONTHLY WATER USAGE



1 UNIT = 100 CUBIC FEET (HCF) = 748 GALLONS

Bill Period	Days	Units	Gallons	Gallons/Day
Current Year	31	1	748	24.13
Previous Year		0	0	

SPECIAL MESSAGE:

Account Statement

ACCOUNT INFORMATION

ACCOUNT NUMBER [REDACTED]
SERVICE ADDRESS 3200 SERENA AVE
SERVICE FROM 12/23/2019 TO 01/23/2020
LAST PAYMENT DATE & AMOUNT 01/21/2020 -69.79 CR
BILLING DATE 01/28/2020
CUSTOMER CLASS RESIDENTIAL

METER READ INFORMATION

Meter #	Dwelling Unit	Meter Size	Previous Read	Current Read	HCF
17051751	1	3/4	0	1	1

CHARGES

Description	Amount
WATER SALES (1 UNITS @ 3.83)	3.83
BASIC CHARGE	13.56
STATE WATER PROJECT	33.56
CAPITAL IMPROVEMENT PROG	17.40
METER SURCHARGE	2.27
VOLUME SURCHARGE	3.00
TOTAL CURRENT CHARGES	73.62

ACCOUNT BALANCE

CREDIT BALANCE	0.00
CURRENT CHARGES DUE BY 02/28/2020	73.62
TOTAL AMOUNT DUE	73.62

THANK YOU FOR KEEPING YOUR ACCOUNT CURRENT.

****DIRECT PAYMENT 02/20/2020****

* PAYMENTS DUE UPON RECEIPT *

* SEE REVERSE SIDE FOR ADDITIONAL INFORMATION *

KEEP THE ABOVE PORTION FOR YOUR RECORDS.
PLEASE DO NOT FOLD, STAPLE OR PAPERCLIP CHECK TO COUPON.

Payment Coupon

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT.
MAKE YOUR CHECKS PAYABLE TO:

Carpinteria Valley Water District

ACCOUNT NUMBER [REDACTED]
SERVICE ADDRESS 3200 SERENA AVE
SERVICE FROM 12/23/2019 TO 01/23/2020
BILLING DATE 01/28/2020

POLODONKEY LLC
C/O ROBERT SEIDLER
4640 ADMIRALTY WAY SUITE 1200
MARINA DEL REY CA 90292-6642

PAST DUE BALANCE	0.00	BY: 02/10/2020
CURRENT AMOUNT	73.62	BY: 02/28/2020
TOTAL BALANCE	73.62	
AMOUNT ENCLOSED	**DIRECT PAYMENT 02/20/2020**	

REMIT PAYMENT TO:

CARPINTERIA VALLEY WATER DISTRICT
PO BOX 36
CARPINTERIA CA 93014-0036

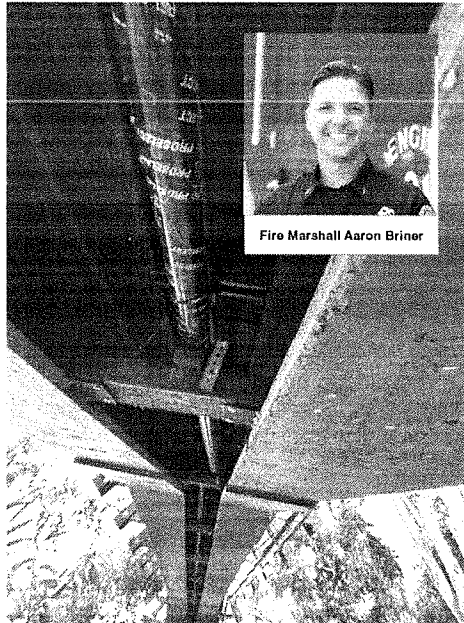


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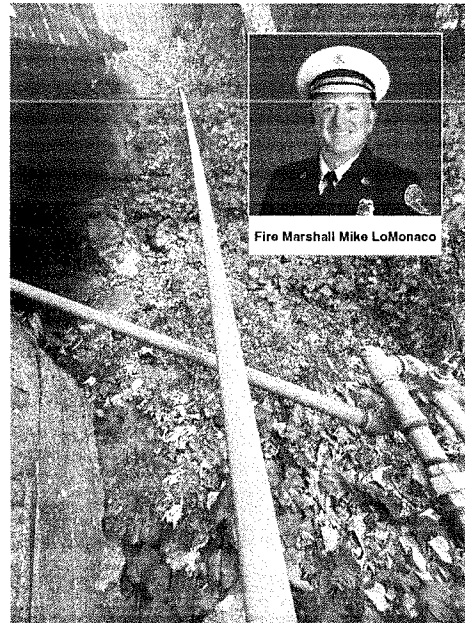
Handwritten signature

ATTACHMENT I

Illegal Gas Line: Concerns of Pay to Play in Carpinteria Summerland Fire Dept.



Example of permitted, safe gas line bridge crossing



Example of unpermitted, unsupported, exposed, hazardous gas line bridge crossing



Safe per Montecito Fire Dept.



Safe per Carpinteria Summerland Fire Dept.

Gas Line Criteria:

- Plumbing code compliant

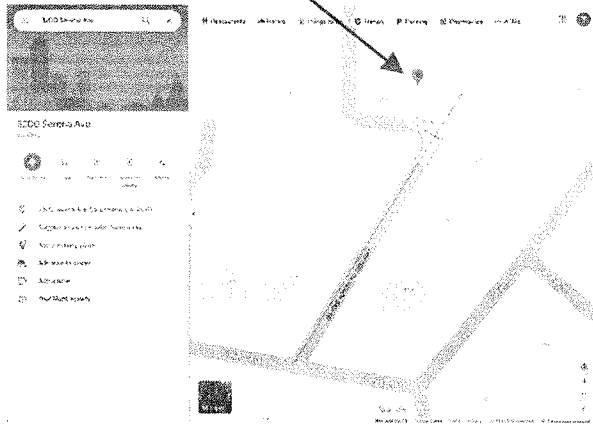
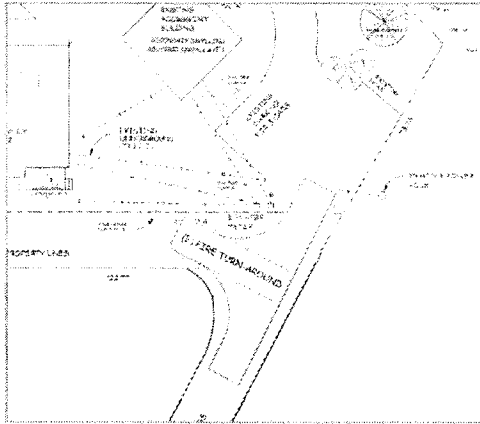
Gas Line Criteria:

- No building permit for gas line installation
- No final inspection or Certificate of Occupancy
- No compliance with California Plumbing Code or Title 24
- No recorded cross-lot easement
- No legal right of access across neighboring property
- No authorization to service an unpermitted structure
- No seismic bracing or anchoring
- No corrosion protection or protective sleeve
- No fire code clearance or hazard mitigation (e.g., near ignition sources, floodway)
- No zoning clearance for current use (e.g., commercial, employee housing)
- No evidence of lawful use consistent with County zoning regulations
- No emergency shutoff valve
- Abandoned line illegally reactivated in 2021

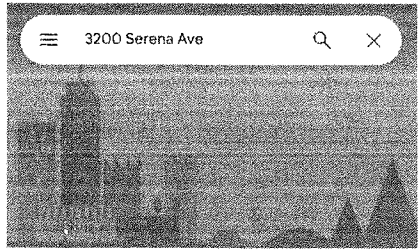
ATTACHMENT J

EXISTING ACCESS PLAN

7/23/25 - EXISTING PERMITTED
SECONDARY STRUCTURE



ACCESSORY DWELLING UNIT FOR
TYLER QUIEL



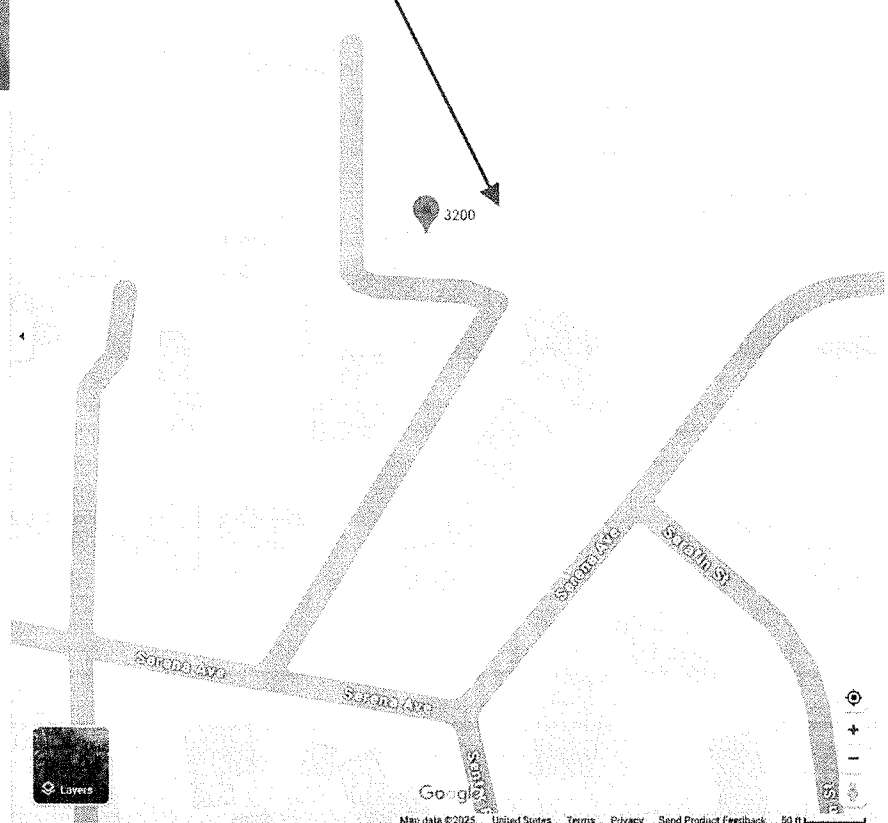
3200 Serena Ave
Building

- Directions
- Save
- Nearby
- Send to phone
- Share

- 3200 Serena Ave, Carpinteria, CA 93013
- Suggest an edit on 3200 Serena Ave
- Add a missing place
- Add your business
- Add a label
- Your Maps activity

- Restaurants
- Hotels
- Things to do
- Transit
- Parking
- Pharmacies

7/30/25 - EXISTING PERMITTED
SECONDARY STRUCTURE
REMOVED



ATTACHMENT K



County of Santa Barbara Planning and Development

Lisa Plowman, Director
Jeff Wilson, Assistant Director

Notice of Violation

Via Certified Mail: 7022-1670-0001-2730-7960

October 26, 2023

Polodonkey, LLC
c/o Robert Seidler
4640 Admiralty Way #1200
Marina Del Rey, CA 90292

RE: Case No.: 23ZEV-00227
APN: 005-270-006
Address: 3215 Foothill Dr, Carpinteria, CA 93013
Zoning: AG-1, Toro Canyon Community Plan, Coastal Zone, California Coastal
Commission Appeals Jurisdiction, Flood Hazard Overlay Present,
Environmentally Sensitive Habitat Present, 22.0 Acres

Dear Property Owner:

Planning & Development (P&D) received a complaint on October 20, 2023 regarding unpermitted events held on your property. We have reviewed the available evidence and determined that the following violation(s) exist on your property in violation of Chapter 35 of the Santa Barbara County Code:

A. VIOLATION DETERMINATION(S):

1) Illegal Use of Lot – Public Assembly Facility

Description: The lot is being utilized as a public assembly facility for hosting weddings, receptions, and events, which is not an allowable use in the AG-1 zone.

Code Violated: Santa Barbara County Coastal Zoning Ordinance, Chapter 35, Article II, §35-169.2.1, §35-51, §35-68, and §35-137.1.d.5)

Abatement Options: ***Cease use of the parcel as a public assembly facility*** – You MUST cease advertising and utilizing the lot as a public assembly facility within thirty (30) days from the receipt of this Notice of Violation.

2) Illegal Temporary Uses – Weddings and Reception

Description: Temporary events, such as weddings, receptions, and parties, were held on the premises on September 23, 2023 and September 30, 2023 without permit, without review for an exempt status determination by the Director, and one a commercial basis.

Code Violated: Santa Barbara County Coastal Zoning Ordinance, Chapter 35, Article II, §35-169.2.1, §35-137.1.c, and §35-137.3.3.a

Abatement Options: ***Cease use of the parcel for events without a prior determination of exempt status*** – You MUST cease holding events without a determination of the event's exempt status on the parcel within thirty (30) days from the receipt of this Notice of Violation. If you wish to hold events in the future,, you MUST submit a letter to the Department of Planning & Development with sufficient time for staff (at least sixty [60] days) to advise you of potential zoning or building permit requirements and allow sufficient time to obtain any permits deemed necessary for each event you wish to hold on the property. The letter must contain the following information and documents:

1. The nature of the event;
2. The date the event will be held;
3. The location/building onsite where the event will be held;
4. If you plan to use portions of the public right-of-way, a parking lot, a public park or pier, and/or the sandy beach;
5. The maximum number of attendees;
6. The length (hours and/or days) of the event;
7. The identity of the tax exempt charitable organization, if applicable, and a copy of the Tax Exempt status documentation;
8. If alcoholic beverages will be served onsite;
9. If amplified music will be present;
10. The location of any parking;
11. If a fee will be charged for entry or attendance of the event;
12. And the amount of compensation to the property owner for use of the property or a signed and dated affidavit stating that the property owner is not being compensated for the use of the property for the event.

Immediate steps must be taken to correct the violation above. You have thirty (30) days from the receipt of this Notice of Violation to cease the illegal use.

B. REQUESTS FOR TIME EXTENSIONS:

You may request an extension of the thirty (30) day deadline to abate the violation. An extension request must be submitted in writing prior to the expiration of the thirty (30) day deadline to abate. An extension request may be granted if sufficient effort is being made to correct the violation(s). You may also submit in writing any information relating to the determination of the existence of a violation or the amount of fine to be imposed. (Santa Barbara County Code Chapter 24A (Administrative Fines), Section 24A-2(b)(5)).

C. FAILURE TO ABATE WITHIN SPECIFIED TIMEFRAME:

You have thirty (30) days from the receipt of this Notice of Violation to abate the first violation listed.

Failure to abate the violation within the specified timeframe will result in the issuance of a Notice of Determination of Fine, pursuant to Chapter 24A of the Santa Barbara County Code – Administrative Fines. Fines of up to **\$100.00 per day** from the date of receipt of this Notice for each violation listed above will be assessed if the violation is not abated within 30 days of the date of this notice. If the violation is abated within the thirty (30) day window, no fine will be assessed; however, you will still be responsible for the charges related to time spent by enforcement staff to process the case (see Section E – Additional Advisories below).

You have thirty (30) days from the receipt of this Notice of Violation to cease the illegal temporary use in the second the violation listed.

Failure to cease the illegal temporary use after thirty (30) days will result in the issuance of a Notice of Determination of Fine, pursuant to Chapter 24A of the Santa Barbara County Code – Administrative Fines. Fines of up to **\$1,000.00 per incurable violation** will be assessed if any illegal temporary uses are held within one year after thirty (30) days of receipt of this notice. If the activity ceases within the thirty (30) day window and does not occur again within one year after thirty (30) days of receipt of this notice, no fine will be assessed; however, you will still be responsible for the charges related to time spent by enforcement staff to process the case (see Section E – Additional Advisories below).

The County may seek further remedies, including, but not limited to:

- Recordation of the Determination of Fine against your property with the County Recorder's Office;
- Recordation of a lien against your property with the County Recorder's Office;
- Other actions for enforcement of a civil judgment.

D. ADDITIONAL ADVISORIES:

If a Notice of Determination of Fine is issued, you will have the opportunity to appeal the Notice of Determination of Fine based on the contention that no administrative penalty should be imposed (including if applicable, the claim that no violation exists to support issuance of a fine) or that an administrative penalty of a different amount is warranted.

All time spent by enforcement staff to investigate and resolve the case will be billed to you at periodic intervals. The current processing fee in effect, as adopted by the Board of Supervisors, is **\$282.00 per hour**. The hourly rate is subject to change by resolution and adoption by the Board of Supervisors. Payment of these processing fees is due upon receipt of the billing statement and is separate and apart from any fines incurred under Chapter 24A of the County Code (Administrative Fines). You have a right to object to these processing charges by filing a Request for Hearing with the Planning & Development Department within ten (10) days from receipt of the billing statement pursuant to Section 35.108.070.E of the Santa Barbara County Land Use & Development Code.

Abatement via the permit process option above will require a finding that the proposed project complies with the Comprehensive Plan and the County Land Use & Development Code. Therefore, other violation(s) not covered under this Notice will also require abatement prior to permit approval and/or issuance.

Thank you for your prompt attention to this matter. Please be advised that this notice only addresses violation of Chapter 35 of the County Code. You may be required to obtain other permits in order to comply with other portions of the County Code. Please contact me if you have any questions regarding this Notice of Violation or questions regarding the abatement process.

Sincerely,

Paul Hannah
Zoning Enforcement Program – South County
805-568-3509
hannahp@countyofsb.org

Cc: Occupants of 3215 Foothill Dr, Carpinteria, CA 93013

Encl.: Citation Reference

**AUTHORITY: Santa Barbara County Code Chapter 24A
Santa Barbara County Coastal Zoning Ordinance §35-185.6**

*Para informacion en espanol por favor llamar a los siguientes telefonos:
En Santa Barbara (805)568-2000 y en Santa Maria (805)934-6250.*

