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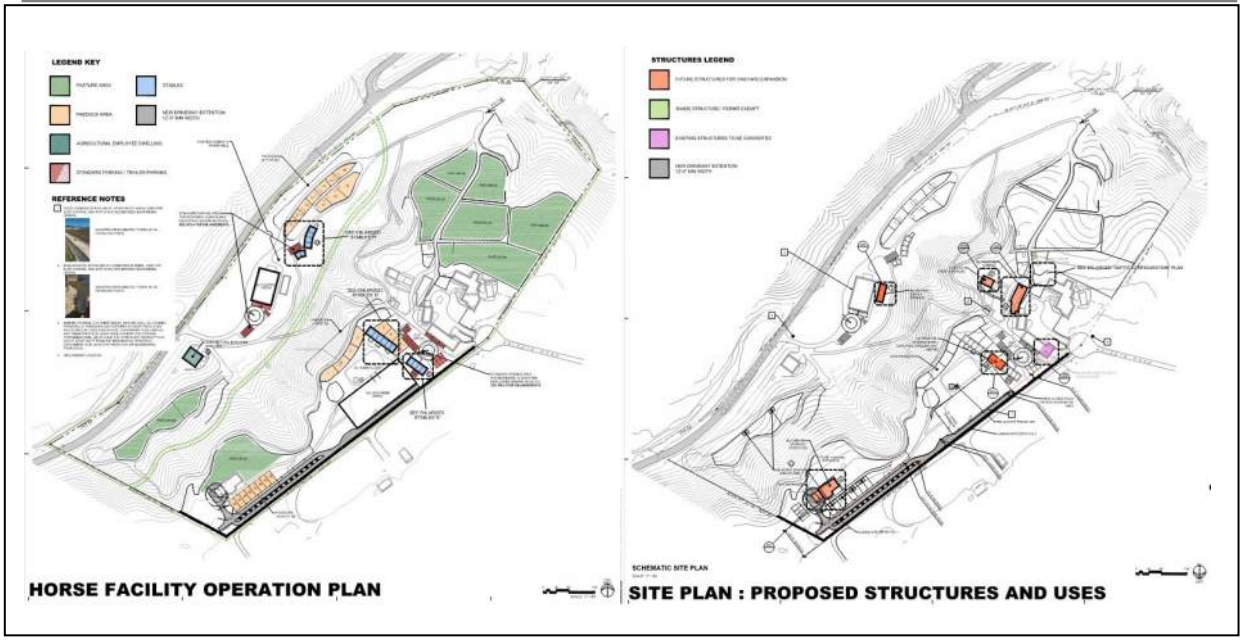

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1.0 REQUEST/PROJECT DESCRIPTION

The Rancho Luis Equestrian Facility (Project) is a request for the approval of a Conditional Use Permit (CUP) and Development Plan (DVP) to allow for the operation of a large animal boarding and equestrian training facility, and further develop the site with various structures to support an existing ranch property. As part of the proposed Project, up to 54 large animals would be boarded onsite, and equestrian training would occur Monday – Sunday. New development would include a 2,165 square foot vineyard operations warehouse, a 630 square foot vineyard supply warehouse, 1,680 square feet of animal shade structures, a 720 square foot barn conversion to a guesthouse, a 1,300 square foot tractor storage barn and employee dwelling unit, an 850 square foot barn/utility storage warehouse, and a 2,655 square foot tractor storage/utility warehouse. Unpermitted structures would be validated, including a 289 square-foot shed, and two 320 square-foot storage containers. The total proposed development on-site would be 37,541 square feet. A private road accessing the site from Ballard Canyon Road and Viendra Drive would be widened to a total drivable width of 20 feet at feasible locations to meet the County Fire Department standards, and would require a County-approved road name. Each component of the proposed Project is detailed below.

Attachment 1 shows the Site Plans, including existing and proposed structures and uses, equestrian facility operational plans, and circulation plans. Attachment 2 shows the preliminary Grading and Drainage Plans. Attachment 3 shows the Landscape and Planting Plan. Attachment 4 shows the Site Access and Road Widening Plan. Attachment 5 provides the Animal Waste Management Plan. Attachment 6 provides the Project's Biological Survey Report. Attachment 7 provides the Project's Trip Generation Report. The Project is located on Assessor Parcel Number (APN) 137-120-073 in the County's Third Supervisorial District.

Large Animal Boarding Operations

Boarding operations would be limited to no more than two large animals per 20,000 square feet of the property parcel at one time, for a maximum of 54 animals. Large animals include horses, cattle, llamas, and alpacas. An animal and its unweaned offspring would count as one animal. Horses would be boarded in one of the 16 stalls, 25 paddocks, or eight turnout pastures throughout the property, which is topographically separated into an "Upper Ranch" on the eastern portion of the property, and a "Lower Ranch" on the western portion of the property. A maximum of 10 clients and their animals would be allowed to board in the Upper Ranch, accessed from 826 Ballard Canyon Road and a private road, and a maximum of 10 clients and their animals would be allowed to board in the Lower Ranch, accessed from 648 Ballard Canyon Road.

Boarding operations would be staffed by a maximum of four employees, including a full-time stable manager, a part-time equestrian trainer, and up to two stable hands. Staff hours would typically be from 7:00 am to 8:00 pm; however may start as early as 6:00 am in hot weather. Activities before 7:30 am would be limited to those with minimal noise, such as feeding and watering. Prior to 8:00 am, vehicles and tools with engines would not be used within 200 feet of the adjacent residence to the east.

Other activities involved with the large animal boarding operations include horseshoeing, feed and supply deliveries, and veterinary medical check-ups. Horseshoeing would be conducted by a professional farrier,

and would occur approximately once every six weeks. Supply delivery (e.g. feed and hay) would occur approximately once a month. Medical visits by a veterinarian would occur approximately twice per year, or on an as-needed basis. The equestrian facility's operation plan is shown on Attachment 1, Site Plans, Sheet No. DP2.3.

Equestrian Training Operations

The site contains two existing equestrian riding and training arenas: 1) an "Upper Arena" consisting of an approximately 20,000 square foot uncovered riding area, and an approximately 2,400 square foot round pen; and 2) a "Lower Arena" consisting of an approximately 6,000 square foot covered riding area, and a 450 square foot pole barn. Under the proposed Project, equestrian arenas would be commercially available Monday through Friday from 8:00 am to sunset. The Upper Arena would be open on Saturdays from 9:00 am to sunset, and on Sundays from 10:00 am to sunset. The Lower Arena would be open from 8:00 am to sunset on Saturdays and Sundays. Training sessions would generally last 30 minutes to an hour, while riding lessons would generally last one hour. The arenas would be occupied approximately 2-5 times daily during the weekdays, and 4-6 times daily during the weekends. Training and riding lessons would be limited to residents of the property, boarding clients, and/or supervised guests of a boarding client. Generally, training and riding activities would not be available to the public, expect in the case of a special event (see below). At the Upper Arena, fence-mounted sprinklers would be mounted approximately every 40-feet on perimeter posts and used for dust control. At the Lower Arena, base-mounted sprinklers would be mounted approximately every 30-feet on perimeter posts. Sprinklers would run for 10 minutes within and around the arenas between each training/riding use to reduce dust. No artificial lighting, amplified sound, or music is proposed.

Special Events

The Lower Arena would be available for special events no more than four times a year for public riding clinics, educational, and/or charitable purposes. Special events would be limited to no more than 10 horses and 25 guests, and limited hours from 9:00 am to 5:00 pm. During the special events, an ADA-accessible portable toilet would be located to the east of the Lower Arena where it would not be visible from Ballard Canyon Road, and would be removed immediately after the event. Site access for special events would be through 648 Ballard Canyon Road. No artificial lighting, amplified sound, or music would occur.

Animal Waste Management

This section is summarized from the *Animal Waste Management Plan*, included as Attachment 5. Animal waste generated onsite would include manure, spilled feed, and used bedding. Generated animal waste is estimated to average about 76 cubic feet a day (2.8 cubic yards), based on an average animal population of 38 horses/large animals generating about 2 cubic feet of waste per day. Maximum generated waste is estimated to be 108 cubic feet per day (4 cubic yards), with a maximum expected large animal population of 54.

Horse stalls and paddocks would be cleaned twice daily, and pastures would be cleaned once daily. Waste would be collected by shoveling waste into a wheel-barrow cart and then dumping waste into a trailer which would then be hauled to an onsite 40-cubic yard (8-feet by 22-feet) roll out container located near the Upper Arena. Stockpiling of waste on the ground would not be allowed. The roll out container would

be kept covered in anticipation of any rain storms. The roll out container would be serviced by Waste Management on an as-needed basis, up to a daily basis if required. The waste container would be kept at least 100 feet from adjacent property lines, at least 300 feet from neighboring residences, at least 100 feet from any water way or water well, and would be reasonably screened from the view of neighboring properties when not being transported.

In the event of waste management equipment breakdown, adverse weather conditions, and/or staffing absences, the following contingency actions would be implemented:

1) Additional collection trailers and hauling vehicles would be used to collect waste in the event that the primary disposal trailer is unavailable;
2) A temporary second 40-cubic yard roll out container would be used in the event the primary roll out container is not available;
3) Collection bins and the roll out container would be tarped and sand bagged to cover waste in the event of adverse weather and rain events; and
4) Additional employees would be trained and tasked with waste collection in the event primary staff is absent.

Ranch and Vineyard Operations

Vineyards on the property have previously been restored and expanded within the past five years. The property currently grows wine grapes to provide to local winemakers. The proposed Project would allow for the construction of various facilities to expand the current viticulture operations for the storage and retail sales of grapes, as well as for overall ranch use. No commercial-scale grape processing would occur that would involve controlled fermentation, crushing, pressing, barrel aging, and/or bottling. The wine storage and vineyard operation plan is shown on Attachment 1, Site Plans, Sheet No. DP2.5.

New Development

The following new development is proposed to support the overall ranch use:

- A 2,165 square foot single-story vineyard building located on the Upper Ranch in the southeast portion of the property, identified as structure 'S' (Attachment 1, Sheet No. DP3 and DP3.1). A gravel walkway, 3-foot gravity wall, concrete paving, storm drains, and a bioretention area (a landscaped depression to treat on-site stormwater discharge) would be constructed surrounding structure 'S' (Attachment 2, Sheet C-2 and EC-1).

- A 630 square foot single-story vineyard storage and equestrian tack room located within the Lower Ranch in the western central portion of the property, identified as structure 'T' (Attachment 1, Sheet No. DP4). Storm drains, a site wall, and a bioretention area would be constructed surrounding the building (Attachment 2, Sheet No. C-4 and EC-1).

- A 720 square foot portion of an existing single-story barn would be converted into a one bedroom/one bathroom guesthouse located in the Upper Ranch on the eastern central portion of the property, identified as structure 'V' (Attachment 1, Sheet No. DP5).

- A 1,300 square foot two-story tractor storage barn and two bedroom/two bathroom agricultural employee dwelling unit located on the Upper Ranch in the eastern central portion of the property, identified as structure 'W' (Attachment 1, Sheet No. DP6, DP6.1, and DP6.2). A storm drain leading to a bioretention area would be constructed adjacent to the structure (Attachment 2, Sheet No. C-5 and EC-1).

- An 850 square foot single-story utility barn within the Upper Ranch in the southeast portion of the property, identified as structure 'X' (Attachment 1, Sheet No. DP8, and DP8.1). Storm drains, site walls, and a bioretention area would be constructed surrounding structure 'X', and compacted Class-2 aggregate base roadway would be constructed surrounding structure 'X', existing storage containers (structure 'P'), and structure 'Y' (Attachment 2, Sheet No. C-3 and EC-1).

- A 2,655 square foot single-story tractor storage/utility barn within the Upper Ranch, identified as structure 'Y' (Attachment 1, Sheet No. DP9 and DP9.1).

A minimum 12-foot wide with 2-inch shoulder, paved private road /driveway would also be constructed in the Upper Ranch, along the southern property boundary and offset from the property line by 3-feet. The private road would tie into the existing design grade driveway / paved areas of the Upper Ranch and extend to the southwestern corner of the property, allowing vehicle access to the riding arena, Structure 'S', and equestrian paddocks. There would also be a 24-foot wide turnout along the proposed roadway to allow for emergency access and turnout area (see Attachment 1, Sheet No. DP2.2 and Attachment 2, Sheet No. C-2).

New Development – Permit Exempt

New equestrian paddocks would be installed within the Upper Ranch, along the southeastern property line, and behind an existing sport court and horse stables. The paddocks would be open fenced areas with some attached shade structures. Seven (7) large animal shade structures totaling 1,680 square feet (240 square feet each), would be installed on both the Upper and Lower Ranch on the southern portion of the property, identified as structures 'U' (see Attachment 1, Sheet No. DP2.2). The shade structures are included in the gross floor area calculations for the purpose of processing the proposed Development Plan; however would be exempt from other County planning permit requirements under Section 35.42.140(C) of the Land Use and Development Code.

Unpermitted Structures

The following existing but unpermitted structures would be validated under the proposed Project:

- Two existing 320 square foot storage containers located in the Upper Ranch, identified as structures 'P' (Attachment 1, Sheet No. DP2.1); and

- An existing 289 square foot single-story small animal/goat shed located in the Upper Ranch, identified as structure 'Z' (Attachment 1, Sheet No. DP2.1).

Sewage

The proposed Project would add a total of five additional bathrooms separated within proposed structures 'S', 'W', 'V', and 'T'. Sewer waste would be disposed of in two onsite septic tanks, a 2,500-gallon

tank with a dual dispersal field on the Upper Ranch, and a 1,500-gallon tank with a single dispersal field on the Lower Ranch.

Landscaping and Site Screening

In the Upper Ranch, four California sycamore trees (*Platinum racemosa*) would be planted around proposed Structure 'S', and two would be planted near the parking area near Structure 'W' and Upper Arena to provide additional site screening and shade. Approximately 7,786 square feet of native seed mix would be applied to the slopes surrounding proposed Structure 'S', surrounding the proposed driveway, to the slopes behind proposed Structure 'X', and to the proposed bioretention basins to provide erosion control. The seed mix would include Cucamonga brome (*Bromus carinatus 'Cucamonga'*), small fescue (*Festuca microstachys*), and foothill/tree clover (*Trifolium ciliatum).*

Within the Lower Ranch, two coast live oak trees (*Quercus agrifolia*) would be planted near Structure 'T' to provide additional site screening and shade. All tree plantings would be supplemented with soil amendments following a soil agronomy test, irrigated with drip irrigation, and covered with mulch. The Landscape and Planting Plan is included as Attachment 3.

Site Access and Circulation

Access to the site is provided via two separate entrances off Ballard Canyon Road, one entrance at 648 Ballard Canyon at the Lower Ranch, and one entrance at 826 Ballard Canyon and a private road at the Upper Ranch. 826 Ballard Canyon and the private road would be the primary entrance for staff and deliveries. 648 Ballard Canyon would be the primary entrance for animal boarding and equestrian training operations. The private road from 826 Ballard Canyon Road and Viendra Drive to the Upper Ranch site entrance would be widened in specific places to allow for a total drivable width of 20-feet. Immoveable objects and/or site constraints that interfere with road widening would be left in place and not altered. These objects vary, and include water lines and meters, fire hydrants, fencing, stone walls, utility poles, mature trees, wood planters, and/or existing topography. The proposed Site Access and Road Widening Plan was submitted to the County Fire Department in May 2023, and approved by the Fire Prevention Division on July 22, 2023. As part of the Project, County Fire Conditions require that the Applicant apply for a formal road name (RDN Permit). The approved plan is included as Attachment 4.

Site circulation would consist of existing equestrian and pedestrian trails that circle the site and connect the Upper Ranch to the Lower Ranch. Existing roads would also be used for vehicle entry and exit locations, as well as for designated parking spots and trailer turn-around areas. Established paths would be created for visitor foot traffic and viticulture utility vehicles. A total of 27 dedicated parking spaces would be provided onsite for all cars, trucks, trailers for boarders, guests, and employees, as well as for Project-related delivery vehicles. In the Upper Ranch, 13 vehicle parking spaces, three trailer parking spaces, and a trailer turn around area would be demarcated between proposed Structures 'W' and 'V' in an area designated as "Guest Parking Area A". A second trailer turn-around area would also be demarcated adjacent to proposed Structure 'S' in an area designated as "Vineyard Operation Area C". In the Lower Ranch, nine vehicle parking spaces, two trailer parking spaces, and a trailer turn around area would be demarcated near the Lower Arena and proposed Structure 'T' in an area designated as "Guest Parking Area B". Vehicle entry and exit points, parking spaces, and site circulation paths are shown on the Site Circulation Plan, Attachment 1, Sheet No. DP2.4.

Grading, Drainage, and Erosion Prevention

A total grading amount of 2,450 cubic yards of cut and 350 cubic yards of fill would be required to construct the proposed structures, onsite driveway, and paved access areas (see Attachment 2, Grading Plans). Erosion and pollution prevention measures and best management practices (BMPs) for temporary soil stabilization and sediment control during construction would include the following (see Attachment 2, Sheet EC-1):

- Silt fencing would be constructed along the edge of site slopes surrounding proposed Structures 'S', 'T' 'X', and 'Y', and along the proposed roadway/driveway in the Upper Ranch;
- Designated material storage, pollution containment, and concreate wash out areas would be delineated near the proposed "Guest Parking Area A" in the Upper Ranch;
- Stabilized construction entrances would be placed at both the Lower Ranch and Upper Ranch site entrances; and
- The construction contractor would notify underground utility service alert two working days prior to any excavation or resurfacing activities.

Operational BMPs through the life of the Project include the construction and operation of storm drains and bioretention basins surrounding Structures 'S', 'T', 'W', and 'X'.

Construction Schedule

Construction of the proposed structures is expected to be phased out and completed over approximately 10 years per the following schedule, and adjusted as needed. Animal boarding and equestrian operations would occur concurrently with construction activities.

Structure	Structure Description	Approximate Construction Year
-	Private Road Widening	2024 - 2025
-	Driveway Extension	2024 - 2025
V	Barn Conversion to Guest House	2024 - 2025
S	Vineyard Building	2025 – 2027
U	Shade Structures	2025 - 2034
X	Utility Barn	2026
W	Employee Dwelling Unit and Storage Barn	2028 - 2034
Y	Tractor and Utility Storage	2030 - 2034
T	Tack Room / Vineyard Storage	2032 - 2034

2.0 PROJECT LOCATION

The proposed Project is located off a private road accessed from 826 Ballard Canyon Road bordering the City of Buellton to the west and near the City of Solvang to the east in unincorporated Santa Barbara County. Access to the site is along Ballard Canyon Road from Hwy 246 (Mission Drive) to the south. The Project is zoned AG-I-20 (Agricultural with a minimum lot size of 20 acres), and consists entirely within APN 137-120-073 in the Third Supervisorial District.

2.1 Site Information	
Comprehensive Plan Designation	Rancho Estates (Rural Home Sites)
Zoning District, Ordinance	Countywide Land Use Development Code (LUDC) AG-I-20 (Agriculture I with a minimum lot size of 20 acres) Santa Ynez Valley Rural Region and Planning Area
Site Size	25.1 acres
Present Use & Development	The current use is a rural home site consisting of a working family ranch with equestrian activities, animal farming, and vineyards. Existing structures include two residences, horse stables, a multi-use barn and sports cabana, pole barns, livestock sheds and shade structures, a storage barn, sheds and shipping containers, equestrian riding arenas, and a tennis court and gazebo.
Surrounding Uses/Zoning	**North**: Ballard Canyon Road, rural home sites, single-family residences, and vineyards zoned AG-I-20. **South:** Rural home sites and equestrian ranches zoned AG-I-20 and AG-I-40, and single-family residences within the City of Buellton. **East**: Rural home sites, irrigated field crops, and equestrian ranches zoned AG-I-20. **West**: Ballard Canyon Road, Thumbelina Creek, rural home sites, vineyards, and dry pasture grazing land zoned AG-I-20 and AG-I-40.
Access	From Mission Drive/Hwy 246, site access would be from a private road accessed from 826 Ballard Canyon Road and 648 Ballard Canyon Road. No additional access or changes to the existing access are proposed.
Public Services	**Water Supply**: Mesa Hills Mutual Water Company **Sewage**: Private Septic System **Fire**: Station 30, 1644 Oak Street, Solvang CA 93464 Station 31, 168 Hwy 246, Buellton, CA 93427 **Police:** County of Santa Barbara Sheriff's Department **School District**: Buellton Union / Santa Ynez Valley Union

3.0 ENVIRONMENTAL SETTING

3.1 PHYSICAL SETTING

The Project is located between the City of Buellton and the City of Solvang within the Santa Ynez Valley in Santa Barbara County. The County is topographically diverse, with mountains, rich agricultural valleys, and distinct urban areas, all near the Pacific Ocean. The inland portion of the County where the Project site lies is primarily rural, with the cities of Solvang, Buellton, Lompoc, and Santa Ynez housing most of the local population. The Santa Ynez Valley is broad and flat, with marine terraces, as well as some rolling hills and rugged mountains. The region is subject to various natural hazards, including earthquakes, landslides, and wildfires.

The Project area consists of a working family ranch containing equestrian facilities, a small animal farm, five small vineyards, and associated structures. The property is topographically split into two areas by a large sloping hillside vegetated with oak trees. The Lower Ranch comprises the lower, western portion of the property parallel to Ballard Canyon Road, and the Upper Ranch comprises the higher elevation, eastern portion of the property. The Lower Ranch contains a covered equestrian riding arena, stables, vineyards, and a worker's residence, while the Upper Ranch contains the main residence, small animal farm, various

barns/buildings, a sports court, vineyards, and large uncovered equestrian riding arena. Access to the Lower Ranch is from 648 Ballard Canyon Road, and access to the Upper Ranch is from 826 Ballard Canyon Road and a private road.

Climate

The Project area is characterized by a Mediterranean-type climate, generally mild throughout the year. In the mountains and lowlands, summer months are typically hot and dry with daytime temperatures occasionally exceeding 100 degrees. Winters are mild but night temperatures often fall below freezing in inland valleys and canyons. The average annual temperature is 61.7 degrees and the average annual precipitation is 22.05 inches. Most precipitation occurs from November to April and highest rainfall occurring in February. Climate studies have determined that drought periods occur regularly and may last as long as a decade or more.

Slope/Topography

The Santa Ynez Valley is characterized by flat open spaces, terraces, and hilly terrain. Drainage systems flow in a generally east to west direction and empty into the Pacific Ocean. The site is located on both a relatively flat area near the entrance to Ballard Canyon (the Lower Ranch), and on top of a ridge/hillside (the Upper Ranch). The elevation of the site ranges from approximately 426 feet above mean sea level (amsl) at the Lower Ranch to 551 feet amsl at the Upper Ranch. The topography slopes approximately 125 feet to the south, with a large sloped hillside traversing the middle of the property. Land is largely flat within the developed areas of the property.

Flora/Fauna

The Santa Ynez Valley is mostly a low-land valley amid rolling hills, small towns, and vineyards. Main landforms in the regional area include tablelands and rangeland, and main flora types include active agriculture (i.e. wine crops), grasslands, shrub lands, riparian areas, oak savannah, and oak woodlands. The Santa Ynez River, an area known for biological diversity, critical habitat, and special status species, exists over a half of a mile to the south of the Project site. The California Department of Fish and Wildlife's California Natural Diversity Database (CNDDB) data shows special-status biological species within 5-miles of the Project site, but does not show any known special-status species within the Project area or immediate site vicinity (CDFW 2022).

Biological resources on the Project site are summarized from the *Biological Resources Summary*, which is included as Attachment 6. Existing onsite vegetation consists of ruderal areas where existing development stands, areas of agriculture (wine grapes and row crops), ornamental landscaping, annual grassland, small areas of native vegetation, and large stands of coast live oak trees with intermittent valley oak (*Quercus lobata*) trees present (oak woodland). Ruderal areas largely surround existing residences, barns, structures, stables, sheds, pastures, and roadways. These areas and their surrounding ornamental landscaping are heavily disturbed or altered such that natural vegetation has largely been removed. Vegetation within pasture areas consists primarily of Bermuda grass (*Cynodon dactylon*). Non-native annual grassland is present between the property line and Ballard Canyon Road in the Lower Ranch. Dominant species within this vegetation type include slender wild oat (*Avena barbata*), Bermuda grass, red-stem filaree (*Erodium cicutarium),* summer mustard (*Hirschfeldia incana*), and foxtail brome (*Bromus rubens*). Native vegetation is present along a drainage feature (Thumbelina Creek) in the Lower Ranch on the northwestern side of the property, and includes arroyo willow trees (*Salix lasiolepis*), mulefat (*Baccharis salicifolia*), umbrella sedge (*Cyperus eragrostis*), and poison oak (*Toxicodendron diversilobum*). Oak woodland habitat occupies

approximately 13.36 acres of the property, and is largely present on site slopes that separate the Upper Ranch from the Lower Ranch. Biological surveys conducted in 2023 identified approximately 218 mature oak trees, and 44 younger (smaller) trees. The understory of the woodland is disturbed and frequently grazed by goats on the property. Non-native herbaceous species and grasses dominate the oak understory and include chesseweed mallow (*Mallow parviflora*), seaside barely (*Hordeum marinum*), foxtail brome, horehound (*Marrubium vulgare*), summer mustard, and red-stem filaree. The site is also landscaped in certain areas to screen portions of the property from adjacent parcels. Within the Upper Ranch, various shrubs and trees are installed along the southeastern property boundary, including stone fruit trees, glossy privet (*Ligustrum lucidum*), Leyland cypress (*Cupressocyparis leylandii*), Bay laurel (*Laurus nobilis*), Italian cypress (*Cupressus sempervirens*), and red bottle brush (*Callistemon citrinus*). Trees and shrubs are spaced approximately 3-8 feet between each other, and 2-4 feet from the fence line. Existing landscape trees and shrubs are also present near a slope behind the main house. Additional information is provided in Section 4.4 *Biological Resources*.

Existing fauna onsite consists of mainly ranch animals, including horses, donkeys, cows, llamas, alpacas, sheep, goats, chickens, and pigs. Special-status wildlife species that have the potential to occur within the Project area include northern California legless lizard (*Anniella pulchra*) within oak woodland habitat present in the northwestern portion of the property, and nesting birds in larger oak trees, agricultural fields, shrubs, structures, and other trees onsite. Additional information is provided in Section 4.4 *Biological Resources*.

Archaeological Sites

An Archeological Resources Survey Report was prepared for the Project by Providence Group Inc., and indicates that there are no cultural resources or historic structures or features within the Project area. There is a previously recorded archaeological site approximately 0.6 miles from the subject property consisting of lithic debris and tool; however the site is completely disturbed as a result of prior grading and past cultivation of the area. Additional information is provided in Section 4.5 *Cultural Resources*.

Geology and Soils

The Santa Ynez Valley is located near the boundary of the Transverse Range Province to the south and the Coast Range Province to the north. The east-west trending Santa Ynez Mountain Range is usually considered the boundary between the two provinces. Folding and faulting of the region has created a complex geologic setting. Consolidated shale, siltstone, and sandstone bedrock of Cretaceous through Miocene age make up the majority of the mountain range, while much younger weakly consolidated sediments are found between the Santa Ynez Range and San Rafael Range to the north. These non-marine and shallow marine sediments overlie the well-cemented parent bedrock in the area.

Soils on the property consist of a combination of Corralitos sand (CtD) within the Lower Ranch, and Positas fine sandy loam (PtC) within the Upper Ranch. Terrace escarpments, loamy (TdF) make up the largest portion of soil types onsite, running through the middle portion of the site along the transition between the Upper and Lower Ranch. Slopes onsite range from 2 to 15 percent (USDA 2022).

Surface Water Bodies and Flood Zones

Major waterways in the Santa Ynez Valley include the Santa Ynez River, Alamo Pintado Creek, Zaca Creek, and Zanja de Cota Creek. Thumbelina Creek, an ephemeral wetland feature that contains flowing and/or surface

water for part of the year (during and immediately after rain events), exists within the Project area in the Lower Ranch on the western border of the property before entering a culvert and crossing to the west side of Ballard Canyon Road (USFWS 2022). Within the Project area, Thumbelina Creek contains approximately 0.42 acres (2,465 linear feet) of jurisdictional streambed and riparian vegetation (JBD Environmental Consulting 2023). The FEMA Regulatory Floodplain, Zone AE (base floodplain) exists in only a portion of the southwest property around Thumbelina Creek and Ballard Canon Road (FEMA 2022). Downstream from the Project area, Thumbelina Creek runs through the City of Buellton via handmade culverts and concrete v-ditches, eventually connecting to the Santa Ynez River. The Santa Ynez River has a direct hydrologic connection to the Pacific Ocean.

Surrounding Land Uses

The surrounding land uses generally consist of other rural home sites and single-family homes. Multiple equestrian ranches exist to the east and south closer to Hwy 246 (Mission Drive). Vineyards and dry pasture grazing lands exist to the north and west. A denser residential neighborhood exists approximately 0.34 miles to the southwest within the City of Buellton, near the intersection of Hwy 246 (Mission Drive) and Ballard Canyon Road. Zoning in the surrounding area is mostly AG-I-20, and AG-I-40 (agricultural with 20 acre and 40 acre minimum lot sizes, respectively).

Existing Structures

Existing structures on the property include the following, and are shown on Attachment 1, Sheet No. DP2.1.

- A 5,000 square foot single-family home located on the Upper Ranch, identified as structure “A”;
- A pool/spa associated with the single-family home located on the Upper Ranch, identified as structure “B”;
- A 2,010 square foot enclosed barn used for the storage of vehicles, ranch tools, supplies, and equipment located on the Upper Ranch, identified as structure “C”;
- Four equestrian stables totaling 6,268 square feet and containing 16 horse stalls located on both the Upper and Lower Ranch, identified as structures “D”, “E”, and “H”;
- A 6,000 square foot pole barn/covered riding arena located on the Lower Ranch, identified as structure “F”;
- A 1,240 square foot agricultural employee residence located on the Lower Ranch, identified as structure “G”;
- A 2,808 square foot enclosed barn used as an equestrian tack room, office, workshop, and storage building, with an approximate 750 square foot sports cabana on the second floor. This structure is located on the Upper Ranch, identified as structure “I”;
- A 432 square foot unenclosed pole barn located on the Upper Ranch, identified as structure “J”;
- A 441 square foot unenclosed pole barn used for hay storage located on the Upper Ranch and identified as structure “K”;
- A 500 square foot unenclosed pole barn used to store materials to cultivate the on-site vineyards located on the Upper Ranch, identified as structure “L”;

- Eleven shade structures totaling 2,640 square feet (240 square foot each) used to shade large and small animals located on the Lower Ranch, identified as structure "M";
- A 120 square foot feed shed, 36 square foot chicken coop, and 113 square foot hog shed located on the Upper Ranch, identified as structure "N";
- A 450 square foot unenclosed pole barn used as an animal shade structure located on the Lower Ranch, identified as structure "O";
- Two detached shipping containers totaling 640 square feet (320 square feet each) used to store building and viticulture equipment and materials located on the Upper Ranch, identified as structure "P";
- A 120 square foot tennis gazebo located on the Upper Ranch, identified as structure "Q"; and
- A 120 square foot storage shed on the Lower Ranch, and a 120 square foot tree house on the Upper Ranch, identified as structures "R".

3.2 ENVIRONMENTAL BASELINE

To decide whether a project's environmental effects are likely to be Significant and Unavoidable, Significant but Mitigable, Insignificant, or have No Impact or a Beneficial Impact under CEQA (described in Section 4.0), the County uses a measure of the environment's state absent the proposed project, referred to as the "baseline" for environmental analysis. CEQA documents typically evaluate the potential physical changes to the environment by comparing existing physical conditions with the physical conditions that are predicted to exist with the implementation of the proposed project. The difference between the two sets of conditions is the relevant physical change to the environment. After a project's predicted environmental effects have been quantified, a CEQA Lead Agency can determine whether those effects are Significant and Unavoidable, Significant but Mitigable, Insignificant, or have No Impact or a Beneficial Impact. Thresholds for Significance are analyzed using the County's Environmental Thresholds and Guidelines Manual, dated January 2021 and available online at: https://www.countyofsb.org/1432/Environmental-Review.

The environmental baseline from which the proposed Project's impacts are measured consists of the physical environmental conditions in the vicinity of the Project as described above. In addition to these on-the-ground conditions, the environmental baseline also includes existing permitted and unpermitted development, seasonal variations and cycles, and historic and established use of the property as a working family ranch and animal boarding and equestrian training facility. The established unpermitted level of use for the animal boarding and equestrian training facilities includes boarding approximately 20 large animals onsite between ten boarding clients. Historically, eight clients have used the animal boarding facilities in the Upper Ranch, and two clients have used boarding facilities in the Lower Ranch. Baseline daily vehicle trips associated with the historical /established boarding and training operations consist of a maximum of 7 visits (14 trips) per day on the weekdays, and 10 visits (20 trips) per day on the weekends (See Attachment 7, Trip Generation Report). The Applicant also has 12 personal large animals on the property, including horses, donkeys, cows, llamas, and alpacas, and a various small animals including sheep, goats, chickens, and pigs. The total amount of large animals' onsite from both existing/historical boarding clients and the Applicant's personal use is approximately 32. Operations involving both the Applicant's personal animal care, and care for the boarded animals include animal waste disposal at least once a month, horseshoeing trips by a farrier once every six weeks, veterinarian care twice per year, and feed and grain deliveries once a month. Other baseline ranch

operations consist of residential use, vineyard operations, ranch manager and staff operations, trash collection, and other miscellaneous deliveries.

4.0 POTENTIALLY SIGNIFICANT EFFECTS CHECKLIST

The following checklist indicates the potential level of impact and is defined as follows:

Potentially Significant Impact: A fair argument can be made, based on the substantial evidence in the file, that an effect may be significant.

Less Than Significant with Mitigation Incorporated: Incorporation of mitigation measures has reduced an effect from a Potentially Significant Impact to an insignificant Impact.

Less Than Significant Impact: An impact is considered adverse but does not trigger a significance threshold.

No Impact: There is adequate support that the referenced information sources show that the impact simply does not apply to the subject project.

Beneficial Impact: There is a beneficial effect on the environment resulting from the project.

Reviewed Under Previous Document: The analysis contained in a previously adopted/certified environmental document addresses this issue adequately for use in the current case and is summarized in the discussion below. The discussion should include reference to the previous documents, a citation of the page(s) where the information is found, and identification of mitigation measures incorporated from the previous documents.

4.1 AESTHETICS/VISUAL RESOURCES

Will the proposal result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact / Beneficial Impact	Reviewed Under Previous Document
a. The obstruction of any scenic vista or view open to the public or the creation of an aesthetically offensive site open to public view?			X		
b. Change to the visual character of an area?			X		
c. Glare or night lighting which may affect adjoining areas?			X		
d. Visually incompatible structures?			X		

Existing Setting: The Project site is located approximately half a mile northeast of the intersection of Ballard Canyon Road and Hwy 246 (Mission Drive) at the beginning of a semi-rural area bounded by canyons and foothills. Agricultural land, foothills and oak woodlands, vineyards, equestrian ranches, and ranch estates dominate public views in this area. The Lower Ranch is visible to the public by drivers on Ballard Canyon Road and neighboring properties to the west. The Upper Ranch is only visible from private views from neighboring properties to the east, which consist of other ranch estates and single-family homes.

County Environmental Thresholds: The County's Visual Aesthetics Impact Guidelines (Chapter 19) classify coastal and mountainous areas, the urban fringe, and travel corridors as "especially important" visual resources. A project may have the potential to create a significantly adverse aesthetic impact if (among other potential effects) it would impact important visual resources, obstruct public views, remove significant amounts of vegetation, substantially alter the natural character of the landscape, or involve extensive grading visible from public areas. The guidelines address public, not private views.

Impact Discussion: *Less Than Significant Impact (a - d).* The Project would not obstruct any scenic vista or view open to the public, nor would it create an aesthetically offensive site open to the public view. Project components visual to the public would be those visible from the Lower Ranch and the western portion of Ballard Canyon Road, consisting of continued equestrian boarding and training operations (riding arena and stables), and the proposed single-story tack room and viticulture storage building (Structure 'T'). The remaining development would occur in the Upper Ranch, including various one-story barns and buildings as well as a two-story employee dwelling unit. Proposed structures would generally be built on previously developed portions of the property, and would not remove significant amounts of vegetation, nor adversely alter the site's topography. In addition, various trees would be installed to screen proposed structures from public and private views. Existing yet unpermitted structures include an animal shed and two storage containers located in the Upper Ranch behind the main house. These structures are not visible to the public.

The County's Central Board of Architectural Review (CBAR) reviewed and conceptually approved the site plans for the proposed structures in November 2023, including the building elevations, architectural styles, circulation plan, and floor plans to ensure the proposed development would be visually compatible with the surrounding area. The Project would be conditioned with standard development conditions to ensure visual impacts remain insignificant. These would include conditions requiring the CBAR to formally review and approve the final site plans prior to construction, building materials and colors for all new structures would be compatible with the surrounding buildings and area, understories and retaining walls higher than six feet would be compatible with the surrounding terrain using textured materials, the site would be cleaned of construction debris following development, night lighting would be compatible with County codes and would not cause a nuisance to adjoining properties, and a performance security would be required that guarantees the installation and maintenance of the Landscape and Planting Plan.

Equestrian boarding and training operations have historically occurred onsite, and the property is used to house and train the Applicant's own animals. Other equestrian ranches and animal boarding facilities also exist on neighboring parcels and within the regional vicinity; therefore a continuation of onsite animal boarding and training would not be visually incompatible with the surrounding area. Animal waste would be collected daily and stored in covered onsite containers at least 100 feet from adjacent property lines, and at least 300 feet from adjacent residences. The Project would be conditioned so that waste removal and storage areas would be properly designed and screened. In addition, Mitigation Measure **Special-Air-01 (Animal Waste Management Plan)** would require the Applicant to implement the site-specific Animal Waste Management Plan which sets forth measures and standards for the proper collection, storage, and disposal of manure and animal waste (see Section 4.3a).

Cumulative Impacts: The implementation of the Project is not anticipated to result in any substantial change in the aesthetic character of the area since the proposed development and commercial use of the property as a large animal boarding and equestrian training facility is visually compatible with its surroundings, and public views of the Project would be limited. Thus, the Project would not cause a cumulatively considerable effect on aesthetics.

Mitigation and Residual Impact: No impacts are identified. No mitigations are necessary.

4.2 AGRICULTURAL RESOURCES

Will the proposal result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact / Beneficial Impact	Reviewed Under Previous Document
a. Convert prime agricultural land to non-agricultural use, impair agricultural land productivity (whether prime or non-prime) or conflict with agricultural preserve programs?				X	
b. An effect upon any unique or other farmland of State or Local Importance?				X	

Existing Setting: The site is zoned for agricultural use (AG-I-20), and is used as a working family ranch with crops of small vineyards. The California Department of Conservation's Important Farmland Finder designates the area as 'Other Land', and the site is not considered important farmland (DOC 2022). Soils on the property consist of a combination of Corralitos sand (CtD), Positas fine sandy loam (PtC), and loamy terrace escarpments (TdF).

County Environmental Thresholds: As described in Chapter 4 of the Environmental Thresholds and Guidelines Manual, a project which would result in the loss or impairment of agricultural resources would create a potentially significant impact and warrants additional site specific analysis.

Impact Discussion: *No Impact (a,b).* The Project site does not contain a combination of acreage and/or soils which render the site an important agricultural resource. The small onsite vineyards would be expanded overtime and not removed. The proposed Project would not impact any neighboring agricultural operation.

Cumulative Impacts: The Project would not result in any loss or impact to agricultural or forestry land and as such, no cumulative impacts would occur.

Mitigation and Residual Impact: No impacts are identified. No mitigations are necessary.

References:

California Department of Conservation 2021. California Important Farmland Finder. Available at: https://maps.conservation.ca.gov/DLRP/CIFF/. Accessed October 2022.

4.3a AIR QUALITY

Will the proposal result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact / Beneficial Impact	Reviewed Under Previous Document
a. The violation of any ambient air quality standard, a substantial contribution to an existing or projected air quality violation, or exposure of sensitive receptors to substantial pollutant concentrations (emissions from direct, indirect, mobile and stationary sources)?			X		
b. The creation of objectionable smoke, ash or odors?		X			
c. Extensive dust generation?			X		

Existing Setting: The Santa Barbara County Air Pollution Control District (APCD) provides oversight on compliance with air quality standards within the County, and is responsible for the preparation of the County's Clean Air Plan. Santa Barbara County is part of the Central South Coast Air Basin, which also includes Ventura and San Luis Obispo Counties. Ambient air quality within the basin in generally good. However, the basin periodically experiences atmospheric temperature inversion layers, generally between May and October, which tend to prevent the rapid dispersion of pollutants. Presently, Santa Barbara County is in attainment of the California Ambient Air Quality Standards (CAAQS) for nitrogen dioxide (NO2), sulfur dioxide (SO2), carbon monoxide (CO), sulphates (SO4,2), hydrogen sulfide (H2S), and lead (Pb). The County is in nonattainment of the CAAQS for ozone (O3, 8-hour) and particulate matter PM10, and is considered unclassified for PM2.5. The major sources of ozone precursor emissions in the County are motor vehicles and marine vessels, the petroleum industry, and solvent use. Sources of particulate matter include mineral quarries, grading, demolition, agriculture tilling, road dust, and vehicle exhaust.

Some land uses are considered more sensitive to changes in air quality than others, depending on the population groups and the activities involved. The California Air Resources Board (CARB) identified the following typical groups who are most likely to be affected by air pollution, known as sensitive receptors: children under 14 years of age; elderly over 65 years of age; athletes; and people with cardiovascular and chronic respiratory diseases. Land uses typically associated with sensitive receptors include schools, parks, playgrounds, childcare centers, retirement homes, convalescent homes, hospitals, and medical clinics.

The Project site consists of a 25.1 acre parcel containing a rural home site and working family ranch. Surrounding land uses include other rural home sites, equestrian and animal ranches, vineyards, open space, and pasture land. A denser residential neighborhood exists approximately 0.34 miles to the southwest of the site within the City of Buellton. The Project site would not be developed with any land uses that produce long-term operational emissions. The majority of the emissions produced onsite would be from construction activities, and from vehicles traveling onsite from animal boarding and equestrian training activities.

County Environmental Thresholds: Chapter 5 of the Santa Barbara County Environmental Thresholds and Guidelines Manual addresses air quality. No thresholds have been established for short-term impacts associated with construction activities. The Final 2019 Ozone Air Plan (APCD 2019) and the Thresholds and Guidelines Manual require that particulate matter impacts from construction dust emissions be discussed in an environmental document, and that standard mitigation measures be implemented. In addition, the County's Grading Ordinance (Santa Barbara County Code Chapter 14) requires that standard dust control conditions be implemented for all projects involving grading activities. Further, the APCD requires construction projects that emit more than 25 tons of any pollutant per year (except carbon monoxide) to obtain emission offsets under Rule 804, and would consider these emissions to be significant under CEQA.

Long-term/operational emissions thresholds have been established by the County to address mobile emissions (i.e., motor vehicle emissions) and stationary source emissions (i.e., stationary boilers, engines, and chemical or industrial processing operations that release pollutants). The thresholds provide that a proposed project will not have a significant impact on air quality if operation of the project would:

- Emit (from all project sources, mobile and stationary), less than the daily trigger for offsets set in the APCD New Source Review Rule for any pollutant;
- Emit less than 25 pounds per day of oxides of nitrogen (NOx) or reactive organic compounds (ROC) from motor vehicle trips only;
- Not cause or contribute to a violation of any California or National Ambient Air Quality Standard (except ozone);
- Not exceed the APCD health risk public notification thresholds adopted by the APCD Board (i.e. ten in a million cancer risk and an acute and chronic hazard indices of one); and
- Be consistent with the adopted federal and state Air Quality Plans.

Impact Discussion: *Less Than Significant Impact (a).* A project would need to be the size of about 290 single-family homes to likely generate ROC/NO_X emissions above County significance thresholds (APCD 2017). In comparison, the proposed Project is for the continuation of an animal boarding and equestrian training facility, and the development of an additional employee dwelling, a guesthouse, and various barns and storage buildings on one semi-rural property. The Project would not result in significant new vehicle emissions, as vehicular trips to and from the site for animal boarding and training activities would be fewer than 100. The Project would not involve new permanent stationary sources (i.e., equipment, machinery, hazardous materials storage, industrial or chemical processing, etc.) that would increase the amount of pollutants released into the atmosphere.

Emissions of ozone precursors (NO_x and ROC) during construction would result primarily from the use of heavy equipment. Due to the limited period of time that singular grading activities would occur on the Project site (e.g. one structure every year or longer), construction-related emissions of NO_x and ROC would not be significant on a Project-specific or cumulative basis. However, due to the non-attainment status of the air basin for ozone, the Project would be conditioned to implement measures required by the APCD to reduce construction-related emissions of ozone precursors to the extent feasible. Compliance with these measures is routinely required for all new development in the County.

Long-term operational emissions are typically estimated using the California Air Pollution Control Officers Association's CalEEMod computer model program. However, the proposed Project is below threshold levels for significant air quality impacts, pursuant to the screening table maintained by the Santa Barbara

County APCD. Therefore, the proposed Project would not have a potentially significant long-term impact on air quality.

Less Than Significant With Mitigation Incorporated (b). The Project could generate objectionable odors from the animal boarding and equestrian facilities, which could be considered a nuisance. Odors from animal boarding and waste could be significant to adjoining properties, but would be mitigated by the implementation of the Animal Waste Management Plan (Mitigation Measure **Special-Air-01 Animal Waste Management Plan**). The Animal Waste Management Plan includes detailed methods of sanitation techniques and designated areas of waste disposal in order to maintain odors and vector control. The preliminary Animal Waste Management Plan is provided in Attachment 5.

Less Than Significant Impact (c). Proposed development would require grading of approximately 2,450 cubic yards of cut and 350 cubic yards of fill over a phased span of approximately 10 years. The existing on-site driveway would be expanded and paved, and private portions of Ballard Canyon Road would be expanded to meet Fire Department Standards. Earth moving operations at the site would not result in significant emissions of fugitive dust and PM_{10} with the implementation of standard dust control measures as required for all new development and all projects involving earth moving activities over 50 cubic yards. Dust would be controlled during equestrian operations via ground and pole-mounted sprinklers located at each equestrian riding area.

Cumulative Impacts: The County's Environmental Thresholds were developed, in part, to define the point at which a project's contribution to a regionally significant impact constitutes a significant effect at the project level. In this instance, the proposed Project has been found not to exceed the significance criteria for air quality. Therefore, the Project's contribution to regionally significant air pollutant emissions is not cumulatively considerable, and its cumulative effect is insignificant.

Mitigation and Residual Impact: The following mitigation measure would reduce the Project's air quality impacts to an insignificant level:

Special-Air-01 **Animal Waste Management Plan.** The Owner /Applicant shall submit for Environmental Health Services (EHS) and P&D approval a Final Animal Waste Management Plan that addresses the potential for irrigation and storm water to convey animal waste into the water table, creek/riparian areas, and/or neighboring properties.

PLAN REQUIREMENTS: The plan shall include, but not be limited to the following:

- Area of project covered by plan;
- Method and frequency of cleaning;
- Means of waste transport;
- Description of short-term storage facilities;
- Method and area of waste disposal; and
- Any equipment necessary to implement the plan.

TIMING: The Owner/Applicant shall provide the final plan and obtain P&D and EHS approval prior to issuance of Zoning Clearance. The Animal Waste Management Plan may be amended with EHS and P&D approval. **MONITORING:** Permit Compliance shall verify that the plan is in place by spot checking in the field, and shall respond to any odor or waste nuisance complaints.

References:

Santa Barbara County Air Pollution Control District (APCD), 2017. *Scope and Content of Air Quality Sections in Environmental Documents*. June. Available at the following. Accessed October 2022. https://www.ourair.org/wp-content/uploads/ScopeContentJune2017-LimitedUpdate.pdf.

APCD 2022. Santa Barbara County Air Pollution Control District Suggested Conditions for JSP III Horse Boarding & Training Facility, 21CUP-000000-00015, 21DVP-00000-00020. July 12.

4.3b AIR QUALITY - GREENHOUSE GAS EMISSIONS

Greenhouse Gas Emissions - Will the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact / Beneficial Impact	Reviewed Under Previous Document
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X		

Existing Setting: Greenhouse gases (GHG) include carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulfur hexafluoride (SF_6), and nitrogen trifluoride (NF_3). These gases create a blanket around the earth that allows light to pass through, but traps heat at the surface, preventing its escape into space. While this is a naturally occurring process known as "the greenhouse effect," human activities have accelerated the generation of GHG emissions above pre-industrial levels. The overabundance of GHG in the atmosphere has led to a warming of the earth and has the potential to substantially change the earth's climate system. More frequent and intense weather and climate-related events are expected to damage infrastructure, ecosystems, and social systems across the United States. California's Central Coast, including Santa Barbara County, will be affected by changes in precipitation patterns, reduced foggy days, increased extreme heat days, exacerbated drought and wildfire conditions, and acceleration of sea level rise leading to increased coastal flooding and erosion. The largest sources of GHG emissions in the United States are from fossil fuel combustion for electricity production (35%), transportation (36.5%), industry (27%), and commercial and residential end users (17-19%, respectively). The energy sector accounts for 84% of total emissions, followed by agricultural processes (8%), industrial processes (5.5%), and waste management sources (2%). In Santa Barbara County, the transportation sector produces 38% of the total emissions, followed by building energy (28%), agriculture (14%), off-road equipment (11%), and solid waste (9%) sectors (County of Santa Barbara Long Range Planning Division 2018).

Climate change under CEQA differs from most other types of impacts in that, by definition, it is only examined as a cumulative impact that results not from any one project's GHG emissions, but rather from GHG emissions generated globally over many decades by a vast number of different sources. Therefore, analysis of a project's GHG emissions under CEQA focuses solely on the incremental contribution of estimated project emissions to climate change. A CEQA lead agency may determine that a project's

incremental contribution to an existing cumulatively significant issue, such as climate change, is not significant based on supporting facts and analysis (§15130(a)(2)). CEQA Guidelines direct that a project's contribution to a significant cumulative impact will be rendered less than significant if the project is required to implement or fund its fair share of mitigation measures designed to alleviate the cumulative impact (§15130(a)(3)). Such determinations must be based on analysis in the environmental document with substantial evidence to demonstrate that mitigation required of a project represents the project's "fair-share" contribution towards alleviating the cumulative impact.

County Environmental Thresholds: In January 2021, the County adopted an interim GHG emissions threshold of significance (interim thresholds) of 300 metric tons of carbon dioxide equivalent ($MTCO_2E$) per year that apply to discretionary land use projects that do not contain industrial stationary sources of GHG emissions. These interim thresholds are applicable to development projects of various land use types, such as residential, commercial, and mixed-use, and would apply to the proposed Project. This numeric threshold is the emissions level below which a project's incremental contribution to global climate change would be considered less than "cumulatively considerable" and, therefore would have an insignificant impact. Table 1 (Size-Based Project Screening Criteria Table) in Chapter 11 of the Environmental Thresholds and Guidance Manual lists the types and sizes of projects that would typically emit less than 300 $MTCO_2e$/year by the year 2030. The County presumes that if a project meets any of the qualitative screening criteria in Table 1, it would have an insignificant impact and would not require further impact analysis for GHGs unless there was substantial evidence to the contrary.

Impact Discussion: *Less Than Significant Impact (a, b)*. The proposed Project would increase the density and type of use of the site. This work is expected to result in direct emissions of greenhouse gases from vehicle traffic associated with the continued and expanded operation of the animal boarding and equestrian facility, vehicle traffic and equipment emissions associated with new construction and grading, and emissions from the routine use of agricultural farm equipment. Indirect emissions are also expected to occur from the property's energy use (e.g. electricity and natural gas for lighting, heating, and cooling), and water use. The Project would be constructed on a developed parcel that would not require extensive demolition or grading in relation to the development size (2,450 cubic yards of cut and 350 cubic yards of fill over a span of approximately 10 years for 9,280 square foot of development plus paved access areas). The proposed buildings would meet the current Title 24 Building Code requirements for energy efficient construction and appliances. Typical construction equipment would be used during construction, and site disturbance would be commensurate with the type and size of a large residential/small commercial project, especially over the estimated construction schedule.

The Project is under the County's size-based screening criteria for both residential and commercial projects. The County's size-based screening criteria states that single-family housing with less than 62,000 of residential square feet (sq. ft.) would not exceed the numeric Screening Threshold. The proposed Project's residential square footage consists of an additional employee dwelling unit and a guesthouse totaling approximately 2,020 square feet (720 square feet of which is already included in an existing onsite barn that would be converted), which is far below 62,000 square feet. The size-based screening criteria states that a Commercial Space with less than 26,000 square feet would not exceed the numeric Screening Threshold. The proposed Project's commercial space consists of two equestrian riding arenas and stables totaling approximately 11,034 square feet, which is under 26,000 square feet. Therefore, the proposed

Project is smaller than the County's size-based screening criteria, and would not be expected to exceed the numeric threshold for significant GHG emissions of 300 $MTCO_2e$/year.

Cumulative Impacts: The proposed Project's total GHG emissions would be less than the applicable significance screening threshold of 300 $MTCO_2e$/year. Therefore, the Project's incremental contribution to a cumulative effect is not cumulatively considerable, and the Project's GHG emissions would not have an insignificant impact on the environment.

Mitigation and Residual Impact: No impacts are identified. No mitigations are necessary.

References:

County of Santa Barbara Planning and Development, *Environmental Thresholds and Guidelines Manual*, Revised January 2021.

4.4 BIOLOGICAL RESOURCES

Will the proposal result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact / Beneficial Impact	Reviewed Under Previous Document
Flora					
a. A loss or disturbance to a unique, rare or threatened plant community?			X		
b. A reduction in the numbers or restriction in the range of any unique, rare or threatened species of plants?			X		
c. A reduction in the extent, diversity, or quality of native vegetation (including brush removal for fire prevention and flood control improvements)?			X		
d. An impact on non-native vegetation whether naturalized or horticultural if of habitat value?			X		
e. The loss of healthy native specimen trees?		X			
f. Introduction of herbicides, pesticides, animal life, human habitation, non-native plants or other factors that would change or hamper the existing habitat?			X		
Fauna					
g. A reduction in the numbers, a restriction in the range, or an impact to the critical habitat of any unique, rare, threatened or endangered species of animals?			X		
h. A reduction in the diversity or numbers of animals onsite (including mammals, birds, reptiles, amphibians, fish or invertebrates)?		X			
i. A deterioration of existing fish or wildlife habitat (for foraging, breeding, roosting, nesting, etc.)?			X		

Will the proposal result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact / Beneficial Impact	Reviewed Under Previous Document
j. Introduction of barriers to movement of any resident or migratory fish or wildlife species?			X		
k. Introduction of any factors (light, fencing, noise, human presence and/or domestic animals) which could hinder the normal activities of wildlife?		X			

Existing Setting: Santa Barbara County has a wide diversity of habitat types, including chaparral, oak woodlands, wetlands and beach dunes. These are complex ecosystems and many factors are involved in assessing the value of the resources and the significance of project impacts. For this Project, a biological report was prepared by JBD Environmental Consulting that studied the Project site and the private portion of Ballard Canyon Road from the Upper Ranch to Viendra Drive. The following analysis is based on this information. For the purposes of this assessment, a "special-status" species is defined as a species at meets at least one of the following conditions:

- Listed as threatened or endangered, or as a candidate for such a status under the federal Endangered Species Act;
- Listed as threatened or endangered, or as a candidate for such a status under the California Endangered Species Act;
- Designated as State Rare under the California Native Plant Protection Act;
- Designated as Fully Protected or as a California Species of Special Concern by CDFW;
- Designated with a Rare Plant Rank of 1, 2, or 4 by the California Native Plant Society;
- Non-listed species tracked in the CNDDB and considered sensitive by CDFW; and
- Sensitive habitats tracked in the CNDDB.

Attachment 6, Figure 3 shows the distribution of vegetation communities onsite. The site consists primarily of developed / landscaped / disturbed areas within the Upper Ranch, Lower Ranch, and along the private portion of Ballard Canyon Road. These areas contain existing residences, barns, structures, stables, sheds, shade structures, pastures, roadways, and bare ground. Where vegetation is present, habitat has been heavily disturbed or altered such that natural vegetation has largely been removed. A large swatch of oak woodland is present between the Upper Ranch and the Lower Ranch, and in small areas along the private portion of Ballard Canyon Road. Oak woodland is considered a natural community of special concern by the CDFW, and individual oak trees are protected by the County of Santa Barbara. The oak woodland habitat on the Project site is characterized by strands of coast live oak trees and intermittent valley oak trees. Approximately 218 oak trees were categorized onsite. The stands are dense and overlapping of the tree canopies is common, though some areas have openings between trees. The understory is generally very disturbed and dominated with non-native herbaceous species and grasses. Oak woodland habitat along an on-site drainage feature is not as disturbed and provides the highest quality of habitat for wildlife. See Attachment 6, Figure 4 for the mapped distribution of oak trees onsite. Smaller areas of agriculture are present onsite and along the road, consisting of areas for viticulture and row crops. Due to frequent tilling, these agricultural areas provide low quality habitat for wildlife. Lastly, annual grassland is present within the Lower Ranch between the road and existing structures, mainly consisting of non-native grasses and herbs. The habitat is highly disturbed and

displays signs of frequent mowing and/or grazing. Due to frequent disturbance, the habitat quality for wildlife is extremely poor.

Within the Project vicinity, a search of the CNDDB revealed seven special-status plant species and four natural communities of concern within 5-miles of the Project area. Special-status plant species include Hoover's bent grass (*Agrostis hooveri*), Santa Ynez groundstar (*Ancistrocarphus keilii*), Miles' milk-vetch (*Astragalus didymocarpus* var. *milesianus*), Davidson's saltscale (*Atriplex serenana* var. *davidsonii*), blushing layia (*Layia erubescens*), mesa horkelia (*Horkelia cuneata* var. *puberula*), and southern curly-leaved monardella (*Monardella sinuata* ssp. *sinuata*). The four plant communities of special concern include southern willow scrub, southern coast live oak riparian forest, southern cottonwood willow riparian forest, and southern California steelhead stream. None of the special-status plant species or plant communities of special concern documented in the Project vicinity have the potential to occur onsite. The CNDDB also documented 15 special-status animal species within 5-miles of the Project site, including pallid bat (*Antrozous pallidus*), Townsend's big-eared bat (*Corynorhinus townsendii*), American badger (*Taxidea taxus*), steelhead (*Oncorhynchus mykiss irideus*), northern California legless lizard (*Anniella pulchra*), western pond turtle (*Emys marmorata*), two-striped gatersnake (*Thamnophis hammondii*), California red-legged frog (*Rana draytonii*), western spadefoot (*Spea hammondii*), Cooper's hawk (*Accipiter cooperii*), Ferruginous hawk (*Buteo regalis*), southwestern willow flycatcher (*Empidonax traillii extimus*), prairie falcon (*Falco mexicanus*), purple martin (*Progne subis*), and Least Bell's vireo (*Vireo bellii pusillus*). See Attachment 6, Figure 6 for the CNDDB map of the Project vicinity. Nearly all of the special-status animal species documented in the vicinity have highly specialize habitat requirements that are not present onsite.

Lastly, a jurisdictional drainage feature exists onsite, known as Thumbelina Creek. The feature enters the northwestern corner of the property and runs along the western side of the Project area before entering a culvert and crossing to the west side of Ballard Canyon Road. The drainage flows into the Santa Ynez River via the City of Buellton, which has direct connectivity to the Pacific Ocean. Onsite, the feature is considered ephemeral, and likely only flows during and immediately after rain events. Within the Project area, the feature contains 0.42 acres of streambed and riparian vegetation potentially subject to the California Fish and Game Code and the State Porter-Cologne Water Quality Control Act, and 0.07 acres of streambed subject to the federal Clean Water Act. Native species are prevalent along the drainage on the northwestern side of the Project site, including arroyo willow, mulefat, umbrella sedge, and poison oak. See Attachment 6, Figure 5 for a drainage delineation map.

County Environmental Thresholds: Santa Barbara County's Environmental Thresholds and Guidelines Manual includes guidelines for the assessment of biological resource impacts. The following thresholds are applicable to the proposed Project:

- *Wetlands*: Projects which result in a net loss of important wetland area or wetland habitat value, either through direct or indirect impacts to wetland vegetation, degradation of water quality, or would threaten the continuity of wetland-dependent animal or plant species are considered to have a potentially significant effect on the environment. Projects which substantially interrupt wildlife access, use and dispersal in wetland areas would typically be considered to have a potentially significant impact. Projects which disrupt the hydrology of wetlands systems would be considered to have a potentially significant impact.
- *Riparian Habitats*: Project created impacts may be considered significant due to: direct removal of riparian vegetation; disruption of riparian wildlife habitat, particularly animal dispersal corridors and

or understory vegetation; or intrusion within the upland edge of the riparian canopy leading to potential disruption of animal migration, breeding, etc. through increased noise, light and glare, and human or domestic animal intrusion; or construction activity which disrupts critical time periods for fish and other wildlife species.

- *Oak Woodlands and Forests*: Project created impacts may be considered significant due to habitat fragmentation, removal of understory, alteration to drainage patterns, disruption of the canopy, removal of a significant number of trees that would cause a break in the canopy, or disruption in animal movement in and through the woodland.
- *Individual Native Trees*: Project created impacts may be considered significant due to the loss of 10% or more of the trees of biological value on a project site.

The County of Santa Barbara Municipal Code Chapter 14 Grading Code, Appendix A *Grading Ordinance Guidelines for Native Oak Tree Removal*, outlines the rules for oak tree removal on private land within the County that is outside the coastal zone and urban boundaries. Chapter 35, Article IX of the County's Land Use Code describes the County's Oak Tree Protection and Regeneration requirements for oak tree removal in the inland areas of the County. An Oak Tree Management Plan approved by the Agricultural Commissioner's office is required before any cumulative live oak tree removals within a 30-year removal period exceeds five percent of live oak canopy on a given parcel. Within the County, the definition of removal is "*causing an oak tree to die, be uprooted, and/or removed from the ground by any means, including but not limited to, cutting, uprooting, poisoning, or burning (unrelated to controlled burns). Excessive pruning or topping, or severing an oak tree's roots enough to lead to the death of the tree would also be considered oak tree removal*". Death by natural causes or removals required due to disease, regulatory requirements, or trees removed that pose a threat to safety are not considered a removal. A "protected tree" is any live oak tree with a diameter at breast height (DBH) of eight inches or greater; these trees count toward the total number of trees or canopy removed. Replacement trees required as mitigation are protected trees regardless of size. Trees voluntarily planted are not protected unless they have been subsequently designated as replacement trees.

Impact Discussion: *Less Than Significant Impact (a, b, c, d, f, g, h, i, j).* No sensitive species were identified in the Project disturbance areas, which includes the proposed development envelopes, existing equestrian and animal facilities, and private portions of Ballard Canyon Road. Therefore, no loss or disturbance to special-status species, or a reduction in numbers, range, or diversity is expected. Vegetation within the disturbance footprints is considered low habitat value, and Project-activities would not introduce factors to hamper existing habitats.

Less Than Significant With Mitigation Incorporated (e, h, k). Proposed construction would occur around and within the critical root zone of existing oak trees, including grading for proposed Structure 'X' in the Upper Ranch, and building construction for Structure 'T' in the Lower Ranch. Up to three individual oak trees may be impacted due to these activities (see Attachment 2, Figures C-3 and C-4). Cutting or disturbing a large percentage of a tree's roots can cause toppling of the tree or a gradual death of the tree. Mitigation Measure **Bio-01 Tree Protection Plan** would require exclusionary fencing be placed around oak trees near ground disturbing activities to prevent unnecessary encroachment, among other protection measures. Mitigation Measure **Bio-03 Onsite Arborist/Biologist** would require a qualified arborist or biologist be present throughout all grading and construction activities that may impact oak trees. If Project activities result in the removal of oak trees, Mitigation Measure **Bio-02a Tree Replacement Plan** would require a Tree Replacement Plan be submitted to the County that provides for the replacement of removed oak trees at a 10:1 – 15:1 mitigation ratio, dependent on the species and size of oak removed. The Tree Replacement Plan would also

require maintenance and monitoring of all replacement trees for a minimum of 5 years, with a financial guarantee.

Nesting birds may also be present in the vicinity of proposed construction areas, within vegetated habitats. For example, ground-nesting species may use grassy and herbaceous areas, as well as the edges of existing roads. Tree and shrub-nesting species may use woodland habitats, and cavity-nesting species may nest within mature oak trees. Direct impacts to nesting birds could occur, including the destruction of eggs or nests, or injury or mortality of chicks if undetected nests are present within disturbance footprints. Indirect impacts could occur if nests are subject to temporary disturbances such as construction-related noise, vibration, and overall human presence. Such indirect disturbances may interfere with natural breeding behaviors such as pair bonding, mating, egg laying or incubation, and caring for nestlings, or may cause adult birds to abandon the nest site. Mitigation Measure **Bio-23 Nesting Bird Surveys** would require nesting bird surveys be conducted no more than fourteen days prior to the start of construction or vegetation clearing activities in an area within the bird-nesting season (February 1 to August 31).

All construction and grading activities would occur outside of the jurisdictional boundaries of Thumbelina Creek, and no direct impacts are expected to occur. However, indirect impacts may occur from construction sediment transport from adjacent construction and grading activities. To ensure there are no indirect impacts to the drainage feature, Mitigation Measure **Bio-07 Habitat Setback** would require that the feature be fenced with silt fencing to protect the area from sediment transport, and that no development would occur within 100 feet from the top of the creek bank. Further, Mitigation Measure **Bio-20 Equipment Storage and Washout** would require that designated areas be used for construction equipment storage and washout areas that are located at least 100 feet from any storm drain, waterbody, or sensitive resource.

Cumulative Impacts: Since the Project would not significantly impact biological resources onsite, it would not have a cumulatively considerable effect on the County's biological resources.

Mitigation and Residual Impact: The following mitigation measures would reduce the Project's biological resource impacts to an insignificant level. With the incorporation of these measures, residual impacts would be Less Than Significant.

Bio-01 Tree Protection Plan. The Owner/Applicant shall submit a Tree Protection Plan prepared by a P&D approved arborist or biologist, designed avoid and minimize impacts to the critical root zone of onsite oak trees during construction and grading activities. The Tree Protection Plan shall include the following components:

a. All oak trees, expect those with critical root zones within disturbance footprints (Structures 'X' and 'T'), shall be preserved. No grading or sewage well placement shall be within 6-feet of the dripline of these trees.
b. Up to three oak trees may be removed per plans, including one tree around Structure 'X', and two trees around Structure 'T'.
c. Depict tree locations on all Grading and Building Plans.
d. Depict approved development envelopes. Include utility lines, irrigation lines, roadways, and driveways. If utilities are located within the critical root zone, a utility corridor shall be designed to minimize impacts.
e. Depict equipment storage (construction materials, equipment, fill soil, rocks, etc.) and construction staging and parking areas outside of the tree protection areas.

f. Depict the type and location of protection fencing or other barriers to protection trees during construction and grading activities. Fencing of all protected trees shall be at least 6 feet outside of the drip line / critical root zone with a material satisfactory to P&D. The fencing shall be at least 3-feet high, staked to prevent collapse, and labeled with signs identifying the protection area in 15-feet intervals along the fence. Fencing, stakes, and signs shall be maintained throughout construction and grading activities.
g. Depict the location of any retaining walls. These shall not be located within 6-feet of the dripline of protected trees unless authorized by P&D.
h. Depict the location of paths within 25 feet of protected tree dripline areas. Only pervious paving materials (gravel, brick without mortar, turf block) are permitted within 6-feet of driplines.
i. All trees located within 25 feet of buildings shall be protected from stucco and paint during construction.
j. No irrigation is permitted within 6-feet of the dripline of protected trees unless authorized by P&D.
k. The following shall be completed by hand and under the direction of a P&D approved arborist/biologist:
    I. Trenching required within the dripline or critical root zone of any tree.
    II. Cleanly cutting any roots of 1-inch in diameter or greater encountered during grading and construction.
    III. Tree removal and limb trimming.
l. If use of hand tools is deemed infeasible by P&D, P&D may authorize work with rubber-tired construction equipment weighing 5 tons or less. If large rocks are present, or is spoil placement will impact trees, then a small tracked excavator may be used as determined by P&D and under the direction of a P&D approved arborist/biologist.
m. Grading shall be designed to avoid ponding and ensure drainage within the driplines of oak trees.

PLAN REQUIREMENTS: Owner/Applicant shall: (1) Submit the Tree Protection Plan; (2) Include applicable components in the Tree Replacement Plan and Landscape and Irrigation Plans if required; and (3) Include as notes or depictions all plan components listed above. **TIMING**: The Owner/Applicant shall comply with this measure prior to issuance of the Grading Permit. Owner/Applicant shall install tree protection measures prior to grading and construction activities at Structure 'X' and Structure 'T'. **MONITORING**: The Owner/Applicant shall demonstrate to P&D compliance staff that trees identified for protection were not damaged or removed. If trees are damaged or removed, replacement shall be completed per the Tree Replacement Plan prior to Final Building Inspection Clearance.

Bio-02a Tree Replacement Plan. The Owner/Applicant shall submit a Tree Replacement Plan prepared by a P&D approved arborist or biologist designed to describe and implement any replacement oak trees removed due to Project-related activities. The Tree Replacement Plan shall include the following components:

a. The replacement trees shall be the same species of oak removed (e.g. coast live oak or valley oak).

b. Oak trees shall be replaced at a 10:1 mitigation ratio for coast live oak trees and 15:1 for valley oak trees.
c. Trees shall be obtained from locally occurring saplings or seed stock.
d. Depict the replanting locations.
e. Trees shall be gopher fenced.
f. Trees shall be irrigated with drip irrigation on a timer until established (a period to be established by the P&D approved arborist/biologist).
g. The trees shall be weaned off irrigation over a period of two to three years.
h. No permanent irrigation shall occur within the dripline of any oak tree.
i. If replacement trees cannot all be accommodated onsite, the Owner/Applicant shall submit a plan for P&D approval for replacement trees to be planted and maintained offsite.
j. Trees shall be maintained and monitored for a minimum of five years.
k. Performance criteria shall be included, and monitoring reports shall be submitted to P&D annually, by January 31st of each year.
l. If it becomes necessary to remove a tree not planned for removal, if feasible, the tree shall be boxed and replanted. If an arborist certifies that is it not feasible to replant the tree, and confirmed by P&D, it shall be replaced in accordance with the above.

PLAN REQUIREMENTS: Owner/Applicant shall: (1) Submit the Tree Replacement Plan if any oaks are removed during construction; (2) Include applicable components in the Landscape and Irrigation Plans if required; and (3) Include as notes or depictions all plan components listed above. **TIMING**: The Tree Replacement Plan shall be submitted following the removal of any oak trees. The Owner/Applicant shall post a performance security to ensure installation prior to Final Building Inspection Clearance and maintenance for a minimum of five years. **MONITORING**: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that all required components of the Tree Replacement Plan are in place as required prior to Final Inspection Clearance and maintained throughout the maintenance period. Monitoring reports shall be submitted to P&D annually, by January 31st of each year. P&D compliance monitoring staff signature is required to release the installation security upon satisfactory installation of all items in approved plans and maintenance security upon successful implementation of the plan.

Bio-03 **Onsite Arborist/Biologist.** The Owner/Applicant shall designate a P&D approved arborist/biologist to be onsite throughout grading and construction activities which may impact oak trees at Structures 'X' and 'T'. Duties include the responsibility to ensure all aspects of the Tree Protection and Tree Replacement Plans are carried out.

MONITORING: The Owner/Applicant shall submit to P&D compliance monitoring staff the name and contact information for the approved arborist/biologist prior to commencement of grading and construction activities at Structures 'X' and 'T'. P&D compliance monitoring staff shall site inspect as appropriate.

Bio-07 **Habitat Setback.** All ground disturbance and vegetation removal shall be prohibited within a 100-foot setback from the top-of-bank of Thumbelina Creek, a jurisdictional drainage feature. The area shall be silt fenced and in a location acceptable to P&D.

PLAN REQUIREMENTS: The drainage feature shall be shown on all grading plans. **TIMING**: Fencing shall be installed prior to any grading or construction activities at Structure 'T'. **MONITORING**: P&D compliance monitoring staff shall perform site inspections throughout the construction phase as appropriate.

Bio-20 **Equipment Storage and Washout.** The Owner/Applicant shall designate one or more construction equipment filling and storage areas to contain spills, facilitate cleanup, and prevent contamination from discharging to storm drains, streets, drainage ditches, creeks, or wetlands. The areas shall be no larger than 50 x 50 foot unless otherwise approved by P&D and shall be located at least 100 feet from any storm drain, waterbody, or sensitive biological resources. The Owner/Applicant shall designate one or more washout areas for the washing of concrete trucks, paint, equipment, or similar activities to prevent wash water from discharging to storm drains, streets, drainage ditches, creeks, or wetlands. Any polluted water and materials shall be contained in these areas and removed from the site following construction. The areas shall be located at least 100 feet from any storm drain, waterbody, or sensitive biological resource.

PLAN REQUIREMENTS: The Owner/Applicant shall designate the P&D approved location on all Grading Plans. **TIMING**: The Owner/Applicant shall install the storage area prior to commencement of grading and construction. **MONITORING**: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction as appropriate.

Bio-23 **Nesting Bird Surveys.** To avoid disturbance of nesting birds, including raptorial species, protected by the Federal Migratory Bird Treaty Act (MBTA) and Sections 3503, 3503.5, and 3513 of the California Fish and Game Code (CFGC), the removal of vegetation, ground disturbance, exterior construction activities, and demolition shall occur outside of the bird nesting season (February 1 through August 31) whenever feasible. If these activities must occur during the bird nesting season, then a pre-construction nesting bird survey shall be performed by a County-qualified biologist. Pre-construction surveys for nesting birds shall occur within the area to be disturbed and shall extend outward from the disturbance area by 500 feet. The distance surveyed from the disturbance may be reduced if property boundaries render a 500-foot survey radius infeasible, or if existing disturbance levels within the 500-foot radius (such as from a major street or highway) are such that Project-related activities would not disturb nesting birds in those outlying areas. If any occupied or active bird nests are found, a buffer shall be established and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. The buffer shall be 300 feet for non-raptors and 500 feet for raptors, unless otherwise determined by the qualified biologist and approved by P&D. Buffer reductions shall be based on the known natural history traits of the bird species, nest location, nest height, existing pre-construction level of disturbance in the vicinity of the nest, and proposed construction activities. All construction personnel shall be notified as to the location of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground disturbing activities or vegetation removal shall occur within this buffer until the County-qualified biologist has confirmed that nesting is completed, the young have fledged and are no longer dependent on the nest, or the nest fails, and there is no evidence of a second nesting attempt; thereby determining the nest unoccupied or inactive. If birds protected under MBTA or CFGC are found to be nesting

in construction equipment, that equipment shall not be used until the young have fledged and are no longer dependent on the nest, and there is no evidence of a second nesting attempt.

PLAN REQUIREMENTS AND TIMING: If construction must begin within the nesting season, then the pre-construction nesting bird survey shall be conducted no more than one week (7 days) prior to commencement of vegetation removal, grading, or other construction activities. Active nests shall be monitored by the biologist at a minimum of once per week until it has been determined that the nest is no longer being used by either the young or adults, and there is no evidence of a second nesting attempt. Bird survey results and buffer recommendations shall be submitted to P&D for review and approval prior to commencement of grading or construction activities. The qualified biologist shall prepare weekly monitoring reports, which shall document nest locations, nest status, actions taken to avoid impacts, and any necessary corrective actions taken. Active nest locations shall be marked on an aerial map and provided to the construction crew on a weekly basis after each survey is conducted. Active nests shall not be removed without written authorization from USFWS and CDFW.

MONITORING: P&D shall be given the name and contact information for the biologist at least one week (7 days) prior to commencement of vegetation removal, grading, or other construction activities. Permit Compliance and P&D staff shall review the survey report(s) for compliance with this condition prior to the commencement of ground-disturbing activities and perform site inspections throughout the construction period to verify compliance in the field as appropriate.

References:

JBD Environmental Consulting 2024. *Biological Resources Summary for the Rancho Luis Boarding and Training Facility Project located in Santa Barbara County, California*. February 16.

4.5 CULTURAL RESOURCES

Will the proposal:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact / Beneficial Impact	Reviewed Under Previous Document
a. Cause a substantial adverse change in the significance of any object, building, structure, area, place, record, or manuscript that qualifies as a historical resource as defined in CEQA Section 15064.5?				X	
b. Cause a substantial adverse change in the significance of a prehistoric or historic archaeological resource pursuant to CEQA Section 15064.5?			X		
c. Disturb any human remains, including those located outside of formal cemeteries?				X	

Will the proposal:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact / Beneficial Impact	Reviewed Under Previous Document
d. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in the Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: 1) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or 2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		X			

Existing Setting: For at least the past 10,000 years, the area that is now Santa Barbara County has been inhabited by the indigenous Chumash people and their ancestors. Based on the *Negative Archaeological Resources Survey Report* prepared for the Project by Providence Group, Inc. dated January 19, 2024, no cultural resources, including archaeological, historic (built environment), or tribal cultural resources are located on the property. The closest cultural resource site is approximately 0.6 miles from the property, consisting of lithic chipping debris, cracked cobbles, projectile fragments, and a sandstone pestle. The site has been documented to be completely disturbed as a result of previous grading and cultivation.

Pursuant to Public Resources Code (PRC) Section 21080.3.1 and in accordance with the provisions of Assembly Bill (AB) 52, the County of Santa Barbara mailed formal Notification of Consultation Opportunity letters to the Barbareno/Ventureno Band of Mission Indians, the Santa Ynez Band of Chumash Indians, and the Coastal Band of the Chumash Nation to participate in government-to-government tribal cultural resource consultation for the Project in February 2024. The letters provided notification of the opportunity for consultation under AB 52, and included a description of the proposed Project, maps and figures, and a copy of the Negative Archaeological Resources Survey Report. The Santa Ynez Band of Chumash Indians requested consultation in February 2024, stating that tribal cultural resources are in the Project vicinity; however there would not be any impacts from Project activities. The Santa Ynez Band of Chumash Indians requested that the Project be conditioned with the County's standard inadvertent

discoveries condition, and that a Worker Tribal Cultural Resources Awareness Program be added to allow the tribe to provide training on tribal cultural resources.

County Environmental Thresholds: Chapter 8 of the Santa Barbara County Environmental Thresholds and Guidelines Manual contains guidelines for the identification, significance evaluation, and mitigation of impacts to cultural resources, including archaeological, historic, and tribal cultural resources. In accordance with the requirements of CEQA, these guidelines specify that if a resource cannot be avoided, it must be evaluated for importance under specific CEQA criteria. CEQA Section 15064.5(a)(3)A-D contains the criteria for evaluating the importance of archaeological and historic resources. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the significance criteria for listing in the California Register of Historical Resources: (A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; (B) Is associated with the lives of persons important in our past; (C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or (D) Has yielded, or may be likely to yield, information important in prehistory or history. The resource also must possess integrity of at least some of the following: location, design, setting, materials, workmanship, feeling, and association. For archaeological resources, the criterion usually applied is (D). CEQA calls cultural resources that meet these criteria "historical resources". Specifically, a "historical resource" is a cultural resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources, or included in or eligible for inclusion in a local register of historical resources, as defined in subdivision (k) of Section 5020.1, or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1. As such, any cultural resource that is evaluated as significant under CEQA criteria, whether it is an archaeological resource of historic or prehistoric age, a historic built environment resource, or a tribal cultural resource, is termed a "historical resource".

CEQA Guidelines Section 15064.5(b) states that "a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment." As defined in CEQA Guidelines Section 15064.5(b), substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired. The significance of an historical resource is materially impaired when a project: (1) demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; (2) demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources; or (3) demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

For the built environment, a project that follows the Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (Weeks and Grimmer 1995), is generally considered as mitigated to an insignificant level.

Impact Discussion: *Less Than Significant Impact or No Impact (a – c).* As discussed above, no cultural resources were identified within the Project parcel. As a result, the Project has a low potential to cause a substantial adverse change in the significant of any historical resource, cause a substantial adverse change in the significance of a prehistoric or historic archaeological resource, or disturb any human remains. However, the lack of surface evidence of archeological materials within the project area does not preclude the possibility that subsurface materials may exist. In order to comply with the County's cultural resource policies, the Project would be conditioned with a standard archaeological discovery clause which requires that any previously unidentified cultural resources discovered during site development are treated in accordance with the County's Cultural Resources Guidelines (Chapter 8 of the County's Environmental Thresholds and Guidelines Manual).

Less Than Significant With Mitigation Incorporated (c). Per the Santa Ynez Band of Chumash Indians request, Mitigation Measure **Special-CulRes-01 (Worker Tribal Cultural Resources Awareness Training**) would require that the Santa Ynez Band of Chumash Indians present a worker awareness training regarding tribal cultural resources at the start of grading and construction activities.

Cumulative Impacts: Since the Project would not significantly impact cultural resources, it would not have a cumulatively considerable effect on the County's cultural resources with implementation of the mitigation measures described below.

Mitigation and Residual Impact: The following mitigation measure would reduce the Project's cultural resource impacts to an insignificant level. With the incorporation of these measures, residual impacts would be Less Than Significant.

Special CulRes -01 **Worker Tribal Cultural Resources Awareness Training.** A Worker Tribal Cultural Resources Awareness Training shall be prepared and presented to all construction personnel at the start of project grading and construction activities by the Santa Ynez Band of Chumash Indians. The training shall re-occur as needed throughout site construction (expected to occur over approximately 10 years) as required by the Santa Ynez Band of Chumash Indians.

PLAN REQUIREMENTS AND TIMING: This condition shall be printed on project grading plans. The training shall be conducted prior to or at the start of project-related grading and construction activities. A copy of the personnel training sign-in sheet shall be provided to P&D prior to commencement of grading or construction activities. **MONITORING:** P&D staff shall coordinate with the Santa Ynez Band of Chumash Indians for compliance with this condition.

References:

Provenience Group Inc., 2024. Negative Archaeological Resources Survey Report. January 19.

Weeks, Kay D and Grimmer, Anne E, 1995. U.S. Department of the Interior, Standards for the Treatment of Historic Properties.

4.6 ENERGY

Will the proposal result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact / Beneficial Impact	Reviewed Under Previous Document
a. Substantial increase in demand, especially during peak periods, upon existing sources of energy?			X		
b. Requirement for the development or extension of new sources of energy?			X		

Exiting Setting: Private electrical and natural gas utility companies provide electrical and/or natural gas services to customers in Santa Barbara County.

County Environmental Thresholds: The County's Environmental Thresholds and Guidelines Manual does not contain significance thresholds for electrical and/or natural gas service impacts.

Impact Discussion: *Less Than Significant Impact (a –b).* The proposed Project consists of the continued and expanded operation of an equestrian boarding and training facility, plus the development of new accessory structures, an employee dwelling unit, and a guesthouse. Energy use would be in the form of heating, cooling, cooking, lighting, and appliance usage. The Project's energy use would increase over baseline as the Project would introduce additional site use; however, it is not expected to result in a substantial increase in overall energy demand regionally. In summary, the Project would have a negligible effect on regional energy needs. No adverse impacts would result.

Cumulative Impacts: The Project's contribution to the regionally significant demand for energy is not considerable, and is therefore insignificant.

Mitigation and Residual Impact: No impacts are identified. No mitigation is required.

4.7 FIRE PROTECTION

Will the proposal result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact / Beneficial Impact	Reviewed Under Previous Document
a. Introduction of development into an existing high fire hazard area or exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?		X			
b. Project-caused high fire hazard?			X		
c. Introduction of development into an area without adequate water pressure, fire hydrants or adequate access for fire fighting?			X		

Will the proposal result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact / Beneficial Impact	Reviewed Under Previous Document
d. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X	
e. Introduction of development that will substantially impair an adopted emergency response plan, emergency evacuation plan, or fire prevention techniques such as controlled burns or backfiring in high fire hazard areas?				X	
f. Development of structures beyond safe Fire Dept. response time?			X		

Existing Setting: The Project is located within a County-designated High Fire Hazard Area, at the border of Ballard Canyon and the southern end of the Purisima Hills within the urban-wildland interface. The Project is served by County Fire Station 31 (Buellton), located approximately 3 miles southwest of the Project site. Access to the site is provided by Ballard Canyon Road to the Lower Ranch, and a private road to the Upper Ranch.

County Environmental Thresholds: The following County Fire Department standards are applied in evaluating impacts associated with proposed development:

- The emergency response thresholds include Fire Department staff standards of one on-duty firefighter per 4,000 persons (generally 1 engine company per 12,000 people, assuming three firefighters/station). The emergency response time standard is approximately 5-6 minutes.
- Water supply thresholds include a requirement for 750 gpm at 20 psi for urban single-family dwellings in urban and rural developed neighborhoods, and 500 gpm at 20 psi for dwellings in rural areas (lots larger than five acres).
- The ability of the County's engine companies to extinguish fires (based on maximum flow rates through hand held line) meets state and national standards assuming a 5,000 square foot structure. Therefore, in any portion of the Fire Department's response area, all structures over 5,000 square feet are an unprotected risk (a significant impact) and therefore should have internal fire sprinklers.
- Access road standards include a minimum width (depending on number of units served and whether parking would be allowed on either side of the road), with some narrowing allowed for driveways. Cul-de-sac diameters, turning radii and road grade must meet minimum Fire Department standards based on project type.

- Two means of egress may be needed and access must not be impeded by fire, flood, or earthquake. A potentially significant impact could occur in the event any of these standards is not adequately met.

Impact Discussion: *Less Than Significant With Mitigation Incorporated (a).* Predictions about the long-term effects of global climate change in California include increased incidence of wildfires and a longer fire season, due to drier conditions and warmer temperatures. Any increase in the number or severity of wildfires has the potential to impact resources to fight fires when they occur, particularly when the state experiences several wildfires simultaneously. Such circumstances place greater risk on development in high fire hazard areas. The project is located within a High Fire Hazard Area and would increase use at the site, including the continued and expanded operation of a large animal boarding and equestrian training facility, and the addition of an employee dwelling unit, guesthouse, and accessory structures (storage buildings, barns, etc.). The equestrian training would continue to bring people and animals onsite during specific timeframes, and would board up to 54 animals. The existing driveway at the Upper Ranch would be extended, and a new paved road would be constructed from the driveway down the southeast property boundary, and extending into portions of proposed buildings to ensure adequate emergency access to the site and proposed development. New power line and utility connections would be needed to supply energy and water to applicable buildings. The private portion of Ballard Canyon Road from the Upper Ranch entrance to Viendra Drive would be extended in specific areas to allow for a total drivable width of 20-feet. The Fire Department reviewed the Project, including the proposed widening of Ballard Canyon Road, and provided advisories to ensure the Project complies with the current fire code. Further, the Fire Department approved the access plan to widen Ballard Canyon Road, shown on Attachment 4. Mitigation Measures **Special-Fire-01 (Fire Apparatus Access**) and **Special-Fire-02 (Fire Protection)** would ensure that the Fire Department's advisories would be implemented and measures are taken during construction to mitigate for potential brush fires from the use of heavy equipment during construction.

Less Than Significant Impact or No Impact (b-f). Ongoing animal boarding and equestrian training facilities would occur on areas of the site that are already developed, and new development would occur in areas that in general have been previously disturbed or are sparsely vegetated. No structures over 5,000 square feet are proposed, and the two equestrian riding arenas would have fence and pole-mounted sprinkler systems. Although the animal boarding and training and new development would add use to the site, the overall population onsite would not result in the need for additional firefighting services beyond what currently exists (one on-duty firefighter per 4,000 persons in the service area). The site is served by existing services, and all new development would be designed to meet standard high-fire hazard requirements for building materials and techniques as part of the building permit process. County Fire Station 31 on 168 W Hwy 246 in Buellton is located approximately 3 miles southwest of the Project site in an area with an adequate response time for fire protective services.

Cumulative Impacts: Since the Project would not create significant fire hazards, it would not have a cumulatively considerable effect on fire safety within the County.

Mitigation and Residual Impact: The following mitigation measures would reduce the Project's fire hazard impacts to an insignificant level. With the incorporation of these measures, residual impacts would be Less Than Significant.

Special-Fire-01 **Fire Apparatus Access**. The Owner/Applicant shall comply with the following Fire Department development standards regarding fire apparatus access:

a. Obtain a Fire Protection Certificate (FPC).
b. The private portion of Ballard Canyon Road shall be brought up to code by implementing the following:
    i. All access ways shall be installed, made serviceable, and maintained for the life of the project.
    ii. Roadways shall have a minimum width of 20 feet.
    iii. Percent of slope (including a profile section view).
    iv. Surface shall be all-weather.
    v. Access ways shall be unobstructed and extended to within 150 feet of all portions of the exterior walls of the first story of any building.
    vi. A minimum of 13-feet, 6-inches of vertical clearance shall be provided and maintained for the life of the project for emergency apparatus access.
    vii. Comply with the Santa Barbara County Fire Department Development Standard #1, *Fire Apparatus Access*, available at: https://sbcfire.com/wp-content/uploads/2022/08/STD__1_GF__3_02-21_Posted_02.24.21.pdf ;
    viii. Apply for a road name.

PLAN REQUIREMENTS: These fire apparatus access requirements shall be noted on all grading and building plans. **TIMING**: The FPC shall be approved prior to issuance of a Building Permit. The Fire Department requirements apply from the beginning of any grading or construction throughout all development activities, and for the life of the Project. **MONITORING**: P&D processing planner shall ensure measures are on plans. P&D grading and building inspectors shall spot check; Grading and Building shall ensure compliance onsite. Fire Department and Building Department shall approve the FPC, and the Owner/Applicant shall provide a copy to P&D.

Special-Fire-02 **Fire Protection**. The Owner/Applicant shall comply with the following fire protection components during construction activities:

c. All heavy equipment shall be equipped with appropriate mufflers and have fire extinguishers mounted on each vehicle;
d. Construction personal shall be briefed on the dangers of wildfire and be able to respond accordingly should the need arise;
e. Fire-resistant building materials shall be used for all new construction per California Building Code Chapter 7A;
f. Defensible space shall be maintained around all new structures per CAL FIRE's Defensible Space Zones;
g. All dwellings shall comply with the California Fire Code, California Building Code, California Health and Safety Code, National Fire Protection Association standards and/or regulations, and other relevant laws and codes regarding carbon monoxide detectors, smoke detectors, emergency egress windows, handrails, and fire extinguishers.

PLAN REQUIREMENTS: These fire protection requirements shall be noted on all grading and building plans. **TIMING**: The fire protection components apply from the beginning of any grading or construction throughout all development activities until Final Building Inspection Clearance is issued and landscaping is successfully installed. **MONITORING**: P&D processing planner shall ensure measures are on plans. P&D grading and building inspectors shall spot check; Grading and Building shall ensure compliance onsite.

4.8 GEOLOGIC PROCESSES

Will the proposal result in:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact / Beneficial Impact**	**Reviewed Under Previous Document**
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving exposure to or production of unstable earth conditions such as landslides, earthquakes, liquefaction, soil creep, mudslides, ground failure (including expansive, compressible, collapsible soils), or similar hazards?			X		
b. Disruption, displacement, compaction or overcovering of the soil by cuts, fills or extensive grading?			X		
c. Exposure to or production of permanent changes in topography, such as bluff retreat or sea level rise?				X	
d. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X	
e. Any increase in wind or water erosion of soils, either on or off the site?		X			
f. Changes in deposition or erosion of beach sands or dunes, or changes in siltation, deposition or erosion which may modify the channel of a river, or stream, or the bed of the ocean, or any bay, inlet or lake?				X	
g. The placement of septic disposal systems in impermeable soils with severe constraints to disposal of liquid effluent?			X		
h. Extraction of mineral or ore?				X	
i. Excessive grading on slopes of over 20%?			X		
j. Sand or gravel removal or loss of topsoil?			X		
k. Vibrations, from short-term construction or long-term operation, which may affect adjoining areas?			X		
l. Excessive spoils, tailings or over-burden?			X		

Existing Setting: The site is located within the Santa Ynez River basin and a California Coastal Basin national aquifer. These basins are filled with marine and alluvial sediments. Nearly all of the large population centers in California are located in a coastal basin and the available groundwater is used primarily for municipal supplies. Groundwater has been documented at approximately 108 feet below land in the northern portion of the Project area (USGS 2023). The Santa Ynez River basin consists of unconsolidated water-bearing deposits of Tertiary and Quaternary age, and consolidated, non-water-bearing rocks of Mesozoic and Tertiary age. Consolidated rocks in the regional area comprise the Sespe, Vaqueros, Rincon, Monterey, Foxen, and Sisquoc formations among others. Unconsolidated deposits comprise the younger sand and terrace deposits, alluvium, and river-channel deposits of recent age. The Project site is inland of the Pacific Ocean and upland of the Santa Ynez River corridor. The area is not prone to earthquakes, liquefaction, mudslides, or other ground failures, and is not in a County-designated "Special Problem" area.

County Environmental Thresholds: Pursuant to Chapter 10 of the County's Environmental Thresholds and Guidelines Manual, impacts related to geological resources may have the potential to be significant if a proposed project involves any of the following characteristics:

- The project site or any part of the project is located on land having substantial geologic constraints, as determined by P&D or PWD. Areas constrained by geology include parcels located near active or potentially active faults and property underlain by rock types associated with compressible/collapsible soils or susceptible to landslides or severe erosion. "Special Problems" areas designated by the Board of Supervisors have been established based on geologic constraints, flood hazards and other physical limitations to development.
- The project results in potentially hazardous geologic conditions such as the construction of cut slopes exceeding a grade of 1.5 horizontal to 1 vertical.
- The project proposes construction of a cut slope over 15 feet in height as measured from the lowest finished grade.
- The project is located on slopes exceeding 20% grade.

Impact Discussion: *Less Than Significant Impact or No Impact (a, b, c, d, f, g, i, j, k, l).* The Project site is not underlain by a known fault, is not near beach sands or dunes, coastal bluffs, coastal erosion, or near rivers, lakes, or oceans. No unique paleontological or geologic features exist on site. The Project does not involve the mining of ore or minerals. Liquefaction potential in the area has been determined to be low. All soil-related hazards and impacts would be insignificant through the normal grading and building permit review and inspection process for the new buildings. No geologic hazards would be introduced from the animal boarding and equestrian training operations. The existing sceptic system, consisting of a 2,500-gallon tank with a dual dispersal field on the Upper Ranch, and a 1,500-gallon tank with a single dispersal field on the Lower Ranch would continue to serve these systems with the build out of the proposed Project.

Less Than Significant With Mitigation Incorporated (e). The Project would involve approximately 2,450 cubic yards of cut and 350 cubic yards of fill to construct the proposed structures, onsite driveway, and paved aggregate access areas. The areas designated for grading and construction are located in previously developed and/or disturbed areas of the site, and would cause minimal environmental disturbance. Grading is not proposed on slopes over 20 percent. However, grading operations in support of the new construction and access roads would remove topsoil and disturb the ground surface, thereby increasing the potential for erosion and sedimentation impacts. Mitigation Measure **Geo-02 (Erosion and Sediment Control Plan)** would require that an Erosion and Sediment Control Plan (ESCP) be implemented as part of construction activities

to minimize erosion. Site drainage travels west and downslope, from the Upper Ranch to the Lower Ranch, and eventually toward Thumbelina Creek and Ballard Canyon Road. The majority of the grading would occur within the Upper Ranch, away from drainage courses such that the potential for significant sedimentation to local water bodies and Thumbelina Creek would be insignificant. Thumbelina Creek would be fenced off in accordance with Mitigation Measure **Bio-07 (Habitat Setback).**

For the equestrian boarding and training operations, areas of the property that contain bare ground, such as the riding arenas, could be subject to wind erosion. However, mounted sprinklers would be used in both arenas following riding events to minimize dust and wind erosion impacts to insignificant levels.

Cumulative Impacts: Since the Project would not result in significant geologic impacts after mitigation, and geologic impacts are typically localized in nature, it would not have a cumulatively considerable effect on geologic hazards within the County.

Mitigation and Residual Impact: The following mitigation measures would reduce the Project's geologic impacts to an insignificant level. With the incorporation of these measures, residual impacts would be Less Than Significant.

Geo-02 **Erosion and Sediment Control Plan.** The Owner/Applicant shall implement an Erosion and Sediment Control Plan (ESCP) as part of the construction project. Plans shall be designed to minimize erosion during construction and shall be implemented for the duration of the grading period, and until re-graded areas have been stabilized by structures, long-term erosion control measures, and/or permanent landscaping. The Owner/Applicant shall submit an ESCP using BMPs designed to stabilize the site, protect natural watercourses/creeks, prevent erosion, convey water runoff to existing drainage systems, and keeping any contaminants and sediments onsite. The ESCP shall be a part of the Grading Plan submittal and will be reviewed for its technical merits by P&D. Information on the Erosion Control requirements can be found in the County's Grading Code at the following (Chapter 14 of the County Code):

http://sbcountyplanning.org/building/grading.cfm

PLAN REQUIREMENTS: The ECSP shall be submitted for review and approval by P&D prior to issuance of the Grading Permit. The Plan shall be designed to address erosion, sediment, and pollution control during all phases of development until all disturbed areas are permanently stabilized. **TIMING**: The ESCP requirements shall be implemented between November 1st and April 15th of each year. Pollution control measures shall be implemented year round. **MONITORING**: P&D compliance staff shall perform site inspections throughout the construction phase as applicable.

References:

U.S. Department of Agriculture, Web Soil Survey. Available online at: https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm. Accessed August 2022.

U.S. Geological Survey, National Water Information System (NWIS) Mapper. Available online at: https://maps.waterdata.usgs.gov/mapper/index.html. Accessed February 2023.

4.9 HAZARDOUS MATERIALS

Will the proposal result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact / Beneficial Impact	Reviewed Under Previous Document
a. In the known history of this property, have there been any past uses, storage or discharge of hazardous materials (e.g., fuel or oil stored in underground tanks, pesticides, solvents or other chemicals)?			X		
b. The use, storage or distribution of hazardous or toxic materials?			X		
c. A risk of an explosion or the release of hazardous substances (e.g., oil, gas, biocides, bacteria, pesticides, chemicals or radiation) in the event of an accident or upset conditions?			X		
d. Possible interference with an emergency response plan or an emergency evacuation plan?			X		
e. The creation of a potential public health hazard?			X		
f. Public safety hazards (e.g., due to development near chemical or industrial activity, producing oil wells, toxic disposal sites, etc.)?				X	
g. Exposure to hazards from oil or gas pipelines or oil well facilities?				X	
h. The contamination of a public water supply?				X	

Existing Setting: The Project site would likely contain small amounts of common household materials and various chemicals used for the ranch and vineyard operations such as cleaners, garden products, automotive products, pesticides, fertilizers, cleaning solvents, fuels, motor oils, and/or other corrosive and flammable materials.

County Environmental Thresholds: The County's public safety thresholds outlined in Chapter 14 of the Environmental Thresholds and Guidelines Manual addresses involuntary public exposure from projects involving significant quantities of hazardous materials. The threshold addresses the likelihood and severity of potential accidents to determine whether the safety risks of a project exceed significant levels.

Impact Discussion: *Less Than Significant Impact (a - e).* The use of common household and ranch materials on the Project site would not result in significant hazardous materials/waste impacts. There is no evidence that large quantities of hazardous materials were used, stored or spilled on site in the past, and there are no aspects of the proposed use that would include or involve hazardous materials at levels that would constitute a hazard to human health or the environment. Animal waste from the animal boarding and equestrian

training facilities would be managed in accordance with the Project's Animal Waste Management Plan, as detailed in Mitigation Measure **Special-Air-01 (Animal Waste Management Plan)**.

No Impact (f-h). The Project site is not near chemical or industrial activities, or any oil and gas facilities. The small quantities of chemicals onsite would not contaminate a public water supply.

Cumulative Impacts: Since the Project would not create significant impacts with respect to hazardous materials and/or risk of upset, it would not have a cumulatively considerable effect on safety within the County.

Mitigation and Residual Impact: No impacts are identified. No mitigations are necessary.

4.10 LAND USE

Will the proposal result in:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact / Beneficial Impact**	**Reviewed Under Previous Document**
a. Structures and/or land use incompatible with existing land use?			X		
b. Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X		
c. The induction of substantial unplanned population growth or concentration of population?			X		
d. The extension of sewer trunk lines or access roads with capacity to serve new development beyond this proposed project?				X	
e. Loss of existing affordable dwellings through demolition, conversion or removal?				X	
f. Displacement of substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	
g. Displacement of substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X	
h. The loss of a substantial amount of open space?			X		

Will the proposal result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact / Beneficial Impact	Reviewed Under Previous Document
i. An economic or social effect that would result in a physical change? (i.e. Closure of a freeway ramp results in isolation of an area, businesses located in the vicinity close, neighborhood degenerates, and buildings deteriorate. Or, if construction of new freeway divides an existing community, the construction would be the physical change, but the economic/social effect on the community would be the basis for determining that the physical change would be significant.)			X		
j. Conflicts with adopted airport safety zones?				X	

Existing Setting: The Project site is located outside of dense urban areas, in a semi-rural area bounded by other ranch sites and single-family homes. Onsite resources and development are characterized by a single-family estate and associated structures, an agricultural workers residence, a large animal ranch, and agricultural row crops (wine grapes). The site is characterized with a topographical lower-laying Lower Ranch area, and a hillside/ridgeline area containing the Upper Ranch and most of the existing and proposed development. Multiple equestrian ranches exist to the east and south. An animal care and boarding facility exists to the east. Vineyards and dry pasture grazing lands exist to the north and west. A denser residential neighborhood exists to the southwest within the City of Buellton. Zoning in the surrounding area is mostly AG-I-20 and AG-I-40.

County Environmental Thresholds: The Thresholds and Guidelines Manual contains no specific thresholds for land use. Generally, a potentially significant impact can occur if a project would result in substantial growth inducing effects or result in a physical change in conflict with County policies adopted for the purpose of avoiding or mitigating an environmental effect. See the initial review of Project consistency with applicable land use policies in Section 9.0 of this document for more information.

Impact Discussion: *Less Than Significant Impact (a, b, c, h, i).* The existing land use is a semi-rural estate with a working family ranch and existing site development, as well as an established use for equestrian training and animal boarding operations. Commercial equestrian facilities are an allowed use on this site with an approved Conditional Use Permit. Given that multiple commercial equestrian facilities and animal boarding facilities exist in the regional area, animal boarding and equestrian training operations associated with the Project would not be an incompatible land use. Proposed structures would be used to support the estate, ranch, and viticulture operations. Build out of the site at the proposed scale is allowed with an approved Development Plan. The County's standard conditions would ensure that all proposed development is compatible with existing structures and the surrounding area.

No Impact (d, e, f, g, j). The Project does not involve the extension of sewer lines or access roads with capacity to serve new development beyond the proposed Project. The widening of the private road from Ballard Canyon Road and Viendra Drive to the site entrance at the Upper Ranch serves to allow Emergency access to the Project site, which dead ends at the end of the road. The Project would not result in the loss of existing

affordable dwellings, or displace a substantial amount of existing people or housing. The Project does not conflict with adopted airport safety zones.

Cumulative Impacts: The implementation of the Project is not anticipated to result in any substantial change to the site's conformance with environmentally protective policies and standards, or have significant growth inducing effects. Thus, the Project would not cause a cumulatively considerable effect on land use.

Mitigation and Residual Impact: No impacts are identified. No mitigations are necessary.

4.11 NOISE

Will the proposal result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact / Beneficial Impact	Reviewed Under Previous Document
a. Long-term exposure of people to noise levels exceeding County thresholds (e.g. locating noise sensitive uses next to an airport)?			X		
b. Short-term exposure of people to noise levels exceeding County thresholds?		X			
c. Project-generated substantial increase in the ambient noise levels for adjoining areas (either day or night)?		X			

Existing Setting: The Project property is a semi-rural ranch with a single-family home and an agricultural employee dwelling, with ongoing noise from residential use, animal boarding, and ranch and viticulture operations. Surrounding noise-sensitive uses consist of low-density residential development.

County Environmental Thresholds: Noise is generally defined as an unwanted or objectionable sound which is measured on a logarithmic scale and expressed in decibels (dB(A)). The duration of noise and the time period at which it occurs help determine impacts on noise-sensitive land uses. Noise-sensitive land uses include residential dwellings, transient lodging, hospitals and other long-term care facilities, public or private educational facilities, libraries, churches, and other places of public assembly. The Community Noise Equivalent Level (CNEL) and Day-Night Average Level (L_{dn}) are noise indices which account for differences in intrusiveness between day- and night-time uses. County noise thresholds are:

1) 65 dB(A) CNEL maximum for exterior exposure;
2) 45 dB(A) CNEL maximum for interior exposure of noise-sensitive uses; and
3) An increase in noise levels by 3 db(A) – either individually or cumulatively when combined with other noise-generating sources when the existing (ambient) noise levels already exceed 65 db(A) at outdoor living areas or 45db(A) at interior living areas.

Impact Discussion: *Less Than Significant Impact (a).* The proposed Project is not located within 65 dB(A) noise contours for roadways, public facilities, or airport approach / take-off zones. Grading and construction activities for the new site structures would not cause long-term exposure to noise levels exceeding County thresholds. Noise from the animal boarding and equestrian training operations would cause long-term exposure of noise from additional animals, guests traveling in vehicles to and from the site, and person's

onsite; however this noise would be minimal and would not exceed the County thresholds, or substantially increase the ambient noise levels in adjoining areas.

Less than Significant With Mitigation Incorporated (b-c). Construction activities would generate short-term noise impacts from the use of heavy equipment. Based on the information from the U.S. Department of Transportation's Construction Noise Handbook (Department of Transportation 2006), estimated construction noise would be approximately 86.09 dB(A) at the source of the construction activities for structure construction and grading, and approximately 86.84 dB(A) at the source of construction activities to extend the driveway and areas of Ballard Canyon Road (see Table 4.11-1 below).

Table 4.11-1 Estimated Project Construction Noise

Estimated Equipment Type	Noise Level[3]
Driveway and Access Roads	
Paver	77 dB(A)
Dump Truck	76 dB(A)
Dozer	82 dB(A)
Compactor	82 dB(A)
Total	**86.09 dB(A)[1,2]**
Structures	
Excavator	81 dB(A)
Dump Truck	76 dB(A)
Dozer	82 dB(A)
Compactor	82 dB(A)
Total	**86.84 dB(A)[1,2]**

[1] Noise measurements are based on a logarithmic scale
[2] Calculated from: http://www.snapfour.com/CombinedNoise_Calculations.aspx
[3] Estimated from: https://www.fhwa.dot.gov/environment/noise/construction_noise/handbook/

Construction equipment would operate in a cyclic fashion in which a period of full power is followed by a period of reduced power. Full development of the site would be phased and occur over approximately 10-years, and would not occur all at once. The sound of equipment is reduced significantly by distance due to sound attenuation. For example, the sound of heavy equipment would be reduced to below 65 dB(A), the County's CNEL maximum for exterior exposure, at a distance of approximately 13 feet. All proposed structures are further than 13 feet from the property line; therefore, construction noise for site structures would be insignificant. Construction of the driveway along the southwestern property boundary and the road widening along portions of Ballard Canyon Road may be closer than 13 feet from adjacent property lines and therefore may produce exterior noise above County thresholds. However, all noise-sensitive uses (i.e. residences) are located away from property lines and/or areas of construction, and construction noise is not expected to exceed County thresholds for interior exposures. To ensure potential noise impacts are insignificant to neighboring properties, Mitigation Measure **Noise-02 (Construction Hours)** would limit construction activities to specific hours and days.

Cumulative Impacts: The implementation of the Project is not anticipated to result in any substantial noise effects. Therefore, the Project would not contribute in a cumulatively considerable manner to noise impacts.

Mitigation and Residual Impact: The following mitigation measure would reduce the Project's noise impacts to an insignificant level. With the incorporation of these measures, residual impacts would be Less Than Significant.

Noise-02 **Construction Hours**. The Owner /Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 7:00 a.m. and 4:00 p.m., Monday through Friday. No construction shall occur on weekends or State holidays. Non-noise generating interior construction activities such as plumbing, electrical, drywall and painting (which does not include the use of compressors, tile saws, or other noise-generating equipment) are not subject to these restrictions. Any subsequent amendment to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein.

PLAN REQUIREMENTS: The Owner/Applicant shall provide and post a sign stating these restrictions at all construction site entries. **TIMING**: Signs shall be posted prior to commencement of construction and maintained throughout construction. **MONITORING**: The Owner/Applicant shall demonstrate that required signs are posted prior to grading/building permit issuance. Building inspectors and permit compliance staff shall spot check in the field, and respond to any noise complaints.

References:

Combined Noise Source & Distance Calculator. Available at: Combined Noise Calculations (snapfour.com). Accessed May 2024.

U.S. Department of Transportation, Federal Highway Administration 2006. Construction Noise Handbook. August. Available at:https://www.fhwa.dot.gov/environment/noise/construction_noise/handbook/ Accessed May 2024.

4.12 PUBLIC FACILITIES

Will the proposal require or result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact / Beneficial Impact	Reviewed Under Previous Document
a. A need for new or altered police protection and/or health care services?				X	
b. Student generation exceeding school capacity?				X	
c. Significant amounts of solid waste or breach any federal, state, or local standards or thresholds relating to solid waste disposal and generation (including recycling facilities and existing landfill capacity)?			X		
d. The relocation or construction of new or expanded wastewater treatment facilities (sewer lines, lift-stations, etc.) the construction or relocation of which could cause significant environmental effects?				X	

Will the proposal require or result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact / Beneficial Impact	Reviewed Under Previous Document
e. The relocation or construction of new or expanded storm water drainage or water quality control facilities, the construction of which could cause significant environmental effects?			X		

Existing Setting: Public facilities serve the Project and the surrounding area in the form of regional police, fire, health care, school, water and wastewater, landfill, utilities, and other community services.

County Environmental Thresholds: A significant level of school impacts is generally considered to occur when a project would generate sufficient students to require an additional classroom. A project is considered to result in significant impacts to landfill capacity if it would generate 196 tons per year of solid waste (operational). This volume represents 5% of the expected average annual increase in waste generation, and is therefore considered a significant portion of the remaining landfill capacity. In addition, construction and demolition waste from new construction, remodels and demolition/rebuilds is considered significant if it exceeds 350 tons. A project which generates between 40 and 196 tons per year of solid waste is considered to have an adverse cumulative effect on solid waste generation, and mitigation via a Solid Waste Management Plan is recommended.

Impact Discussion: *No impact (a, b, d).* The proposed Project would result in a slight increase of the site use with additional persons and animals on the property, but would not significantly increase the use of the surrounding area. The proposed level of new development would not have a significant impact on existing police protection, health care services, or school capacity. Existing public facility service levels would be sufficient to serve the proposed Project. The Project would not relocate or expand the existing wastewater system.

Less Than Significant Impact (c, e). The proposed Project would generate solid waste from construction debris, animal boarding and equestrian training operations, and an increase in residential home waste; however, waste generated would not exceed County thresholds. An estimate of the average new construction project yields 3.9 pounds of waste per square foot of building area. Under this estimate, the proposed Project (9,280 square feet of new development) would create a total of approximately 18 tons of waste. Further, construction would be phased out over approximately 10 years, and waste would not be generated all at once. The solid waste generated by the Project would be well below 196 tons per year, and construction and demolition waste would not exceed 350 tons. The proposed Project would create new impervious surfaces that could result in greater surface runoff from the site since there would be less open ground capable of absorbing rainwater. New storm drains and bioretention areas would be constructed around certain proposed structures to create drains and localized depressions in order to treat on-site stormwater discharge from impervious surfaces. The areas will collect stormwater and filter it through a mixture of soil, gravel, and native vegetation. The creation of these bioretention areas would not create a significant environmental impact.

Cumulative Impacts: The Project has been found not to exceed the threshold of significance for public services. Therefore, the Project's contribution to the regionally significant demand for public services is not considerable, and is insignificant.

Mitigation and Residual Impact: No impacts are identified. No mitigations are necessary.

4.13 RECREATION

Will the proposal result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact / Beneficial Impact	Reviewed Under Previous Document
a. Conflict with established recreational uses of the area?				X	
b. Conflict with biking, equestrian and hiking trails?			X		
c. Substantial impact on the quality or quantity of existing recreational opportunities (e.g., overuse of an area with constraints on numbers of people, vehicles, animals, etc. which might safely use the area)?			X		

Existing Setting: The Project site is on private property; however, a portion of the southwest corner of the parcel crosses over County-maintained Ballard Canyon Road near the Lower Ranch. The County Parks Department's Recreation and Trails Map of the Comprehensive Plan for the Santa Ynez Valley Area shows that the 10-foot road shoulder right-of-way along Ballard Canyon Road is reserved for riding and hiking trail purposes. No encroachments are allowed into this portion of the road, which would inhibit or prevent safe passage for pedestrians or riders. Ballard Canyon Road accessed from the east of the Project site at Chalk Hill Road is a known area for cyclists traveling in between the towns of Solvang and Los Olivos. The surrounding area is part of the southern end of the Purisima Hills, an area of open canyons and valleys, but does not contain any formal hiking or equestrian trails.

County Environmental Thresholds: The County's Thresholds and Guidelines Manual contains no threshold for park and recreation impacts. However, the Board of Supervisors has established a minimum standard ratio of 4.7 acres of recreation/open space per 1,000 people to meet the needs of a community. The Santa Barbara County Parks Department maintains more than 900 acres of parks and open spaces, as well as 84 miles of trails and coastal access easements.

Impact Discussion: *No Impact (a).* All proposed site development and animal boarding and equestrian training operations would remain onsite, and not cross or encroach into the Ballard Canyon Road right-of-way. Beneficial impacts may occur from the proposed equestrian special events that would occur up to four (4) times a year for educational and/or charity purposes, as those events would be open to the public and considered a recreational opportunity in the area.

Less Than Significant Impact (b –c). The proposed Project would allow for additional persons and animals to access the site due to the development of additional dwellings and the animal boarding and equestrian training operations; however this increase would be minimal. Additional traffic on Ballard Canyon Road would be minimal, and is analyzed in Section 4.14 *Transportation* below. The portion of Ballard Canyon Road that the Project site is accessed from is not part of the popular Ballard Canyon Road cycling route. Further, the Parks Department reviewed the Project and determined that no conditions of approval would apply. Therefore, the Project would not result in any substantial population increase and would have an insignificant

impact on the quality and quantity of existing recreational opportunities in the Project vicinity and County-wide.

Cumulative Impacts: Since the Project would not affect recreational resources, it would not have a cumulatively considerable effect on recreational resources within the County.

Mitigation and Residual Impact: No impacts were identified. No mitigation is required.

4.14 TRANSPORTATION

Will the proposal result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact / Beneficial Impact	Reviewed Under Previous Document
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle, and pedestrian facilities?			X		
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3(b)?			X		
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X		
d. Result in inadequate emergency access?			X		

Existing Setting: The Project site is accessed by two areas off Ballard Canyon Road. The Upper Ranch, which contains the main residential unit, upper riding arena, vineyards, and most of the site development, is accessed from 826 Ballard Canyon Road and a private road. The Lower Ranch, which contains an existing employee dwelling unit, lower riding arena, large pole barn, stables, and vineyards, is accessed from 648 Ballard Canyon Road (a County road). As described in Section 3.2, the environmental baseline also includes historic and established use of the property as a working family ranch and horse boarding and training facility, even if the previous animal boarding and equestrian training uses were unpermitted. Historically, the site hosted eight equestrian boarding clients in the Upper Ranch, and two boarding clients in the Lower Ranch for a total of 10 boarding clients onsite. Existing vehicle counts taken over six months by Orosz Engineering Group (OEG) determined that trip generation to the Upper Ranch consisted of a maximum of 14 trips per day on the weekdays, and a maximum of 20 trips per day on the weekends. Trip generation to the Lower Ranch consisted of a maximum of four trips per day on the weekdays, and five trips per day on the weekends. The site also generates vehicle traffic from regular residential and ranch use.

County Environmental Thresholds: According to the County's Environmental Thresholds and Guidelines Manual, a significant transportation impact would occur when:

- *Potential Conflict with a Program, Plan, Ordinance, or Policy.* A transportation impact would occur if a project conflicts with the overall purpose of an applicable transportation and circulation program, plan, ordinance, or policy, including impacts to existing transit systems and bicycle and pedestrian networks pursuant to Public Resources Code Section 21099(b)(1). The County and CEQA Guidelines Section 15064.3(a) no longer consider automobile delay or congestion an

environmental impact. Therefore, threshold question "a" does not apply to programs, plans, ordinances, or policies that address level of service (LOS) or similar measures of vehicular capacity or traffic congestion. Although the County and CEQA Guidelines no longer consider LOS an environmental impact, Policy CIRC-SYV-2 of the Santa Ynez Valley Community Plan requires that the County maintain a minimum LOS B or better on roadways and intersections within the Santa Ynez Valley Community Plan Area. LOS B is defined as having a stable flow, little delay, and few phases unable to handle approaching vehicles.

- *Potential Impact to VMT.* The County's thresholds of significance for Vehicle Miles Traveled (VMT) reflect two primary sources, the CEQA Guidelines and the Governor's Office of Planning and Research's (OPR) "Technical Advisory on Evaluating Transportation Impacts in CEQA" (OPR Technical Advisory). VMT refers to the amount and distance of automobile travel attributable to a project. The term "automobile" refers to on-road passenger vehicles, specifically cars and light trucks. Heavy-duty trucks are not considered in the evaluation of VMT impacts under the requirements of CEQA Guidelines 15064.3, or under the County's traffic thresholds. The County evaluates transportation impacts for two types of projects: (1) land use projects and (2) transportation projects. The County presumes that land use or transportation projects meeting specific screening criteria, absent substantial evidence to the contrary, would have less than significant VMT impacts and would not require further analysis. The screening criteria applicable to the proposed Project is shown in Table 4.14-1 below.

Table 4.14-1 VMT Screening Criteria

Screening Categories	Project Requirements to Meet Screening Criteria
Land Use Projects: Small Projects	A project that generates 110 of fewer average daily trips
Transportation Projects	No addition of through lanes on existing or new highways, including general purpose lands, high occupancy vehicle lanes, peak period lands, auxiliary lanes, or lanes through grade-separated interchanges

Source: County Environmental Thresholds and Guidelines Manual, Chapter 18, Amended January 2021

- *Design Features and Hazards.* Threshold "c" considers whether a project would increase roadway hazards. An increase could result from existing or proposed uses or geometric design features, such as a driveway that would not meet site distance requirements, a project that adds a new traffic signal, a project that adds substantial traffic to a roadway with poor design features, or a project that introduces a new use and substantial traffic that would create a potential safety problem on an existing road network (e.g. rural roads with use by farm equipment, livestock, or residential roads with heavy pedestrian or recreational use).

- *Emergency Access.* Threshold "d" considers any changes to emergency access resulting from a project, such as proposed roadway design changes. A project that would result in inadequate emergency vehicle access would have a significant transportation impact and, as a result, would require project modifications or mitigation measures.

Impact Discussion: *Less Than Significant Impact (a).* The proposed Project does not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle, and pedestrian facilities. Transportation impacts would occur from temporary construction activities, the

expansion of commercial animal boarding and equestrian training activities onsite, and special equestrian events. For construction related impacts, construction is expected to be phased over a period of approximately 10 years. The onsite work force is likely to consist of laborers, skilled trades, supervisory support, and construction management personnel. Vehicle trips would be generated during construction, and materials for Project construction would be delivered by truck via Hwy 246 (Mission Drive) and Ballard Canyon Road. The Santa Ynez Valley Community Plan Area requires that the County shall maintain a minimum level of service (LOS B) or better on roadways and intersections. The LOS for major intersections in the Santa Ynez Valley is analyzed in the Santa Barbara County Association of Government's (SBCAG) 2020 Santa Ynez Valley Traffic Circulation & Safety Study. The nearest main intersection to the proposed Project analyzed in the Study is Hwy 246 and Freear Drive, approximately 0.9 miles southwest of the site. Construction trucks would pass this intersection if coming from Hwy 101 to the Project site. According the Study, the LOS at this intersection is LOS A, Excellent Operation (SBCAG 2019). The introduction of short-term construction vehicles over a phased period of 10 years to an area with an Excellent Operating LOS would not decrease the existing level of service.

For animal boarding and equestrian training impacts, the Project would allow for a maximum of 10 clients to board on the Upper Ranch, and 10 clients to board on the Lower Ranch, which is a net increase of two (2) clients and their animals on the Upper Ranch, and eight (8) clients and their animals on the Lower Ranch. Based on OEG's baseline trip counts, and calculations for this net increase, it is estimated that the proposed Project would result in a maximum of 17.5 trips per day on the weekdays, and 25 trips on the weekends to the Upper Ranch, and a maximum of 20 trips per day on the weekdays and 25 trips per day on the weekends to the Lower Ranch. This is a maximum net increase of 3.5 trips per day on the weekdays, and 5 trips per day on the weekends to the Upper Ranch, and a maximum net increase of 16 trips per day on the weekdays, and 20 trips per day on the weekends to the Lower Ranch. A net increase of 3.5 – 20 vehicle trips per day to an area with an Excellent Operating LOS would not decrease the existing level of service. The Project would accommodate parking onsite for all animal boarding and equestrian training operations. The Lower Arena would also be available for special equestrian events no more than four times a year, limited to no more than 10 horses and 25 guests. This would result a maximum of 25 one-way trips (50 total trips) up to four times a year. The Project would accommodate parking onsite for all special event operations. While special events would temporarily increase traffic and use at the site, it would not substantially decrease the existing level of service.

Less Than Significant Impact (b). During construction, heavy equipment and site worker passenger trips would travel to and from the site from the regional area. VMT criteria is based on passenger vehicles and would not apply to heavy duty equipment vehicles. Site worker truck or car trips would not exceed the County's Screening Criteria of 110 or fewer average daily trips for small land use projects, therefore VMT impacts from temporary construction would be insignificant. For the animal boarding and equestrian training, the proposed Project would have a maximum of 50 trips per day to the site (25 trips to the Upper Ranch and 25 trips to the Lower Ranch) extrapolated from the OEG trip generation report. This is less than the County's Screening Criteria of 110 or fewer average daily trips for small land use projects. Therefore, VMT impacts would be insignificant, and would not require further analysis.

Less Than Significant Impact (c). The Project may increase roadway hazards along the lower portion of Ballard Canyon Road, as vehicles may slow traffic as they enter and exit the site at 648 Ballard Canyon Road, which has a designated paved and gated driveway. The County portion of Ballard Canyon Road near the Project site is a rural two-lane road that winds up the canyon and passes various residential/estate

developments and ranches. The speed limit near the Project site is between 20 – 25 miles per hour around curves. Vehicles accessing this portion of Ballard Canyon Road would follow the existing speed limits and routinely slow and stop for cars entering and exiting the surrounding residential and ranch developments; therefore the proposed Project would not substantially increase hazards, and road hazards would be insignificant.

Less Than Significant Impact (d). The proposed Project is an existing location serviced by both fire and police stations. As part of the Project, a driveway would be created along the southeastern property boundary to further access the site and proposed structures in the Upper Ranch. The driveway would be constructed to Fire Code and would allow for emergency vehicle turn-around areas. In addition, the Project would widen portions of the private section of Ballard Canyon Road to allow for a total drivable width of 20-feet. The access plan for the road was reviewed and approved by the Fire Department in 2023. Mitigation Measure **Special-Fire-01 (Fire Apparatus Access**) would ensure that all Fire Department's advisories would be implemented.

Cumulative Impacts: The Project has been found not to exceed the threshold of significance for transportation. Therefore, the Project's contribution to the regionally significant transportation impacts is not considerable, and is insignificant.

Mitigation and Residual Impact: No impacts were identified. No mitigation is required.

References:

County of Santa Barbara, 2022. Vehicle Miles Traveled (VMT) Tool. Available at: https://www.countyofsb.org/790/VMT-Tool-CEQA-Transportation-Impacts. June.

Orosz Engineering Group, 2022. Trip Generation Report – Equestrian Use – 826 Ballard Canyon Road, Solvang. July.

SBCAG, 2020. Santa Ynez Valley Traffic Circulation and Safety Study, Final Report. Available at: http://www.sbcag.org/uploads/2/4/5/4/24540302/santa_ynez_traffic_safety_study_final_report_06-02-20.pdf. June.

4.15 WATER RESOURCES/FLOODING

Will the proposal result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact / Beneficial Impact	Reviewed Under Previous Document
a. Changes in currents, or the course or direction of water movements, in either marine or fresh waters?				X	
b. Changes in percolation rates, drainage patterns or the rate and amount of surface water runoff?		X			
c. Change in the amount of surface water in any water body?			X		

Will the proposal result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact / Beneficial Impact	Reviewed Under Previous Document
d. Discharge, directly or through a storm drain system, into surface waters (including but not limited to wetlands, riparian areas, ponds, springs, creeks, streams, rivers, lakes, estuaries, tidal areas, bays, ocean, etc) or alteration of surface water quality, including but not limited to temperature, dissolved oxygen, turbidity, or thermal water pollution?			X		
e. Alterations to the course or flow of flood water or need for private or public flood control projects?				X	
f. Exposure of people or property to water related hazards such as flooding (placement of project in 100 year flood plain), accelerated runoff or tsunamis, sea level rise, or seawater intrusion?				X	
g. Alteration of the direction or rate of flow of groundwater?				X	
h. Change in the quantity of groundwater, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or recharge interference?			X		
i. Overdraft or over-commitment of any groundwater basin? Or, a significant increase in the existing overdraft or over-commitment of any groundwater basin?				X	
j. The substantial degradation of groundwater quality including saltwater intrusion?				X	
k. Substantial reduction in the amount of water otherwise available for public water supplies?			X		
l. Introduction of storm water pollutants (e.g., oil, grease, pesticides, nutrients, sediments, pathogens, etc.) into groundwater or surface water?		X			

Existing Setting: Water supplies in the Santa Ynez Valley come from two sources: 1) surface water impounded behind dams on the Santa Ynez River augmented by infiltration into delivery tunnels drilled through the Santa Ynez Mountains; and 2) groundwater pumped from alluvial basins. Additional water is produced from bedrock aquifer in the hills surrounding the alluvial basins. The Project area receives its water from the Santa Ynez River Valley Groundwater Basin (Buellton Uplands). Although this groundwater basin has had a recent loss in groundwater storage, the basin is currently considered sustainable (Stetson Engineers 2022). The site is elevated on a hillside, and a jurisdictional drainage feature (Thumbelina Creek) exists onsite that runs parallel to Ballard Canyon Road in the Lower Ranch. Wastewater and sewage is serviced by an on-site septic system. Water is provided by the Mesa Hills Mutual Water Company, which is

a local water company serving approximately 30 residences from two regional water wells. The Project site is located outside of the FEMA Special Flood Hazard Area, and outside of the County's National Pollutant Discharge Elimination System (NPDES) Permit Area.

County Environmental Thresholds: *Water Quantity.* A project is determined to have a significant effect on water resources if it would exceed established threshold values, which have been set for overdrafted groundwater basins. These values are determined based on an estimation of a basin's remaining life of available water storage. If the project's net new consumptive water use (total consumptive demand adjusted for recharge less discontinued historic use) exceeds the threshold adopted for the basin, the project's impacts on water resources are considered significant. The County's applied threshold of significance for the Buellton Uplands is 22 acre-feet/year (AFY). A project is also deemed to have a significant effect on water resources if a net increase in pumpage from a well would substantially affect production or quality from a nearby well.

Water Quality. A significant water quality impact is presumed to occur if a project:

- Is located within an urbanized area of the county and the project construction or redevelopment individually or as a part of a larger common plan of development or sale would disturb one (1) or more acres of land;
- Increases the amount of impervious surfaces on a site by 25% or more;
- Results in channelization or relocation of a natural drainage channel;
- Results in removal or reduction of riparian vegetation or other vegetation (excluding non-native vegetation removed for restoration projects) from the buffer zone of any streams, creeks or wetlands;
- Is an industrial facility that falls under one or more of categories of industrial activity regulated under the NPDES Phase I industrial storm water regulations (facilities with effluent limitation; manufacturing; mineral, metal, oil and gas, hazardous waste, treatment or disposal facilities; landfills; recycling facilities; steam electric plants; transportation facilities; treatment works; and light industrial activity);
- Discharges pollutants that exceed the water quality standards set forth in the applicable NPDES permit, the Regional Water Quality Control Board's (RWQCB) Basin Plan or otherwise impairs the beneficial uses of a receiving water body;
- Results in a discharge of pollutants into an "impaired" water body that has been designated as such by the State Water Resources Control Board or the RWQCB under Section 303 (d) of the Federal Water Pollution Prevention and Control Act (i.e., the Clean Water Act); or
- Results in a discharge of pollutants of concern to a receiving water body, as identified by the RWQCB.

Impact Discussion. *No impact (a, e, f, g, i, j).* The proposed Project does not involve lands near sea level that would expose people or property to flooding. A FEMA flood zone exists around Thumbelina Creek and Ballard Canyon Road within the southwestern property corner; however all development and activities are sited away from the area. The Project would not alter the course of flow of water movement, floodwater, or require a flood control project. The Project would not alter the direction, rate, or flow of groundwater, or overdraft a regional groundwater basin. The existing septic system is a dual dispersal field

and is adequately sized to meet commercial standards. Any modification of the existing septic system would require a modification permit from the County's Environmental Health Services (EHS) Department.

Less Than Significant Impact (c, d, h, k). The Project would not directly discharge into surface waters, or substantially alter surface water quality. See below for a discussion of increased surface water runoff from construction and permanent paved surfaces. Freshwater would be used in Project construction, for residential and ranch use, in site landscaping and irrigation, and for animal boarding and equestrian training operations, including water for animal's consumption, cleaning, and watering of the riding arenas. Factoring in recharge to the basin, as well as historic water use, the Project would not substantially increase consumptive use of the groundwater basin, and would be under the County's threshold of significance of 22 AFY.

Though the Project would not substantially increase use of the regional groundwater basin, it would increase local use and increase the demand on the Mesa Hills Mutual Water Company, which may affect production or quality from the two local source wells. The Project would be conditioned with a standard water company Can and Will Serve letter to demonstrate that the Mesa Hills Mutual Water Company has adequate water available to serve the Project.

Less Than Significant With Mitigation Incorporated (b, l). The Project would create additional storm water runoff as a result of newly constructed impermeable surfaces (i.e. structures, driveways, and paved access areas). Construction activities such as grading could also potentially create temporary runoff and erosion problems. As drainage moves from the Upper Ranch to the Lower Ranch, discharge and sedimentation into or nearby Thumbelina Creek could occur. However, increases the amount of impervious surfaces would not increase over 25 percent. Therefore, the increase in impermeable surfaces would not be significant, and the bulk of the 25-acre property would remain undeveloped, allowing surface water to drain and percolate similar to historical and existing conditions. Mitigation Measure **Bio-07 (Habitat Setback)** would require a construction and grading setback to Thumbelina Creek and silt fencing to protect the area from sedimentation, and Mitigation Measure **Geo-02 (Erosion and Sediment Control Plan)** would all ensure that impacts to surface waters from construction are minimized. The Project would also involve the use of common fertilizers, pesticides, and household cleaners and chemicals, and construction debris and runoff from driveways, parking lots, and other impervious surfaces could introduce oil and other hydrocarbons into drainages. However, the Project would be expected to generate only minor amounts of these storm water pollutants. Minor amounts of such household hazardous materials would not present a significant potential for release of waterborne pollutants and would be unlikely to create a public health hazard. Mitigation Measure **Bio-20 (Equipment Storage and Washout)** would ensure construction equipment is maintained and stored appropriately to mitigate potential runoff of hazardous materials. Following Project construction, the various storm drains and bioretention basins would serve to treat on-site stormwater runoff. The Project would allow for the ongoing use of the site for animal boarding and equestrian training operations. As such, there is potential for stormwater and irrigation runoff to convey animal waste into surface water if not cleaned and managed quickly. Mitigation Measure **Special-Air-01 (Animal Waste Management Plan)** would require the implementation of an Animal Waste Management Plan to keep the site clean from animal waste, and that the waste be kept in designated areas and covered.

Cumulative Impacts: The Project has been found not to exceed the threshold of significance for water resources. Therefore, the Project's contribution to the regionally significant issues of water supplies and water quality is not considerable, and is insignificant.

Mitigation and Residual Impact: The following mitigation measures would reduce the Project's water resource impacts to an insignificant level: **Special-Air-01 (Animal Waste Management Plan)**, **Bio-07 (Habitat Setback)**, **Bio-20 (Equipment Storage and Washout),** and **Geo-02 (Erosion and Sediment Control Plan)**. With the incorporation of these measures, residual impacts would be Less Than Significant.

References:

FEMA 2022. National Flood Hazard Layer. Available at: https://www.fema.gov/flood-maps/national-flood-hazard-layer. Accessed November 2023.

Stetson Engineers, 2022. First Annual Report Water Year 2021 for the Santa Ynez River Valley Groundwater Basin, Bulletin 118, Basin No. 3-15, Central Management Area, Groundwater Sustainability Agency. March. Available at: https://sgma.water.ca.gov/portal/gspar/preview/125

USGS 2022. National Water Information System Mapper. Available at:

https://maps.waterdata.usgs.gov/mapper/index.html. Accessed November 2023.

5.0 INFORMATION SOURCES

5.1 COUNTY DEPARTMENTS CONSULTED

County Departments consulted for the proposed Project include the APCD, the Fire Department, the Parks Department, the Public Works Department Transportation Division, the Public Works Department Water Resources Division, and Public Health Department Environmental Health Services Division.

5.2 COMPREHENSIVE PLAN

	Seismic Safety/Safety Element		Conservation Element
	Open Space Element	X	Noise Element
	Coastal Plan and Maps		Circulation Element
	ERME	X	Santa Ynez Valley Community Plan

5.3 OTHER SOURCES REFERENCED

	Field work		Ag Preserve maps
X	Calculations		Flood Control maps
X	Project plans	X	Other technical references (reports, survey, etc.)
X	Traffic studies		
	Records	X	Planning files, maps, reports
X	Grading plans	X	Zoning maps
X	Elevation, architectural renderings		Soils maps/reports
	Published geological map/reports		Plant maps
X	Topographical maps	X	Archaeological maps and reports
			Other

6.0 PROJECT SPECIFIC *(short- and long-term)* AND CUMULATIVE IMPACT SUMMARY

6.1 POTENTIALLY SIGNIFICANT IMPACTS

There are no potentially significant and unavoidable impacts regarding the proposed Project.

6.2 LESS THAN SIGNIFICIANT WITH MITIGATION INCORPORATED

The proposed Project may result in the following potentially significant impacts; however, implementation of the identified mitigation measures would reduce impacts to insignificant levels.

Air Quality. The Project may result in the following air quality impacts, which would be mitigated by Mitigation Measure Special-Air-01 (Animal Waste Management Plan).

- The creation of objectionable odors.

Biological Resources. The Project may result in the following biological impacts, which would be mitigated by Mitigation Measures Bio-01 (Tree Protection Plan), Bio-02a (Tree Replacement Plan), Bio-03 (Onsite Arborist/Biologist), Bio-23 (Nesting Bird Surveys), Bio-07 (Habitat Setback), and Bio-20 (Equipment Storage and Washout).

- The loss of healthy native specimen trees.
- A reduction in the diversity or numbers of animals onsite.
- Introduction of any factors, which could hinder the normal activities of wildlife.

Cultural Resources. The Project may result in the following cultural resource impacts, which would be mitigated by Mitigation Measure Special-CulRes-01 (Worker Tribal Cultural Resources Awareness Training).

- Cause a substantial adverse change in the significance of a tribal cultural resource, defined in the Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe.

Fire Protection. The Project may result in the following fire protection impacts, which would be mitigated by Mitigation Measures Special-Fire-01 (Fire Apparatus Access) and Special-Fire-02 (Fire Protection).

- Introduction of development into an existing high fire hazard area or exposure of people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires.

Geologic Process. The Project may result in the following geologic impacts, which would be mitigated by Mitigation Measure Geo-02 (Erosion and Sediment Control Plan) and Bio-07 (Habitat Setback).

- Increase in wind or water erosion of soils, either on or off the site.

Noise. The Project may result in the following noise impacts, which would be mitigated by Mitigation Measure Noise-02 (Construction Hours).

- Short-term exposure of people to noise levels exceeding County thresholds.
- Project-generated substantial increase in the ambient noise levels for adjoining areas.

Water Resources. The Project may result in the following water resource impacts, which would be mitigated by Mitigation Measure Special-Air-01 (Animal Waste Management Plan), Bio-07 (Habitat Setback), Bio-20 (Equipment Storage and Washout), and Geo-02 (Erosion and Sediment Control Plan).

- Changes in percolation rates, drainage patterns or the rate and amount of surface water runoff.
- Introduction of storm water pollutants (e.g., oil, grease, pesticides, nutrients, sediments, pathogens, etc.) into groundwater or surface water.

6.3 LESS THAN SIGNIFICANT IMPACTS

The Project would be conditioned with various County standard conditions addressed under each issue area (Sections 4.1 through 4.15) to serve as avoidance and minimization measures to ensure certain impacts remain insignificant.

6.4 CUMULATIVE IMPACTS

Cumulative impacts are defined as two or more individual effects which, when considered together are considerable, or which compound or increase other environmental impacts. Under Section 15064 of the CEQA Guidelines, a Lead Agency must identify cumulative impacts, determine their significance and determine if the effects of the project are cumulatively considerable. Cumulative impacts have been addressed under each issue area (Sections 4.1 through 4.15). As discussed therein, the proposed Project would not result in cumulatively considerable contributions to cumulative impacts.

7.0 MANDATORY FINDINGS OF SIGNIFICANCE

Will the proposal result in:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact / Beneficial Impact**	**Reviewed Under Previous Document**
1. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, contribute significantly to greenhouse gas emissions or significantly increase energy consumption, or eliminate important examples of the major periods of California history or prehistory?		X			
2. Does the project have the potential to achieve short-term to the disadvantage of long-term environmental goals?				X	

Will the proposal result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact / Beneficial Impact	Reviewed Under Previous Document
3. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects and the effects of probable future projects.)				X	
4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X			
5. Is there disagreement supported by facts, reasonable assumptions predicated upon facts and/or expert opinion supported by facts over the significance of an effect which would warrant investigation in an EIR ?				X	

Mandatory Finding No. 1 – Less Than Significant With Mitigation Incorporated. As described in Section 4.4 *Biological Resources* and Section 4.15 *Water Resources*, the proposed Project would have the potential to cause biological impacts. However, impacts would be localized and would not substantially degrade the quality of the environment, reduce habitat, or substantially reduce the number of native trees. With the implementation of the following mitigation measures, these potential impacts would be reduced to an insignificant level.

- Bio-01 requires a tree protection plan be in place prior to the start of grading and construction activities to ensure impacts to oak trees are minimized;
- Bio-02a requires a Tree Replacement Plan be prepared and implemented if native oak trees are removed;
- Bio-03 requires a qualified biologist or arborist to be present for ground-disturbing activities that could impact oak trees, and during any trimming of oak trees;
- Bio-07 requires a construction setback from Thumbelina Creek, the onsite drainage feature, and that the feature be delineated with silt fencing to protect it from erosion and sediment;
- Bio-20 requires that specific areas for construction equipment storage and washouts be delineated away from storm drains, roads, and the drainage feature; and
- Bio-23 requires that nesting bird surveys be conducted prior to the start of construction during the nesting bird season.

Mandatory Finding No. 2 – No Impact. The Project does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals. No impact would occur.

Mandatory Finding No. 3 – Less Than Significant Impact. As discussed in Sections 4.1 through 4.15, the Project would have impacts that are individually limited to the Project area, but are not cumulatively considerable. Cumulative impacts would be insignificant.

Mandatory Finding No. 4 – Less Than Significant With Mitigation Incorporated. In general, impacts to human beings are associated with such issues as air quality, hazardous materials, and noise impacts. As detailed in Section 4.9 *Hazardous Materials,* there are no substantial hazardous materials on the Project site that would cause human health risks. As detailed in Sections 4.3 *Air Quality* and 4.3b *Greenhouse Gases*, Project air emissions would be below County thresholds. Standard County conditions regarding dust control and APCD conditions would ensure impacts remain insignificant. However, the Project could create objectionable odors due to the animal boarding and equestrian training operations. With the implementation of the following mitigation measure, these potential impacts would be reduced to an insignificant level.

- Special-Air-01 requires an Animal Waste Management Plan be implemented and all animal waste be cleaned and stored appropriately.

As detailed in Section 4.11 *Noise*, there would be construction noise along the property boundary and in proximity to sensitive receptors (i.e. other residences). With the implementation of the following mitigation measure, potential noise impacts would be reduced to an insignificant level.

- Noise-02 would limit construction days and hours.

Mandatory Finding No. 5 – No Impact. There is no known disagreement supported by facts or any reasonable assumptions predicated upon facts and/or expert opinion supported by facts over the significance of an effect which would warrant investigation in an EIR.

8.0 PROJECT ALTERNATIVES

Pursuant to CEQA, alternatives are only required for projects which would result in significant and immitigable impacts to the environment. Any potentially significant impacts resulting from the proposed Project could be mitigated to Less Than Significant Impacts. Therefore, no Project alternatives were considered.

9.0 INITIAL REVIEW OF PROJECT CONSISTENCY WITH APPLICABLE SUBDIVISION, ZONING AND COMPREHENSIVE PLAN REQUIREMENTS

The following section provides a preliminary review of Project consistency with the County's Land Use Code and the Santa Ynez Valley Community Plan. Final consistency would be provided in the Decision Maker's Staff Report at the time the proposed Project is considered for approval. The following Code and Policy documents were reviewed for this preliminary review.

- **Land Use and Development Code.** Each property within the unincorporated portions of the County is assigned a specific zone (e.g. residential, commercial, industrial), which describes the rules under which that land may be used. A development proposal must comply with the property's zone requirements, including but not limited to its permitted uses, density, setbacks, parking requirements, etc. In addition, the Land Use and Development Code (LUDC) contains general regulations that further

describe the way a property may be developed and the conditions under which project's may be approved.

- **Santa Ynez Valley Community Plan**. The Santa Ynez Valley Community Plan was developed to create a focused planning document to reflect the prevailing visions and objectives of the area's residents. The Community Plan provides policy direction for issues and development trends specific to the region, and provides reference to relevant policies of the County's Comprehensive General Plan, new development policies, and measures to implement those polices.

9.1 AGRICULTURAL ZONES ALLOWABLE LAND USES (LUDC SECTION 35.21.030)

Consistent. The proposed Project is zoned AG-I-20, with a minimum lot size of 20-acres. On property zoned AG-I, a Development Plan is required for projects that equal or exceed 20,000 square feet. As the proposed Project would equal approximately 37,541 square feet when combined with the existing development, a Development Plan would be required, and has been applied for under Case No. 21DVP-00000-00020. The Project's proposed development (agricultural accessory structures, agricultural employee housing, and guesthouse) are permitted uses in AG-I zones, and require a Land Use Permit. Equestrian facilities are permitted uses in AG-I zones, and require a Conditional Use Permit. The Project has applied for a Conditional Use Permit, which would also act as a Land Use Permit under Case No. 21CUP-00000-00015. Permit exempt activities and structures under the proposed Project include shade structures and pole barns under 500 square feet (LUDC Section 35.20.040(B)). Therefore, the Project is consistent with minimum lot size requirements and proposes conditionally allowable uses.

9.2 AGRICULTURAL ZONES DEVELOPMENT STANDARDS (LUDC SECTION 35.21.050)

Development Feature	***AG-I (Agriculture I)***	***Preliminary Consistency Analysis***
Residential Density	One one-family dwelling, plus one accessory dwelling unit, plus agricultural employee housing.	**Consistent.** Existing site conditions include one one-family dwelling in the Upper Ranch, and one agricultural employee housing unit in the Lower Ranch. The proposed additional agricultural employee housing unit and guesthouse would be allowable under the residential maximum density.
Setbacks	Front setback of 50 ft. from road centerline, 20 ft. from edge of right-of-way. Side setback of 20 ft from the property line. Rear setback of 20 ft from the property line. No building separation requirements. Corner lots 100-feet or greater in width –	**Consistent**. All proposed development is within the required setbacks.

Development Feature	*AG-I (Agriculture I)*	*Preliminary Consistency Analysis*
	primary front setbacks along each street abutting the lot (LUDC Section 35.30.150).	
Height Limit	35 feet for residential structures.	**Consistent**. The highest residential structure proposed is the employee dwelling unit (Structure W) at 22'-6".
Landscaping	Requirements only apply to greenhouses.	Not Applicable
Parking	Requirements only apply to commercial greenhouses and wineries.	Not Applicable
Signs	Farm organization signs not to exceed 4 sf., identification signs not to exceed 25 sf.	Not Applicable

9.3 STANDARDS FOR ALL DEVELOPMENT AND LAND USES (LUDC CHAPTER 35.30)

9.3.2 HEIGHT MEASUREMENTS (LUDC SECTIONS 35.30.090 and 35.62)

A structure subject to Chapter 35.62 (Ridgeline and Hillside Development) shall not exceed a maximum height of 32 feet as measured from the highest part of the structure, excluding chimneys, vents and noncommercial antennas, to the lowest point of the structure where an exterior wall intersects the finished grade or the existing grade, whichever is lower. In developed rural neighborhoods, the height of any structure shall not exceed 16 feet wherever there is a 16-foot drop in elevation within 100 feet of the location of the proposed structure's location. Height limit may be increased by no more than three (3) feet where the highest part of the roof exhibits a pitch of 4 in 12 (rise to run) or greater.

Consistent. Proposed Structures 'S', 'X', and 'Y' in the Upper Ranch are subject the LUDC Ridgeline and Hillside Development requirements, as they are proposed in areas where there is a 16-foot drop in elevation within 10 feet of the building footprint. The peak of the roofs are under the required 19 feet due to the angle of the roof pitches. The highest proposed structure not subject to the Ridgeline and Hillside development requirements is the employee dwelling unit (Structure 'W') at 22'-6" from the existing grade, which is lower than the required 32 feet.

9.3.3 OUTDOOR LIGHTING (LUDC SECTION 35.30.120)

All exterior lighting shall be hooded and no unobstructed beam of exterior light shall be directed toward any area zoned or developed residential. All outdoor light fixtures installed upon private property, public property, or within the public right-of way shall be fully shielded (full cutoff). Light trespass and glare shall be reduced to the maximum extent feasible through downward directional lighting methods.

Consistent. Exterior lighting is proposed on new development structures. The proposed lighting is fully shielded, aims downward, and is dark-sky compliant per the Santa Ynez Valley Community Plan.

9.3.4 INFRASTRUCTURE, SERVICES, AND UTILITES (LUDC SECTION 35.30.100) AND SANTA YNEZ VALLEY COMMUNITY PLAN GOAL WW-SYV

Issuance of a Land Use Permit shall require that the review authority first find, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (e.g., water, sewer, roads) are available to serve a proposed development.

The applicant shall assume full responsibility for costs incurred as a result of the proposed project. Lack of public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan.

Consistent. No new services would be required beyond those already available and existing at the site.

- Water: Proposed service by the Mesa Hills Mutual Water District. The Applicant would be required to submit a Can and Will Serve letter to demonstrate that there is adequate water supply to provide for the additional development and increase in equestrian boarding and training operations.
- Sewer: The existing wastewater system is a dual-dispersal field with the capacity to serve the proposed development, and would continue to be used. Any modification to the sewer system would require a permit from County EHS.
- Roads: The Project site would be accessed via existing driveways off Ballard Canyon Road. The private portion of Ballard Canyon Road leading to the Upper Ranch would be widened in places to a total drivable width of 20-feet. The County Fire Department approved the access plan.
- Fire: Fire Protection service would be provided by County Fire Station 31 located in Buellton. The proposed development would add a driveway along the southeastern property boundary with Fire apparatus access and turn-out areas.

9.3.5 SETBACK REQUIREMENTS (LUDC SECTION 35.30.150)

No portion of any structure, including eaves or roof overhangs, shall extend beyond a property line or into a public street right-of-way.

Consistent. Proposed development does not extend beyond a property line or into a public street right-of-way.

9.4 LANDSCAPING STANDARDS (LUDC SECTION 35.34)

A landscape plan is required where a Conditional Use Permit or a Development Plan is required. Landscaping shall be installed and permanently maintained in compliance with the approved landscape plan.

Consistent. A Conceptual Landscape Plan was provided in the application materials to provide additional site screening and shade. A Final Landscape Plan would be submitted and approved by the Central Board of Architectural Review prior to Zoning Clearance. The Project would be conditioned to ensure that landscaping would be installed and maintained for at least 5 years.

9.5 PARKING AND LOADING STANDARDS (LUDC SECTION 35.36)

Every use shall have appropriately maintained off-street parking and loading areas. A use shall not commence and structures shall not be occupied until improvements are satisfactorily completed. For additions to existing developments, the increased or decreased parking requirement shall be based on the aggregate total of the floor area and/or number of employees of existing and proposed structures and uses on the property.

9.5.1 REQUIRED NUMBER OF SPACES (LUDC SECTIONS 35.36.040 – 35.36.060)

Development Type	Parking Spaces Required	Preliminary Consistency Analysis
Agricultural Use		
Commercial greenhouses	2 spaces per acre	Not applicable
Wineries	Various – see LUDC Section 35.36.040	Not applicable
Residential Use		
One-family and two-family dwellings	2 spaces per dwelling unit	**Consistent.** The proposed residential development of an additional agricultural employee dwelling unit and guesthouse in the Upper Ranch would require a total of three parking spaces. A total of 13 parking spaces would be demarcated between the Upper Riding Arena and existing development that would be shared between the residential uses and the animal boarding and equestrian training activities.
Guesthouse	1 space per guesthouse	
Nonresidential Use		
Retail business and general commercial	1 space per 500 square feet of gross floor area	**Consistent.** The animal boarding areas of the site equal approximately 5,517 square feet, requiring 11 parking spaces. 27 parking spaces would be created by the Project: 13 regular spaces and three trailer spaces near the Upper Riding Arena, four regular spaces adjacent to existing stables in the Lower Ranch, and five regular spaces and two trailer spaces adjacent to the Lower Arena in the Lower Ranch.

9.5.2 DRIVEWAYS (LUDC SECTION 35.36.080.C)

The width and number of driveways in relation to intersections, obstructions, and other driveways, and property lines shall be in compliance with the engineering design standards adopted by the Board. A driveway used for access to parking areas shall be a minimum of 10 feet wide in clear distance between an obstruction to vehicular traffic.

Consistent. The proposed driveway in the Upper Ranch would be a minimum of 12-foot wide and offset from the property line by 3-feet.

9.6 STANDARDS FOR SPECIFIC LAND USES (LUDC SECTION 35.42)

9.6.1 AGRICULTURAL EMPLOYEE DWELLINGS (LUDC SECTION 35.42.030.D)

The Applicant can document the existing and proposed agricultural use of the land and demonstrate a need for additional dwellings to support the agricultural use of the land where the work will occur. The Applicant shall provide proof of employment to the satisfaction of the Department. Proof of employment shall be provided every five years beginning from the issuance of the permit for the agricultural employee dwelling. If the identity of the occupant is not known at the time of permit issuance, proof of employment shall be provided within 30 days following occupancy. The agricultural employee dwelling unit shall comply with the minimum size requirements of the California Building Standards Code.

Consistent. The proposed agricultural employee dwelling unit (Structure 'W') located in the Upper Ranch, would be approximately 650 square feet. The structure is located on a previously developed portion of the parcel, away from any environmentally sensitive habitats and sensitive species. Proposed Structure 'W' would be the second agricultural employee dwelling unit on the site, and the person(s) occupying the dwelling would be an employee of the Applicant, supporting the equestrian boarding, training, and site ranch operations. Proof of employment would be carried forth as a condition of approval.

9.6.2 ANIMAL KEEPING (LUDC SECTION 35.42.060)

The standards and consistency analysis for animal keeping is provided in the table below.

Animal Keeping in Agricultural Zone AG-I					
Type of Animal	**Permit Requirement by Zone**		**Maximum Number of Animals per Lot**	**Additional Regulations**	**Preliminary Consistency Determination**
Commercial boarding and raising of animals for members of the public	AG-I	CUP	None	None	**Consistent.** Commercial boarding of large animals for members of the public is an allowed use in AG-I zones with the approval of a Conditional Use Permit. The Applicant has applied for a CUP under Case No. 21CUP-00000-00015 for the animal boarding and equestrian training operations.
Goats and sheep	AG-I	E	1 animal per 20,000 sf if lot is less than 20 acres; maximum 5 per lot	None	**Not Applicable.** Maintaining goats and sheep onsite does not require a permit. The proposed Project is not proposing to add additional goats or sheep to the ranch operations, nor does it include

Animal Keeping in Agricultural Zone AG-I					
Type of Animal	**Permit Requirement by Zone**		**Maximum Number of Animals per Lot**	**Additional Regulations**	**Preliminary Consistency Determination**
					the commercial boarding of these types of animals.
Hogs and swine	AG-I	E	1 animal per 20,000 sf if lot is less than 20 acres	None	**Not Applicable.** Maintaining hogs and swine onsite does not require a permit. The proposed Project is not proposing to add additional pigs to the ranch operations, nor does it include the commercial boarding of these types of animals.
Small non-hoofed animals, including bees, birds, fowl and poultry, rabbits	AG-I	E	None	None	**Not Applicable.** Maintaining poultry onsite does not require a permit. The proposed Project is not proposing to add additional chickens to the ranch operations, nor does it include the commercial boarding of these types of animals.

9.6.3 SHADE STRUCTURES (LUDC SECTION 35.42.140.C)

Shade structures in AG-I zones that are 20 feet or less in height do not require a land use entitlement provided the proposed project is in compliance with the exemption requirements outlined in LUDC Section 35.42.140.C.1.a.

Consistent. The Project would include the construction of seven animal shade structures, totaling approximately 1,680 square feet (240 square feet each). Shade structures would be less than 20 feet in height.

9.7 CONSTRUCTION AND DESIGN (LUDC SECTION 35.36.080)

Hillside and Watershed Protection Policies #1, 2, 4, 5, 6, and 7, and Santa Ynez Valley Community Plan Polices WW-SYV-2, DevStd-SYV-2.8, and GOAL WAT-SYV-1

The County's Hillside and Watershed Protection Policies describe that pollution of surface and groundwater shall be avoided, or minimized to the maximum extent practical. Policies and standards include the requirement for construction site BMPs be included and drainage and erosion and sediment control plans be implemented to prevent contamination and runoff.

Consistent. The Project would increase development of the site resulting in the loss of pervious surfaces. This would increase stormwater runoff that could potentially impact surface water amounts and water quality. The potential degradation of water quality during construction activities would be minimized by Mitigation Measures Geo-02 Erosion and Sediment Control Plan, Bio-07 Habitat Setback, and Bio-20 Equipment Storage and Washout. Following construction, the bioretention basins would serve to filter

and treat onsite stormwater runoff. During animal boarding and equestrian training activities, animal waste would be kept cleaned and stored away from water features in accordance with Mitigation Measure Speical-WatConv-01 Animal Waste Management Plan.

Streams and Creeks Policy #1
All permitted construction and grading within stream corridors shall be carried out in such a manner as to minimize impacts from increased runoff, sedimentation, biochemical degradation, or thermal pollution.

Consistent. The proposed Project does not consist of construction and grading within or adjacent to Thumbelina Creek. Sediment would be controlled onsite in accordance with Mitigation Measures Geo-02 Erosion and Sediment Control Plan, Bio-07 Habitat Setback, and Bio-20 Equipment Storage and Washout.

Visual Resources Policy #2, and Santa Ynez Valley Community Plan Policies GOAL VIS-SYV-1, VIS-SYV-1, VIS-SYV-3, and VIS-SYV-3.1

Consistent. The visual character of the site would not be substantially different than the surrounding area. Other animal boarding and equestrian training facilities exist in the regional area. Public views of the site would only be to the Lower Ranch from Ballard Canyon Road. The County's standard conditions relating to trash storage areas, BAR approval, building materials, understories and retaining walls, construction cleanup, lighting, and landscape performance securities would ensure visual impacts to adjacent properties are minimized and that development of the site stays in character with the surrounding area.

Santa Ynez Valley Community Plan Polices, Biological Resources Policies BIO-SYV-1, BIO-SYV-4, BIO-SYV 5, and BIO-SY-14

Consistent. The proposed Project is near environmentally sensitive areas containing jurisdictional waters, native oak trees and oak woodland, and has the potential to contain sensitive wildlife species. Potential impacts to sensitive biological resources could result from Project construction activities. Mitigation measures including implementing a Tree Protection Plan and Tree Replacement Plan if necessary, having a qualified arborist or biologist oversee work that would impact the critical root zone of oak trees, maintaining setbacks from Thumbelina Creek, and conducting nesting bird surveys during the nesting season would ensure impacts are minimized or avoided.

Historical and Archaeological Sites Policy #1, and Santa Ynez Valley Community Plan Polices HA-SYV, HA-SYV-1, and HA-SYV-4

Consistent. Previous surveys produced no evidence of cultural resources on the site. Formal consultation with the Santa Ynez Band of Chumash Indians under AB 52 concluded that tribal cultural resources were present in the Project area, but that no impacts were expected from Project activities. The Project would be conditioned to stop work at encounter of any cultural resource, and that all construction workers receive a Worker Tribal Cultural Resources Awareness Training by the Santa Ynez Band of Chumash Indians.

10.0 RECOMMENDATION BY P&D STAFF

On the basis of the Initial Study, the staff of Planning and Development:

____ Finds that the proposed project WILL NOT have a significant effect on the environment and, therefore, recommends that a Negative Declaration (ND) be prepared.

__X__ Finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures incorporated into the REVISED PROJECT DESCRIPTION would successfully mitigate the potentially significant impacts. Staff recommends the preparation of an ND. The ND finding is based on the assumption that mitigation measures will be acceptable to the Applicant; if not acceptable a revised Initial Study finding for the preparation of an EIR may result.

____ Finds that the proposed project MAY have a significant effect on the environment, and recommends that an EIR be prepared.

___ Finds that from existing documents (previous EIRs, etc.) that a subsequent document (containing updated and site-specific information, etc.) pursuant to CEQA Sections 15162/15163/15164 should be prepared.

Potentially significant unavoidable adverse impact areas:

_____ With Public Hearing _____ Without Public Hearing

PREVIOUS DOCUMENT: Not Applicable

PROJECT EVALUATOR: Jacquelynn Ybarra, Senior Planner **DATE:** June 2024

11.0 DETERMINATION BY ENVIRONMENTAL HEARING OFFICER

__X__ I agree with staff conclusions. Preparation of the appropriate document may proceed.
____ I DO NOT agree with staff conclusions. The following actions will be taken:
____ I require consultation and further information prior to making my determination.

SIGNATURE:_____ **INITIAL STUDY DATE**: June 2024

SIGNATURE:_____ **NEGATIVE DECLARATION DATE**: July 2024

SIGNATURE:_____ **REVISION DATE:**

SIGNATURE:_____ **FINAL NEGATIVE DECLARATION DATE:**

12.0 ATTACHMENTS

1. Site Plans and Elevations, MW Architects
2. Grading and Drainage Plans, Flowers and Associates
3. Landscape and Planting Plans, PleinAire Design Group
4. Site Access and Road Widening Plan, MW Architects
5. Preliminary Animal Waste Management Plan
6. Biological Resources Summary Report, JBD Environmental Consulting
7. Trip Generation Report, Orosz Engineering Group

ATTACHMENT 1

Site Plans and Elevations

STRUCTURES LEGEND

PLANNING EXEMPT STRUCTURES:

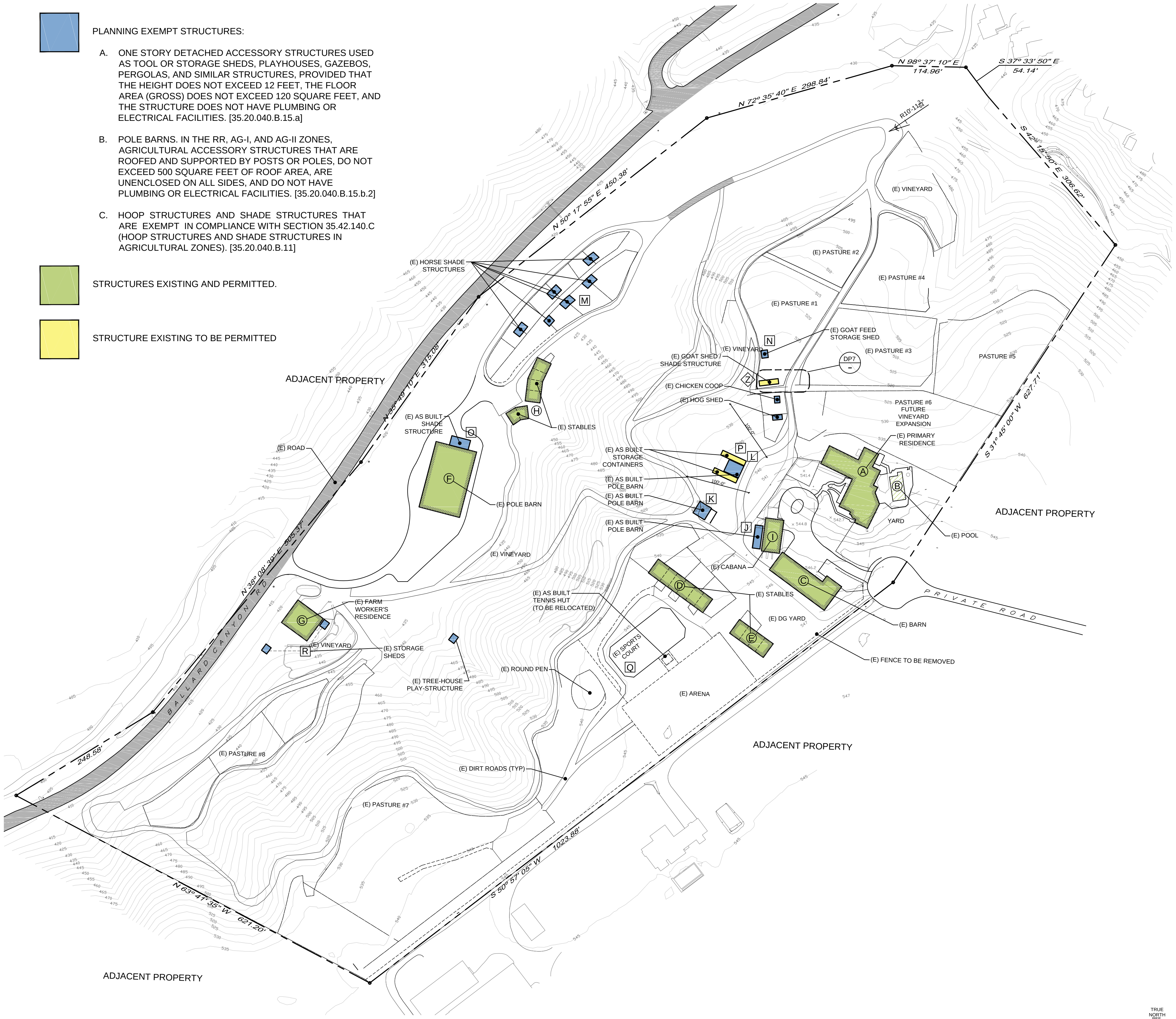
A. ONE STORY DETACHED ACCESSORY STRUCTURES USED AS TOOL OR STORAGE SHEDS, PLAYHOUSES, GAZEBOS, PERGOLAS, AND SIMILAR STRUCTURES, PROVIDED THAT THE HEIGHT DOES NOT EXCEED 12 FEET, THE FLOOR AREA (GROSS) DOES NOT EXCEED 120 SQUARE FEET, AND THE STRUCTURE DOES NOT HAVE PLUMBING OR ELECTRICAL FACILITIES. [35.20.040.B.15.a]

B. POLE BARNS. IN THE RR, AG-I, AND AG-II ZONES, AGRICULTURAL ACCESSORY STRUCTURES THAT ARE ROOFED AND SUPPORTED BY POSTS OR POLES, DO NOT EXCEED 500 SQUARE FEET OF ROOF AREA, ARE UNENCLOSED ON ALL SIDES, AND DO NOT HAVE PLUMBING OR ELECTRICAL FACILITIES. [35.20.040.B.15.b.2]

C. HOOP STRUCTURES AND SHADE STRUCTURES THAT ARE EXEMPT IN COMPLIANCE WITH SECTION 35.42.140.C (HOOP STRUCTURES AND SHADE STRUCTURES IN AGRICULTURAL ZONES). [35.20.040.B.11]

STRUCTURES EXISTING AND PERMITTED.

STRUCTURE EXISTING TO BE PERMITTED



0 40' 80' 160'

SCALE: 1" = 80'

TRUE NORTH REF.

SITE PLAN : EXISTING STRUCTURES AND USES

PROPERTY DETAILS

APN:	137-120-03
ADDRESS:	826 BOLLARD CANYON RD. SOLVANG, CA
SIZE:	25.1 ACRES (1,093,356 SF)
UTILITIES:	WATER - WELL SEWER - SEPTIC

PROJECT DESCRIPTION

THIS PROJECT AIMS TO ACQUIRE THE PROPER LAND USE CLEARANCE TO OPERATE A SMALL HORSE BOARDING AND HORSE RIDING OPERATION. THE EXISTING SITE CONSISTS OF SEVERAL STRUCTURES INCLUDING BUT NOT LIMITED TO: POLE BARNS, SHADE STRUCTURES, RESIDENCES, BARNS, STABLES, STORAGE CONTAINERS, AND A CABANA.

STRUCTURES SUMMARY

LABEL/STRUCTURE		SQUARE FEET	PERMITS	HEIGHT
EXISTING PERMITTED STRUCTURES:				
A	**RESIDENCE:**	5,000 SF	74551, 96-LUN-421	
B	**POOL / SPA:**	--	139966, 131372	
C	**BARN ADDITION:**	2,858 SF	88-LUN1044, 97-LUN-005	
D	**STABLES:**	2,049 SF	88-LUN1044, 96-LUN-421	
E	**STABLES:**	1,412 SF	88-LUN1044, 96-LUN-421, 98-LUN-124	
F	**POLE BARN:**	6,000 SF	97-LUN-404	22'-0"
G	**AG EMPLOYEE DWELLING**	1,317 SF	98-CP-006, 98-LUN-221	
H	**STABLES:**	2,056 SF	98-LUN-049, 98-LUN-533, 99-LUN-304	
I	**BARN W/ POOL CABANA:**	2,808 SF	91-LUN-417, 99-LUN-173, 18LUP-00125	
	SUB-TOTAL	**23,500 SF**		
EXISTING TO BE PERMITTED STRUCTURES:				
Z	**GOAT SHED:**	289 SF		**9'-1"**
P	**STORAGE CONTAINERS:**	640 SF (320 SF EA.)		9'-6"
	SUB-TOTAL	**929 SF**		
PLANNING EXEMPT STRUCTURES (NO ELEC. OR PLUMB. FACILITIES):				
J	**POLE BARN:**	432 SF	EXEMPTION - B	
K	**POLE BARN:**	441 SF	EXEMPTION - B	16'-6"
L	**POLE BARN:**	500 SF	EXEMPTION - B	13'-6"
M	**SHADE STRUCTURES (5):** **STRUCTURE (1):**	1,200 SF (240 SF EA.) 120 SF	EXEMPTION - C EXEMPTION - C	10'-7" - 10'-9" 10'-8"
N	**FEED SHED:** **CHICKEN COOP:** **HOG SHED:**	120 SF 36 SF 113 SF	EXEMPTION - A EXEMPTION - A EXEMPTION - A	9'-1" 8'-5" 9'-1"
O	**POLE BARN:**	390 SF	EXEMPTION - C	12'-0"
Q	**TENNIS GAZEBO:**	120 SF	EXEMPTION - A	10'-7"
R	**STORAGE SHEDS** **TREE-HOUSE:**	240 (120 SF EA.) 120 SF	EXEMPTION - A EXEMPTION - A	9'-11" - 12'-0" 8'-3"
	SUB-TOTAL	**3,832 SF**		
	GRAND TOTAL ON DP2.2			

SITE FEATURES SUMMARY

LANDSCAPING:	
TOTAL LANDSCAPED AREA:	~40,000 SF
TREES:	
OAK TREES:	**NONE ADDED OR REMOVED**
TREES REMOVED:	**NONE**
PARKING:	
STANDARD SPACES:	**16 ADDED**
HORSE TRAILER SPACES:	**6 ADDED**
PADDOCKS:	**25 PADDOCKS TOTAL (8 NEW)**
HORSE STALLS:	**16 (WITHIN EXISTING STABLES)**

SHEET INDEX

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LICENSED ARCHITECT C.J. HORSTMAN C-37646 STATE OF CALIFORNIA

ARCHITECT OF RECORD

RANCHO LUIS
BORDING & TRAINING FACILITY
826 BALLARD CANYON RD.
APN:137-120-003
21CUP-015/21DVP-020

REVISIONS

10/13/23 - CBAR RESUBMITTAL

1ST SUB. DATE
9/15/2022

JOB NUMBER
21760

APP. NO.
21-CUP-015 / 21DVP-020

DP2.1

SHEET NUMBER

STRUCTURES LEGEND

- FUTURE STRUCTURES FOR VINEYARD EXPANSION
- SHADE STRUCTURE / PERMIT EXEMPT
- EXISTING STRUCTURES TO BE CONVERTED
- NEW DRIVEWAY EXTENTION 12'-0" MIN WIDTH

SCHEMATIC SITE PLAN

SCALE: 1" = 80'

0 40' 80' 160'

TRUE NORTH

PROPERTY DETAILS

APN: 137-120-03

ADDRESS: 826 BOLLARD CANYON RD. SOLVANG, CA

SIZE: 25.1 ACRES (1,093,356 SF)

UTILITIES: WATER - WELL
SEWER - SEPTIC

PROJECT DESCRIPTION

THIS PROJECT AIMS TO ACQUIRE THE PROPER LAND USE CLEARANCE TO OPERATE A SMALL HORSE BOARDING AND HORSE RIDING OPERATION. THE EXISTING SITE CONSISTS OF SEVERAL STRUCTURES INCLUDING BUT NOT LIMITED TO: POLE BARNS, SHADE STRUCTURES, RESIDENCES, BARNS, STABLES, STORAGE CONTAINERS, AND A CABANA.

STRUCTURES SUMMARY (CONT'D)

LABEL/STRUCTURE	SQUARE FEET	PERMITS	HEIGHT
UN-PERMITTED/PROPOSED STRUCTURES:			
(S) **VINEYARD OPS:**	~2,165 SF		
(T) **VINEYARD SUPPLY:**	~630 SF		
(U) **PLANNING EXEMPT SHADE STRUCTURES (7):**	~1,680 SF (240 SF EA.)	EXEMPTION - B	
(V) **BARN CONVERSION TO GUEST HOUSE:**	(720 SF ALREADY INCLUDED IN EXISTING BARN (C))		
(W) **TRACTOR STORAGE BARN / EMPLOYEE DWELLING UNIT:**	~1,300 SF		
(X) **BARN / UTILITY STORAGE:**	~850 SF		
(Y) **TRACTOR STORAGE/ UTILITY:**	~2,655 SF		
SUB-TOTAL	**~9,280 SF**		
GRAND TOTAL	**~37,541 SF**		

SITE FEATURES SUMMARY

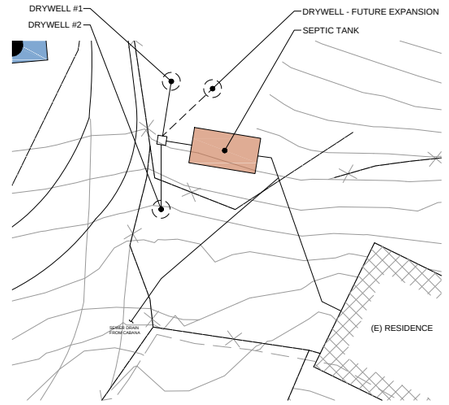
LANDSCAPING:
TOTAL LANDSCAPED AREA: ~40,000 SF

TREES:
OAK TREES: NONE ADDED OR REMOVED
TREES REMOVED: NONE

PARKING:
STANDARD SPACES: 16 ADDED
HORSE TRAILER SPACES: 11 ADDED

PADDOCKS: 25 PADDOCKS TOTAL (8 NEW)

HORSE STALLS: 16 (WITHIN EXISTING STABLES)



ENARGED SITE PLAN- SEPTIC CONFIGURTION

SITE PLAN : PROPOSED STRUCTURES AND USES

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C.J. HORSMAN C-37646 — LICENSED ARCHITECT — STATE OF CALIFORNIA — 09/13/25

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LEGEND KEY

- PASTURE AREA
- PADDOCK AREA
- AGRICULTURAL EMPLOYEE DWELLING
- STANDARD PARKING / TRAILER PARKING
- STABLES
- NEW DRIVEWAY EXTENTION 12'-0" MIN WIDTH

REFERENCE NOTES

1. FENCE MOUNTED SPRINKLER AT UPPER RANCH ARENA, USED FOR DUST CONTROL. RUN FOR 10 MINUTES BETWEEN EACH RIDING LESSON.

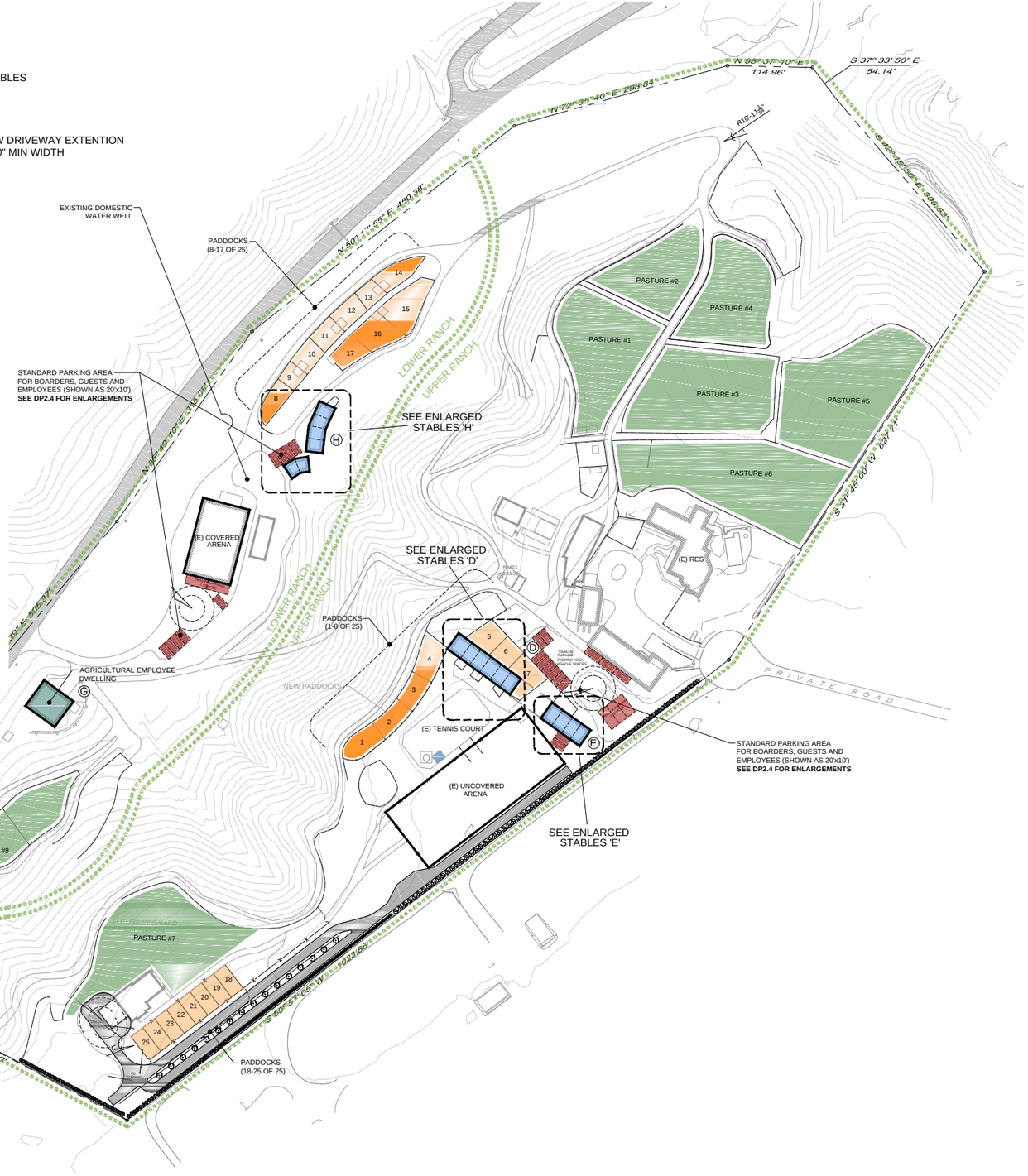
MOUNTED APPROXIMATELY EVERY 40' ON PERIMETER POSTS.

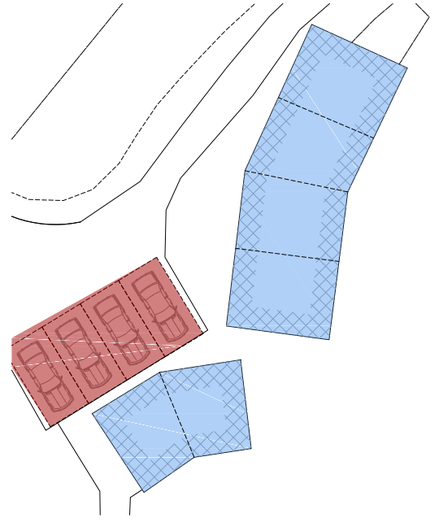
2. BASE MOUNTED SPRINKLER AT LOWER RANCH ARENA, USED FOR DUST CONTROL. RUN FOR 10 MINUTES BETWEEN EACH RIDING LESSON.

MOUNTED APPROXIMATELY EVERY 30' ON PERIMETER POSTS.

3. MANURE STORAGE CONTAINER AREAS. MANURE SHALL BE CLEANED FROM STALLS, PADDOCKS AND PASTURES AT LEAST TWICE A DAY AND STORED IN THESE CONTAINERS. CONTAINERS TO BE EMPTIED AND TAKEN OFFSITE AT LEAST ONCE A MONTH. THE STORAGE CONTAINERS SHALL BE AT LEAST 100 FT FROM ANY PROPERTY LINE AND AT LEAST 300 FT FROM ANY NEIGHBORING RESIDENCE. CONTAINERS TO BE SCREENED FROM VIEW OF NEIGHBORING PROPERTIES.

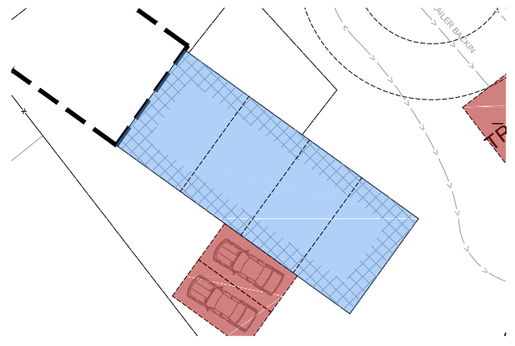
4. FIRE HYDRANT LOCATION.





STABLES - 'H'
SCALE: 1/16" = 1'

STABLES - 'D'
SCALE: 1/16" = 1'



STABLES - 'E'
SCALE: 1/16" = 1'

HORSE FACILITY OPERATION PLAN

0 40' 80' 160'
SCALE: 1" = 80'
TRUE NORTH

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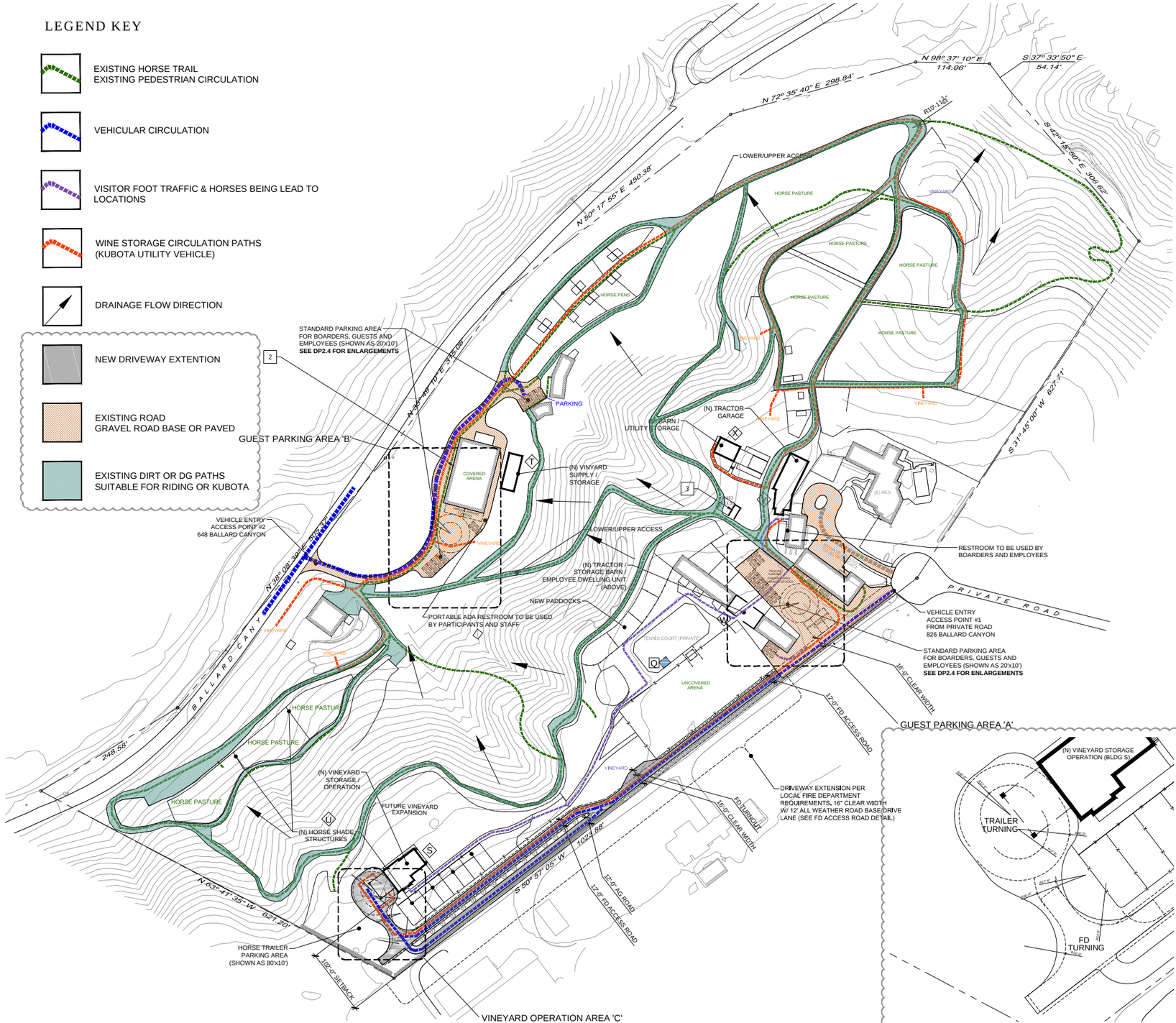
DP2.3
SHEET NUMBER

LEGEND KEY

- EXISTING HORSE TRAIL
  EXISTING PEDESTRIAN CIRCULATION
- VEHICULAR CIRCULATION
- VISITOR FOOT TRAFFIC & HORSES BEING LEAD TO LOCATIONS
- WINE STORAGE CIRCULATION PATHS (KUBOTA UTILITY VEHICLE)
- DRAINAGE FLOW DIRECTION
- NEW DRIVEWAY EXTENTION
- EXISTING ROAD
  GRAVEL ROAD BASE OR PAVED
- EXISTING DIRT OR DG PATHS
  SUITABLE FOR RIDING OR KUBOTA

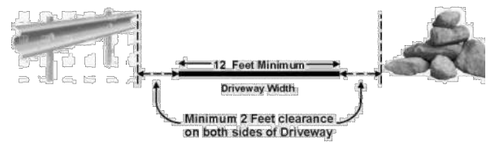


SITE PLAN - CIRCULATION PLAN

0 40' 80' 160'
SCALE: 1" = 80'
TRUE NORTH

APPENDIX A

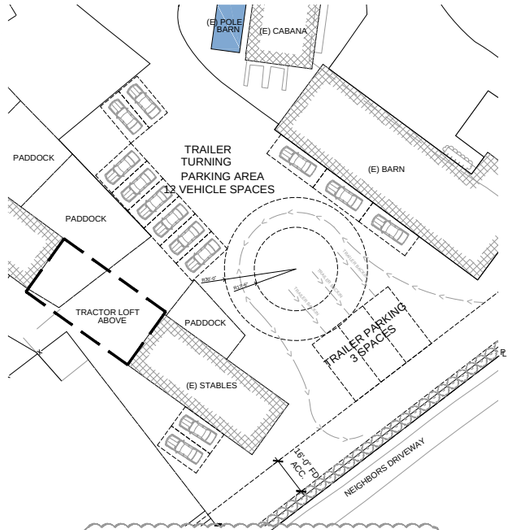
MINIMUM DRIVEWAY WIDTH



DRIVEWAY LOCATION FACTORS

- REDUCES THE AMOUNT OF GRADING AND SITE MANIPULATION. THE EXISTING TOPOGRAPHY OF THE SITE PRESENTS A NICE LEVEL SURFACE FOR THE DRIVEWAY.
- THE DRIVEWAY KEEPS CONSISTENCY WITH THE NEIGHBORHOOD BY COMPLIMENTING THE NEIGHBOR'S EXISTING DRIVEWAY, HAVING THE TWO DRIVEWAY'S PARALLEL EACH OTHER CREATES VISUAL AND FUNCTIONAL CONSISTENCY.
- THE EXITING FENCING AND LANDSCAPING LOCATED ALONG THE PROPOSED DRIVEWAY WILL SERVE AS A NATURAL SCREENING ELEMENT.
- THE PROPOSED LOCATION WILL MINIMIZE ANY DRAINAGE ISSUES BECAUSE THE DRIVEWAY DRAINING PATTERN WILL MIMIC EXISTING CONDITIONS.
- REDUCES THE AMOUNT OF DRIVEWAY NEEDED BECAUSE IT IS AN EFFICIENT STRAIGHTAWAY.

FD ACCESS ROAD DETAIL

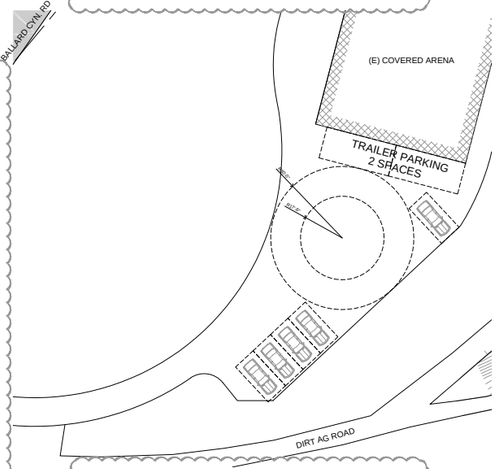


GUEST PARKING AREA 'A'

HORSE TRAILERS ARE BROUGHT TO THE DG PARKING AREA, UNLOADED AND THEN THE TRAILERS TURN AROUND (17'-6" INSIDE TURNING RADIUS) AND EXIT THE SITE. HORSES ARE THEN LED OR RIDDEN TO HORSE USE AREAS (TRAILS, PASTURES, STABLES, ETC.).

VINEYARD OPERATION AREA 'C'

NO TRAILER PARKING IS PROPOSED IN THIS AREA HOWEVER THE SAME FUNCTIONAL GEOMETRY IS SHOWN FOR TRAILER TURNING. FUNCTIONAL GEOMETRY IS ALSO PROVIDED FOR A FIRE TRUCK APPARATUS TURNING HAMMER HEAD AT THE END OF THE DRIVEWAY.



GUEST PARKING AREA 'B'

THIS EXHIBIT SHOWS HOW TRAILERS ENTER FROM BALLARD CANYON ROAD, ARE UNLOADED, BACK UP AND TURN AROUND AND EXIT THE WAY THEY CAME IN. HORSES ARE THEN LED OR RIDDEN TO HORSE USE AREAS (TRAILS, PASTURES, STABLES, ETC.

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APN:137-120-003
21CUP-015/21DVP-020

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1ST SUB. DATE
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DP2.4
SHEET NUMBER

LEGEND KEY

- WINE STORAGE CIRCULATION PATHS (KUBOTA UTILITY VEHICLE)
- VINEYARD BUILDING 'S'
- VINEYARD AREAS
- NEW DRIVEWAY EXTENTION
- EXISTING ROAD GRAVEL ROAD BASE OR PAVED
- EXISTING DIRT OR DG PATHS SUITABLE FOR RIDING OR KUBOTA

VITICULTURE/OPERATION NOTES

1. THERE ARE CURRENTLY 6 VINEYARDS ON THE PROPERTY WITH TWO ADDITIONAL ONES EXPECTED TO BE ADDED TO THE SITE.
2. THE VINEYARDS ARE ACTIVELY MAINTAINED DURING THEIR ANNUAL GROWTH CYCLE WHICH STARTS WITH BUD BREAK THROUGH A MONTH AFTER THE HARVEST (ROUGHLY MARCH THROUGH OCTOBER). DURING THIS TIME, THEY ARE FED, WATERED, PRUNED AND MAINTAINED.
3. HARVESTING WILL TYPICALLY TAKE PLACE 3-4 TIMES PER YEAR DEPENDING ON THE DEVELOPMENT OF EACH VARIETAL. THE VINEYARDS ARE PICKED BY HAND.
4. GRAPEVINES GO DORMANT DURING THE WINTER (ROUGHLY NOVEMBER-FEBRUARY) AND THE VINEYARDS WILL REQUIRE A MINIMAL AMOUNT OF INTERVENTION.
5. THE PROPOSED VINEYARD BUILDING ("BUILDING S"), WILL ACT AS THE CENTER OF OPERATIONS FOR THE VINEYARDS AND HOUSE THE SUPPLIES AND EQUIPMENT USED TO MAINTAIN THE VINES, PROVIDE SPACE FOR THE LAB EQUIPMENT USED TO TEST THE GRAPES, AND SERVE AS THE CENTRAL STAGING POINT FOR THE HARVESTS.
6. THE 'WINE CIRCULATION' PATHS CURRENTLY EXIST AND CONNECT EACH VINEYARD TO BUILDING S.
7. DURING THE GROWING SEASON, BUILDING S WILL BE ACCESSED BY FOOT, TRACTOR, OR UTILITY VEHICLE AS NEEDED.
8. DURING THE HARVEST, THE HANDPICKED GRAPES WILL BE TRANSPORTED TO BUILDING 'S' VIA KUBOTA UTILITY VEHICLES (OR SIMILAR). AT BUILDING 'S', THE SMALL BINS WILL BE CONSOLIDATED INTO ½ TON OR ¾ TON MACRO BINS AND BE SORTED THROUGH FOR QUALITY CONTROL.
9. GRAPES WILL BE TRANSPORTED OFF SITE FOR SALE OR FERMENTATION. WINE HELD FOR SALE WILL BE STORED OFF THE PROPERTY.
10. THE RESULTING WINE THAT IS KEPT FOR PERSONAL USE OR USED FOR GIFTS BY THE OWNERS WILL BE STORED IN BUILDING S.

SITE PLAN - WINE STORAGE / VINEYARD OPERATION PLAN

0 40' 80' 160'

TRUE NORTH

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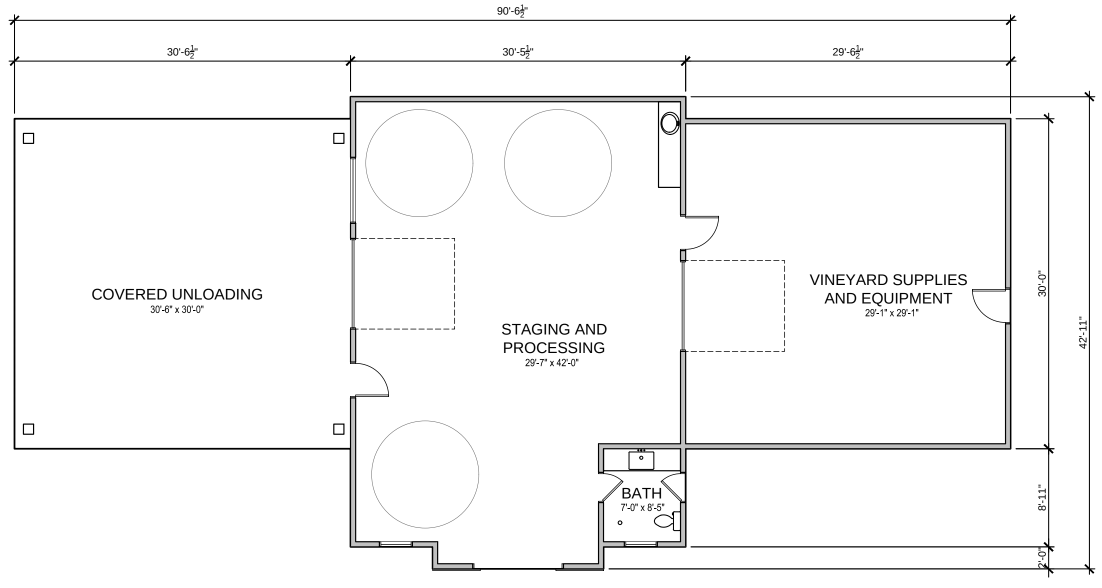
DP2.5
SHEET NUMBER



FLOOR PLAN

SCALE: 1/8" = 1'-0"

MATERIAL & COLOR DESIGNATIONS

\# — MATERIAL NUMBER
X — COLOR DESIGNATION

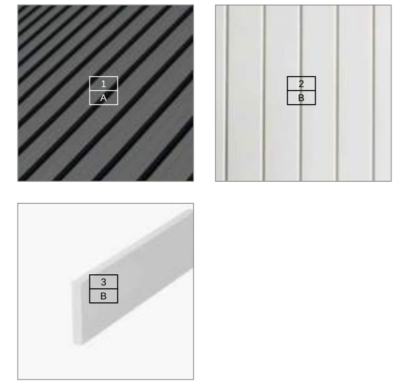
MATERIAL DESIGNATIONS

1. STANDING SEAM METAL ROOF TO MATCH OTHER STRUCTURES
2. VERTICAL WOOD SIDING TO MATCH OTHER STRUCTURES
3. WOOD TRIM
4. GUTTER AND DOWNSPOUT
5. OPEN TRUSS ROOF FRAMING

COLOR DESIGNATIONS

A. FACTORY FINISH - GRAY
B. PAINTED - WHITE
C. FACTORY FINISH - WHITE

MATERIAL & COLOR EXAMPLES



LIGHTING EXAMPLES

1. FULLY SHIELDED
2. AIMING DOWNWARD
3. DARK SKY COMPLIANT PER SANTA YNEZ VALLEY COMMUNITY PLAN

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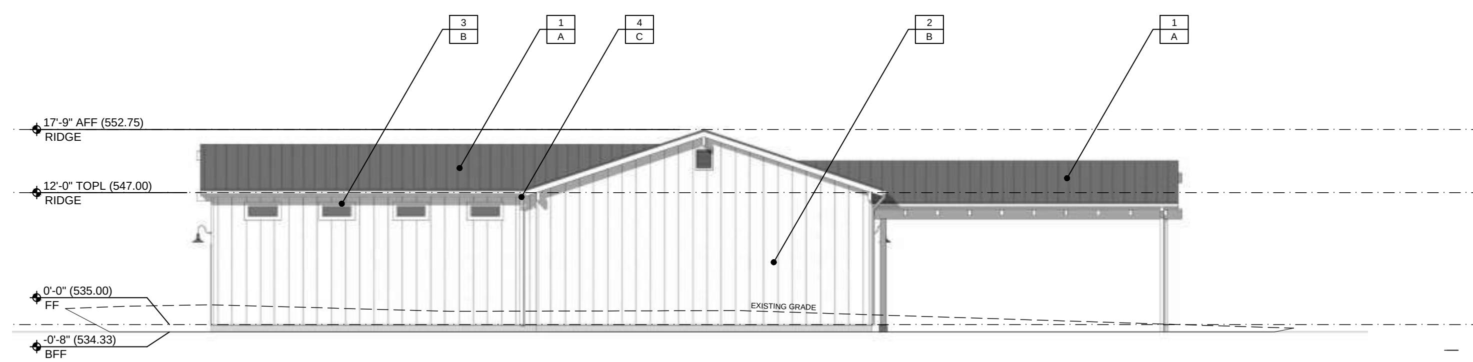
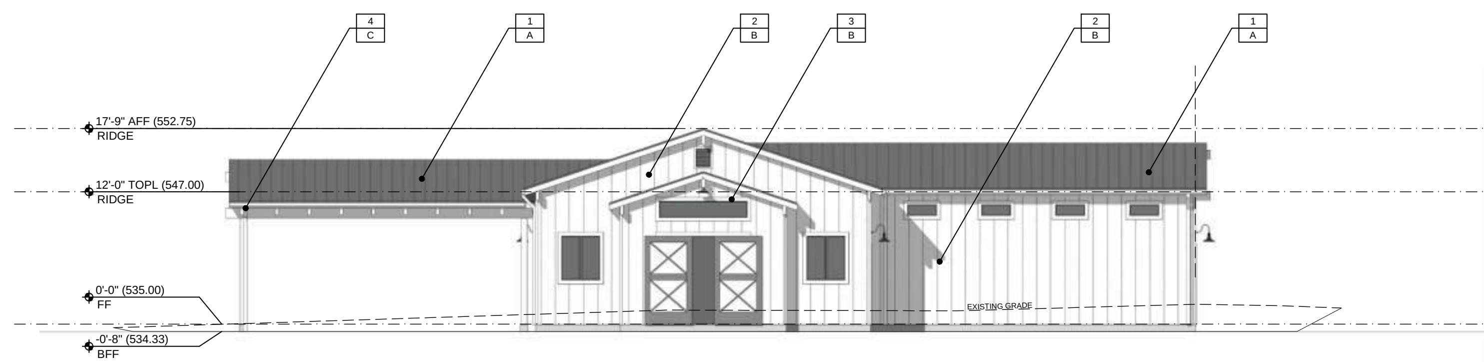
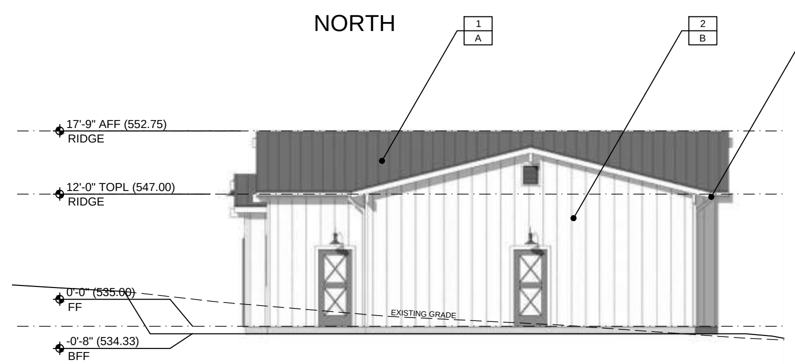


SOUTH



NORTH

PERSPECTIVE



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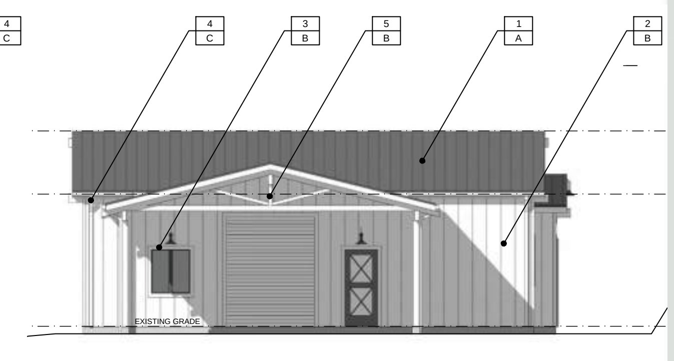

WEST

EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

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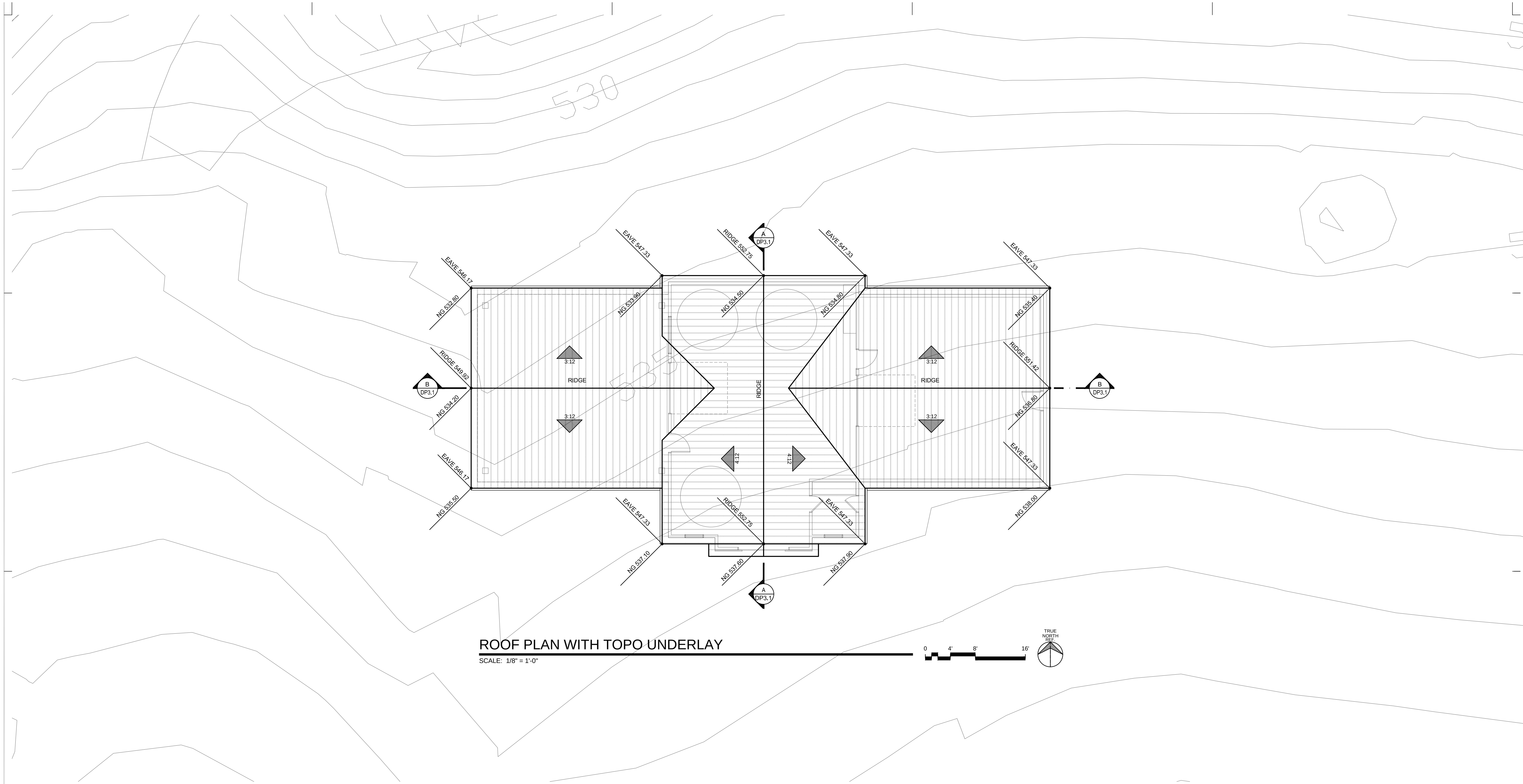
APP. NO.

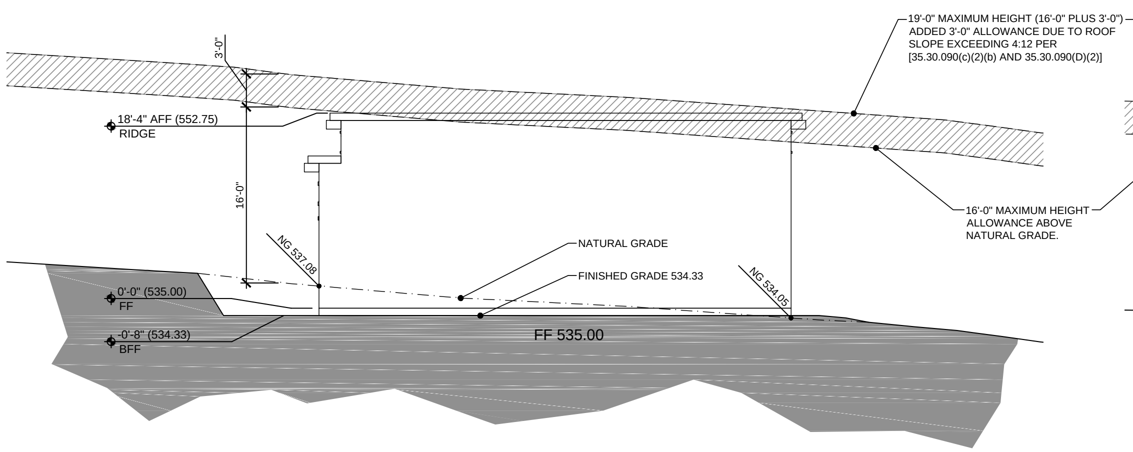
DP3
SHEET NUMBER

SCHEMATIC FLOOR PLAN AND ELEVATIONS - VINEYARD BUILDING (S)



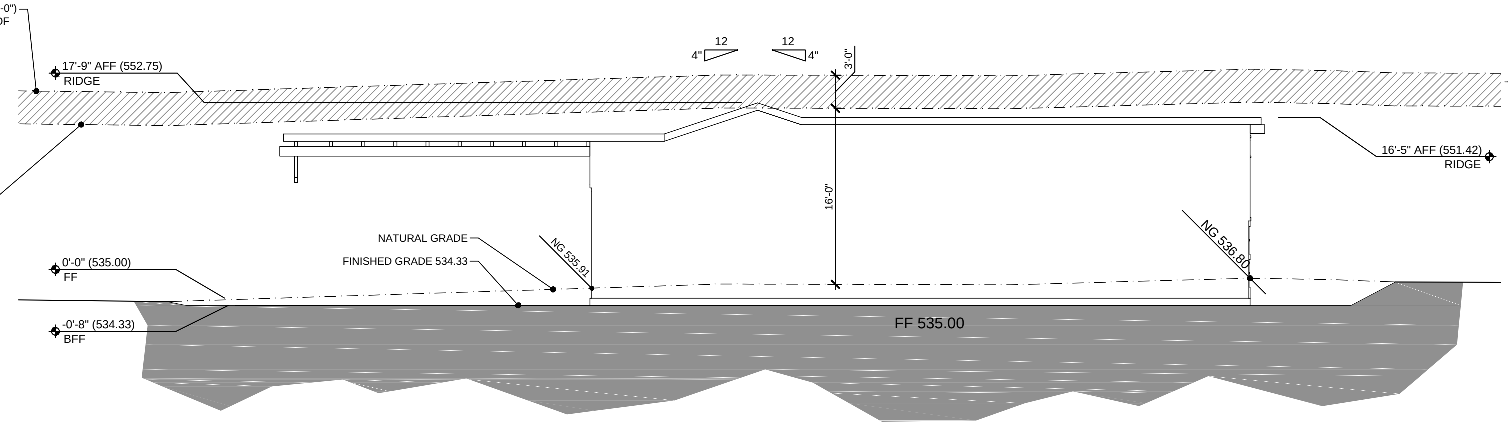
ROOF PLAN WITH TOPO UNDERLAY

SCALE: 1/8" = 1'-0"



SECTION 'A-A'

SCALE: 1/8" = 1'-0"



SECTION 'B-B'

SCALE: 1/8" = 1'-0"

HILLSIDE RIDGELINE COMPLIANCE - PLAN AND SECTIONS (S)

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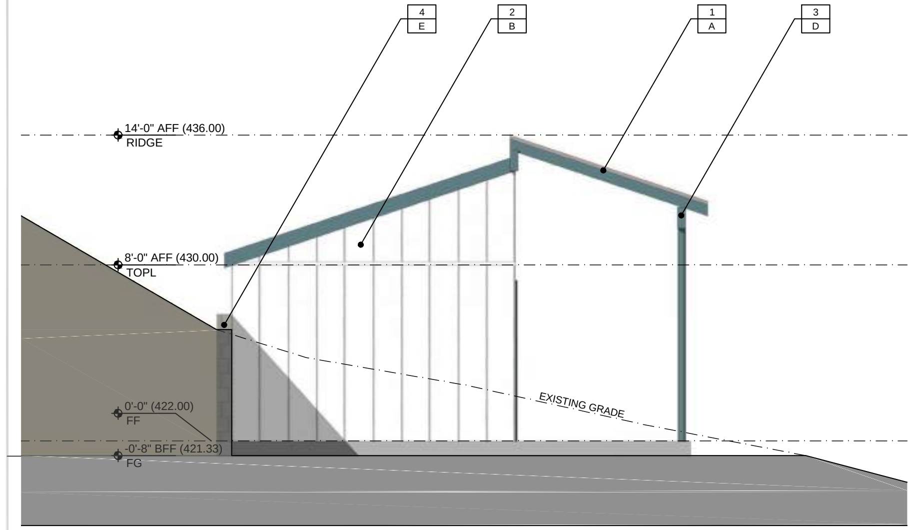
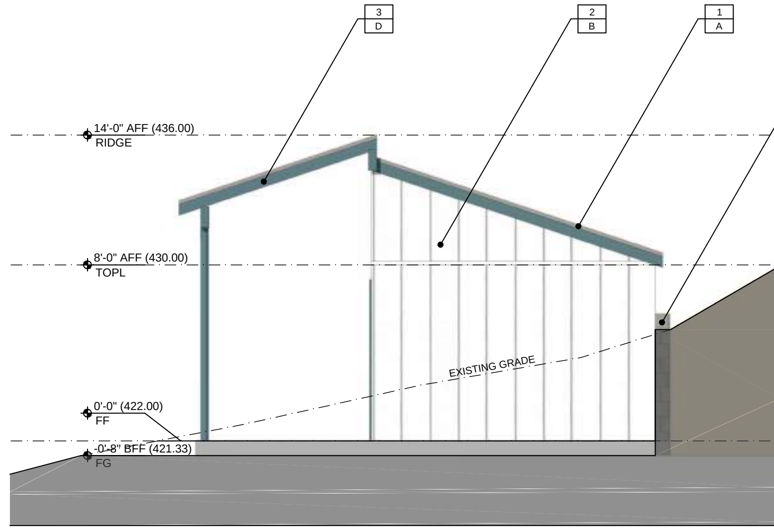
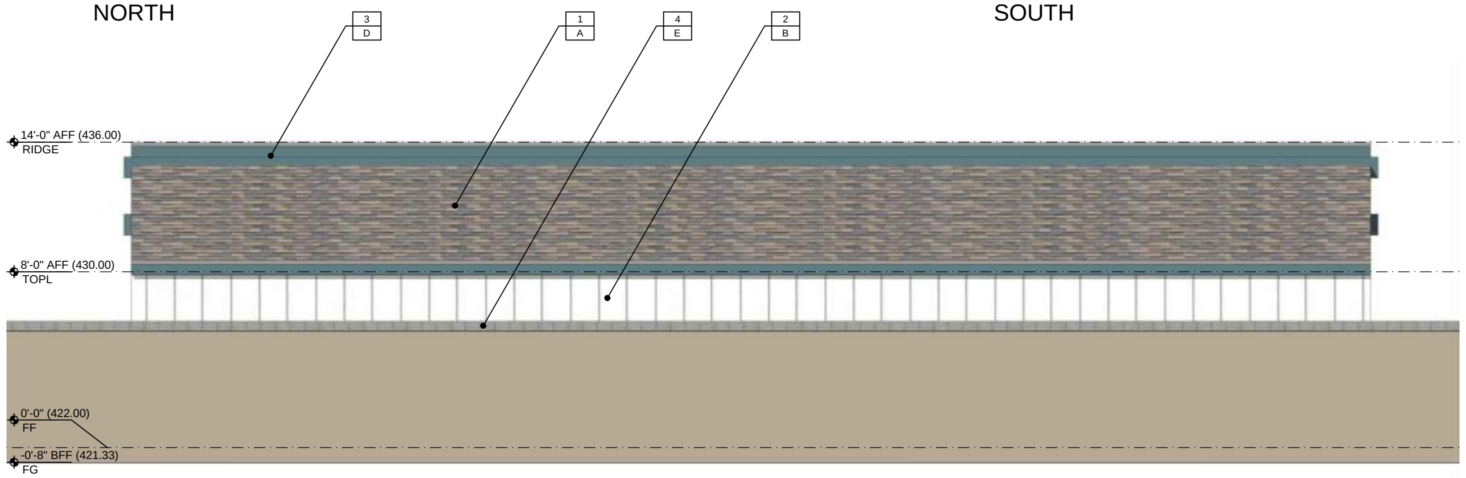
SHEET NUMBER



NORTH



SOUTH



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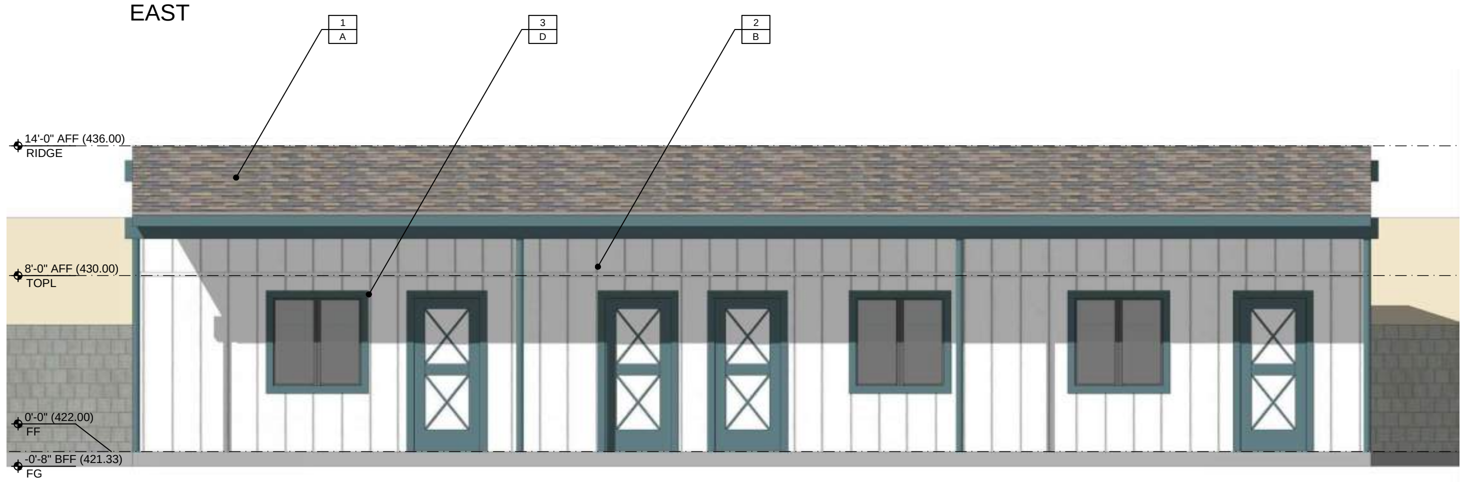


WEST

EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"

MATERIAL & COLOR DESIGNATIONS

— MATERIAL NUMBER
X — COLOR DESIGNATION

MATERIAL DESIGNATIONS

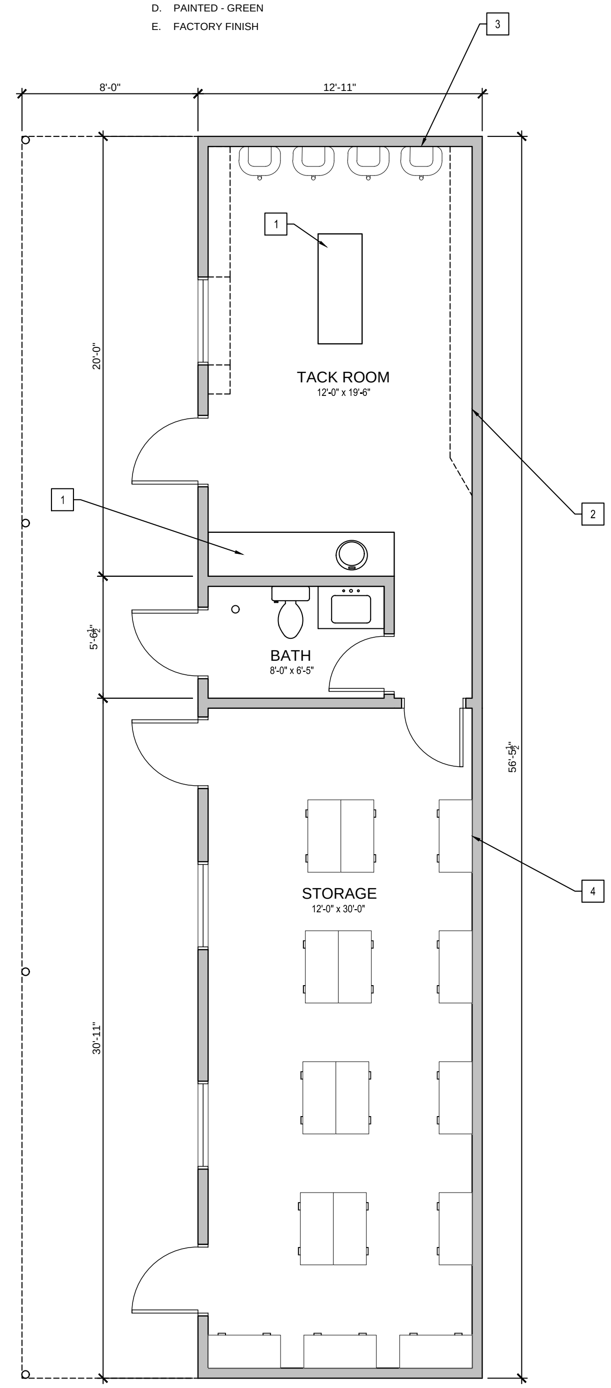
1. COMPOSITE ASPHALT SHINGLE ROOF TO MATCH OTHER STRUCTURES
2. VERTICAL BOARD AND BATTEN SIDING TO MATCH OTHER STRUCTURES
3. WOOD TRIM
4. MASONRY RETAINING WALL

COLOR DESIGNATIONS

A. FACTORY FINISH - BROWN
B. PAINTED - WHITE
C. FACTORY FINISH - WHITE
D. PAINTED - GREEN
E. FACTORY FINISH

REFERENCE NOTES

1. COUNTER AND CABINET STORAGE
2. WALL STORAGE FOR HANGING EQUIPMENT
3. WALL SADDLE STORAGE
4. STORAGE CONTAINERS

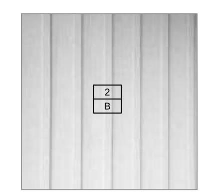


FLOOR PLAN

SCALE: 1/4" = 1'-0"

TRUE NORTH

MATERIAL & COLOR EXAMPLES



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APP. NO.

DP4

SHEET NUMBER

VINEYARD SUPPLY STORAGE (T)

MATERIAL & COLOR DESIGNATIONS

— MATERIAL NUMBER
X — COLOR DESIGNATION

MATERIAL DESIGNATIONS

1. EXISTING COMPOSITE SHINGLE ROOFING TO REMAIN
2. EXISTING VERTICAL WOOD SIDING TO REMAIN
3. WOOD TRIM / FASCIA
4. GUTTER AND DOWNSPOUT

COLOR DESIGNATIONS

A. PAINTED - WHITE
B. FACTORY FINISH

MATERIAL & COLOR EXAMPLES

LIGHTING EXAMPLES

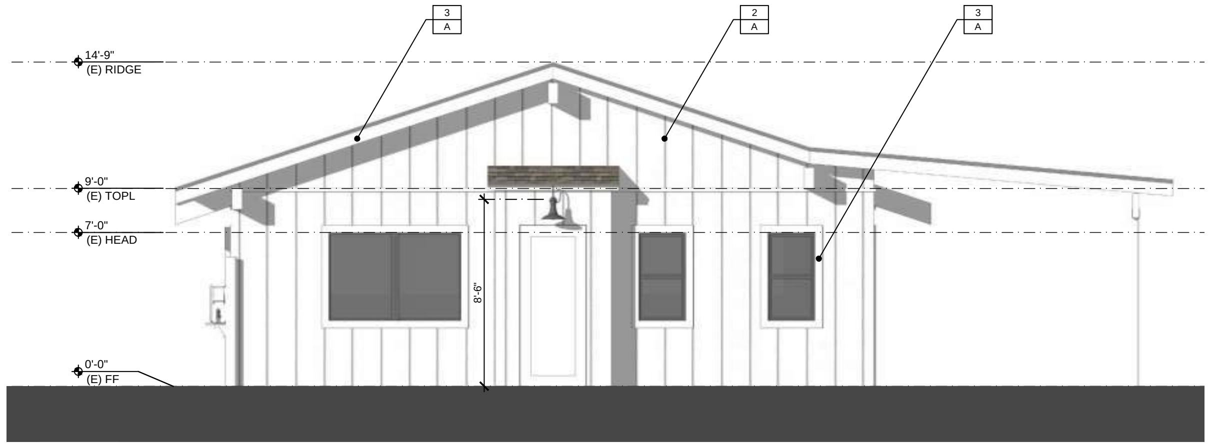
1. FULLY SHIELDED
2. AIMING DOWNWARD
3. DARK SKY COMPLIANT PER SANTA YNEZ VALLEY COMMUNITY PLAN

REFERENCE NOTES

1. DASHED LINES REPRESENT EXISTING TO BE REMOVED.
2. OUTLINE OF EXISTING PATIO COVER ABOVE.
3. WETBAR PER LUDC 35.42.150.H.

GRADING NOTE

PROJECT IS WITHIN AN EXISTING BUILDING- NO GRADING IS PROPOSED



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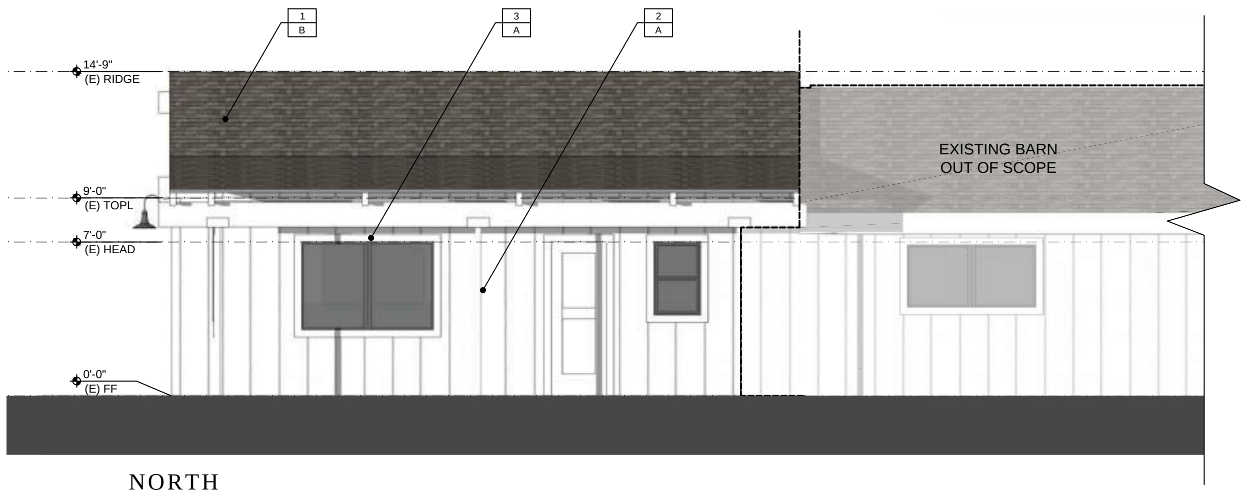

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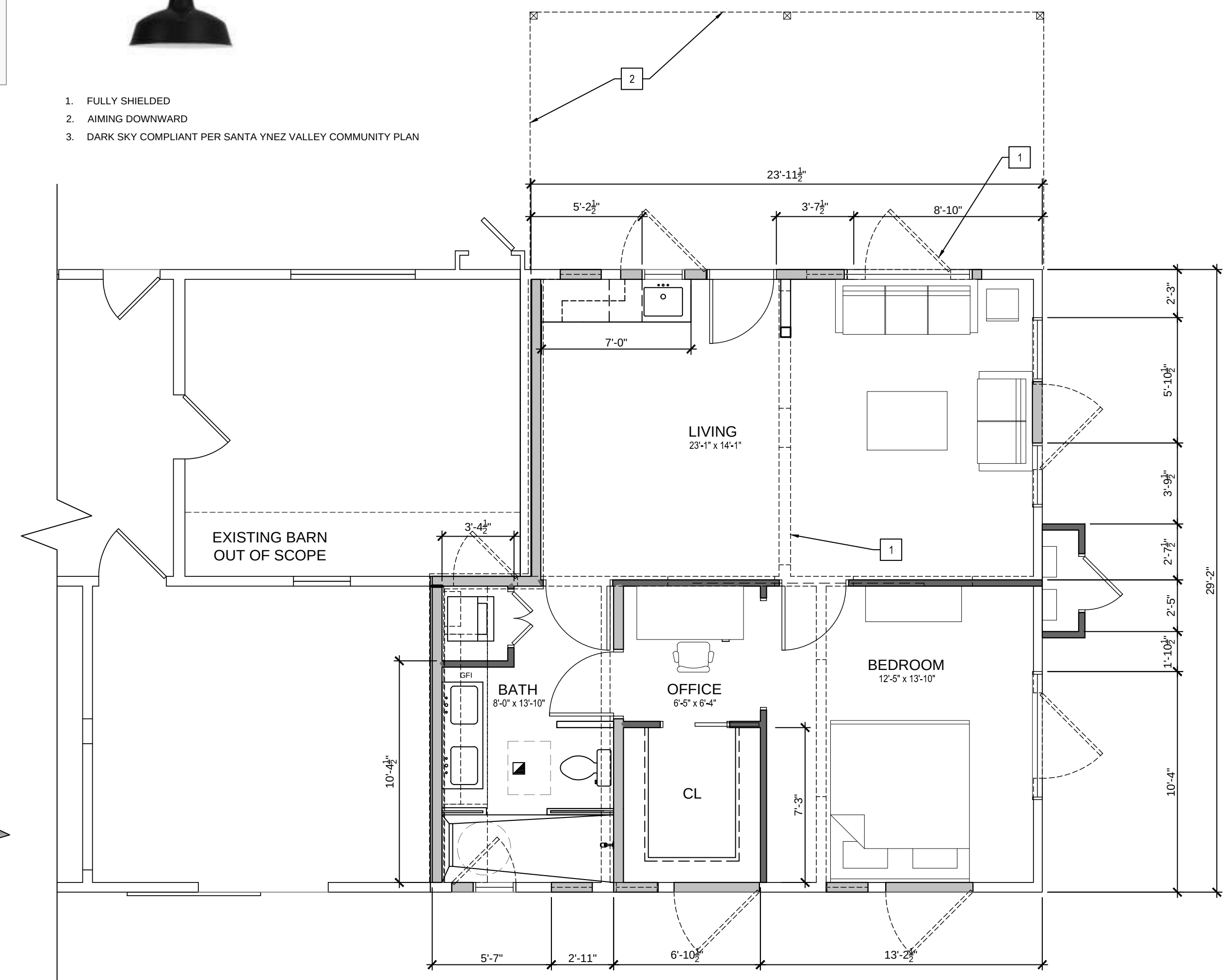
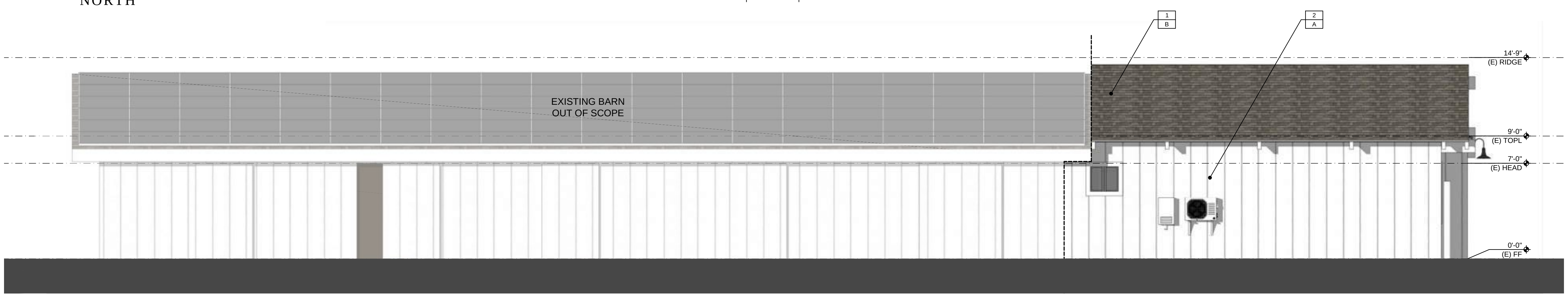


FLOOR PLAN

SCALE: 1/4" = 1'-0"

TRUE NORTH



SOUTH

EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"

BARN CONVERSION TO GUEST HOUSE (V)

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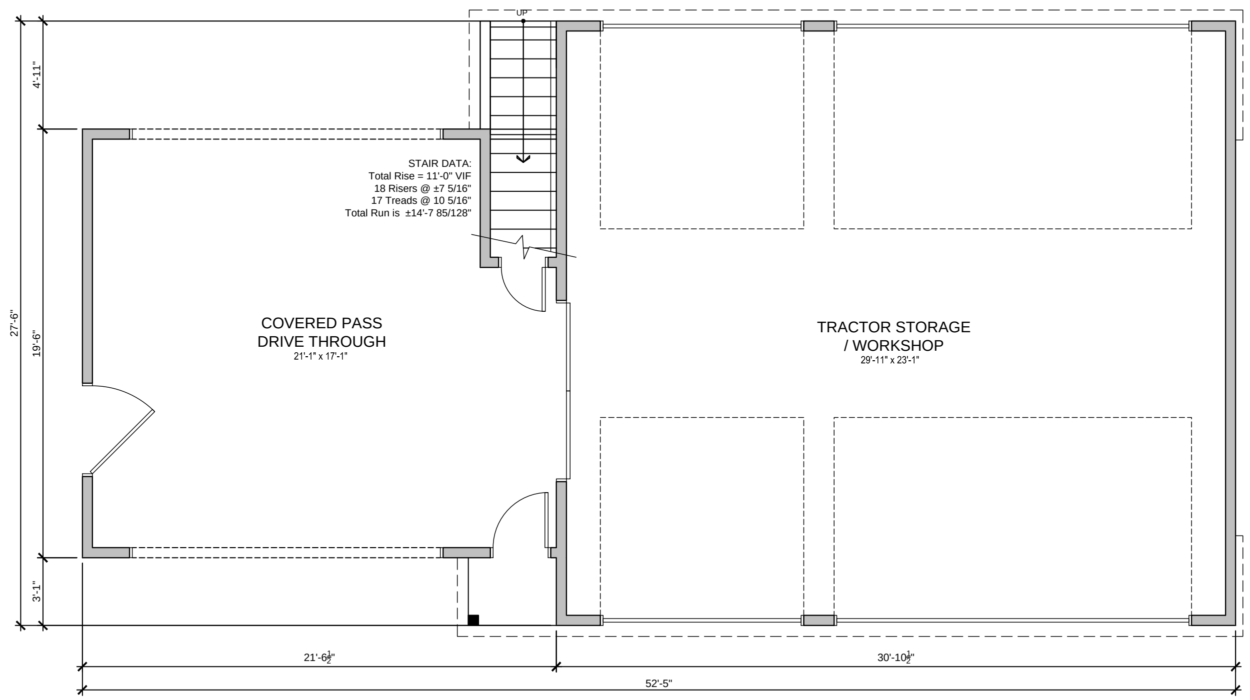
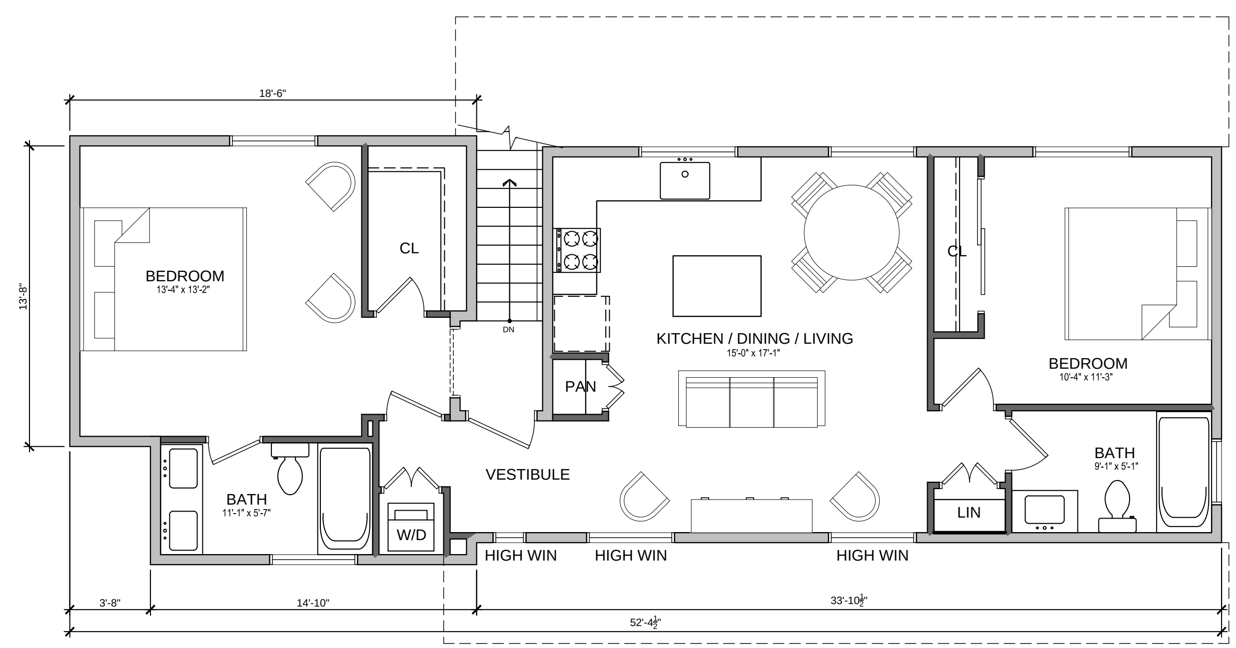
DP5
SHEET NUMBER



1ST FLOOR



2ND FLOOR

FLOOR PLANS

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

TRUE NORTH

TRACTOR / STORAGE BARN / EMPLOYEE DWELLING UNIT (W)

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21CUP-015/21DVP-020

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1ST SUB. DATE

JOB NUMBER

APP. NO.

DP6

SHEET NUMBER

MATERIAL & COLOR DESIGNATIONS

— MATERIAL NUMBER
X — COLOR DESIGNATION

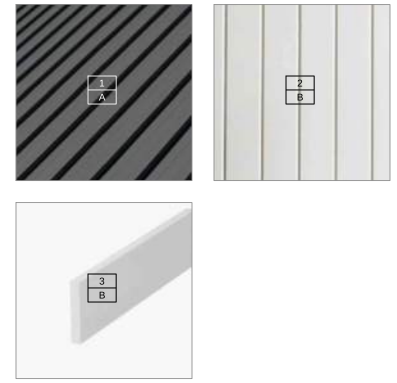
MATERIAL DESIGNATIONS

1. STANDING SEAM METAL ROOF TO MATCH OTHER STRUCTURES
2. VERTICAL WOOD SIDING TO MATCH OTHER STRUCTURES
3. WOOD TRIM
4. GUTTER AND DOWNSPOUT
5. OPEN TRUSS ROOF FRAMING

COLOR DESIGNATIONS

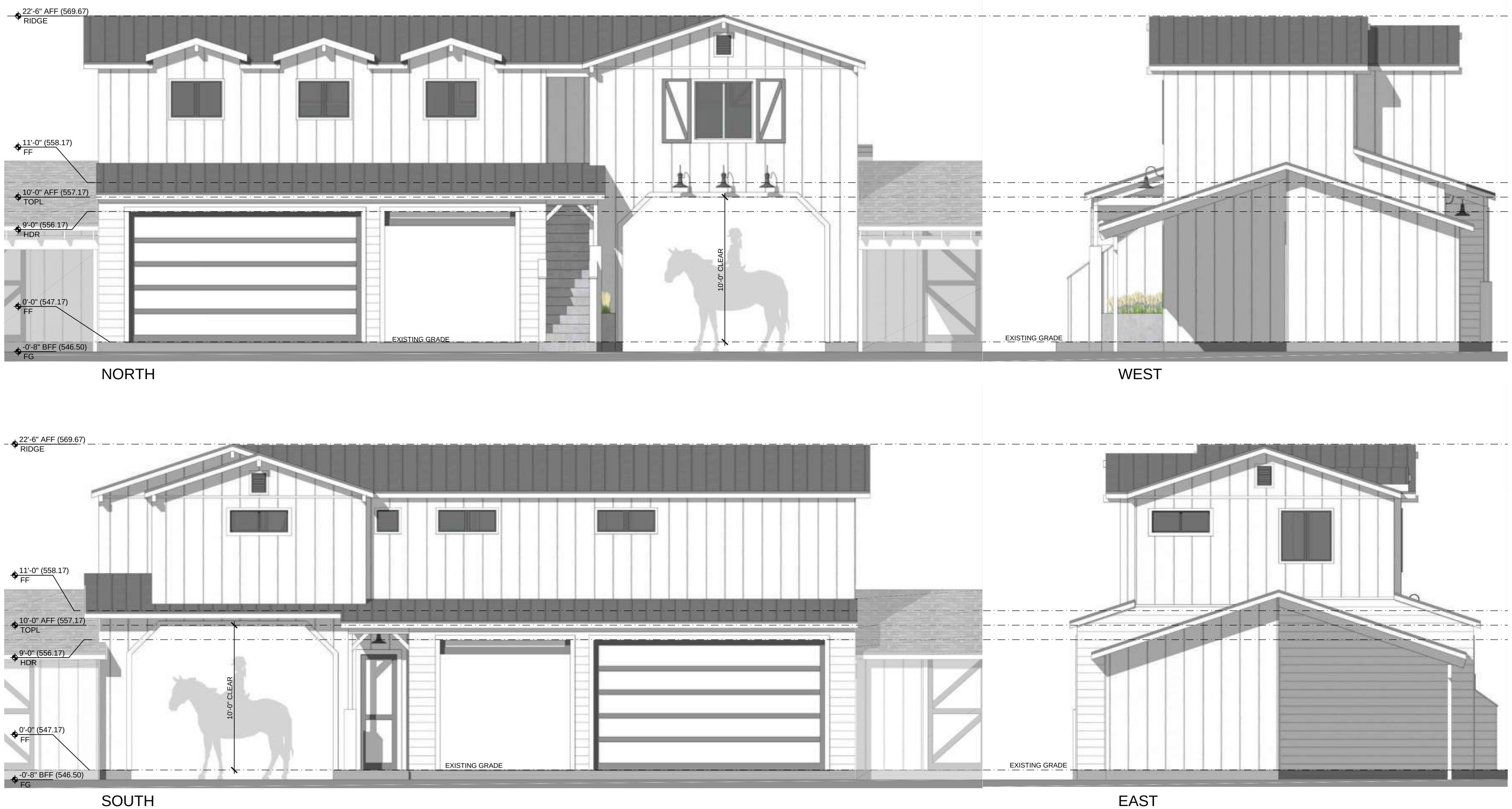
A. FACTORY FINISH - GRAY
B. PAINTED - WHITE
C. FACTORY FINISH - WHITE

MATERIAL & COLOR EXAMPLES



LIGHTING EXAMPLES

1. FULLY SHIELDED
2. AIMING DOWNWARD
3. DARK SKY COMPLIANT PER SANTA YNEZ VALLEY COMMUNITY PLAN



ELEVATIONS

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

TRACTOR / STORAGE BARN / EMPLOYEE DWELLING UNIT (W)

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REVISIONS

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JOB NUMBER
APP. NO.

DP6.1
SHEET NUMBER

NORTH - EAST

NORTH - WEST

SOUTH - WEST

SOUTH - EAST

TRACTOR / STORAGE BARN / EMPLOYEE DWELLING UNIT (W)

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ARCHITECT OF RECORD

JOB TITLE

RANCHO LUIS

BORDING &- TRAINING FACILITY

SHEET TITLE

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REVISIONS

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JOB NUMBER

APP. NO.

DP6.2

SHEET NUMBER

GRADING NOTE

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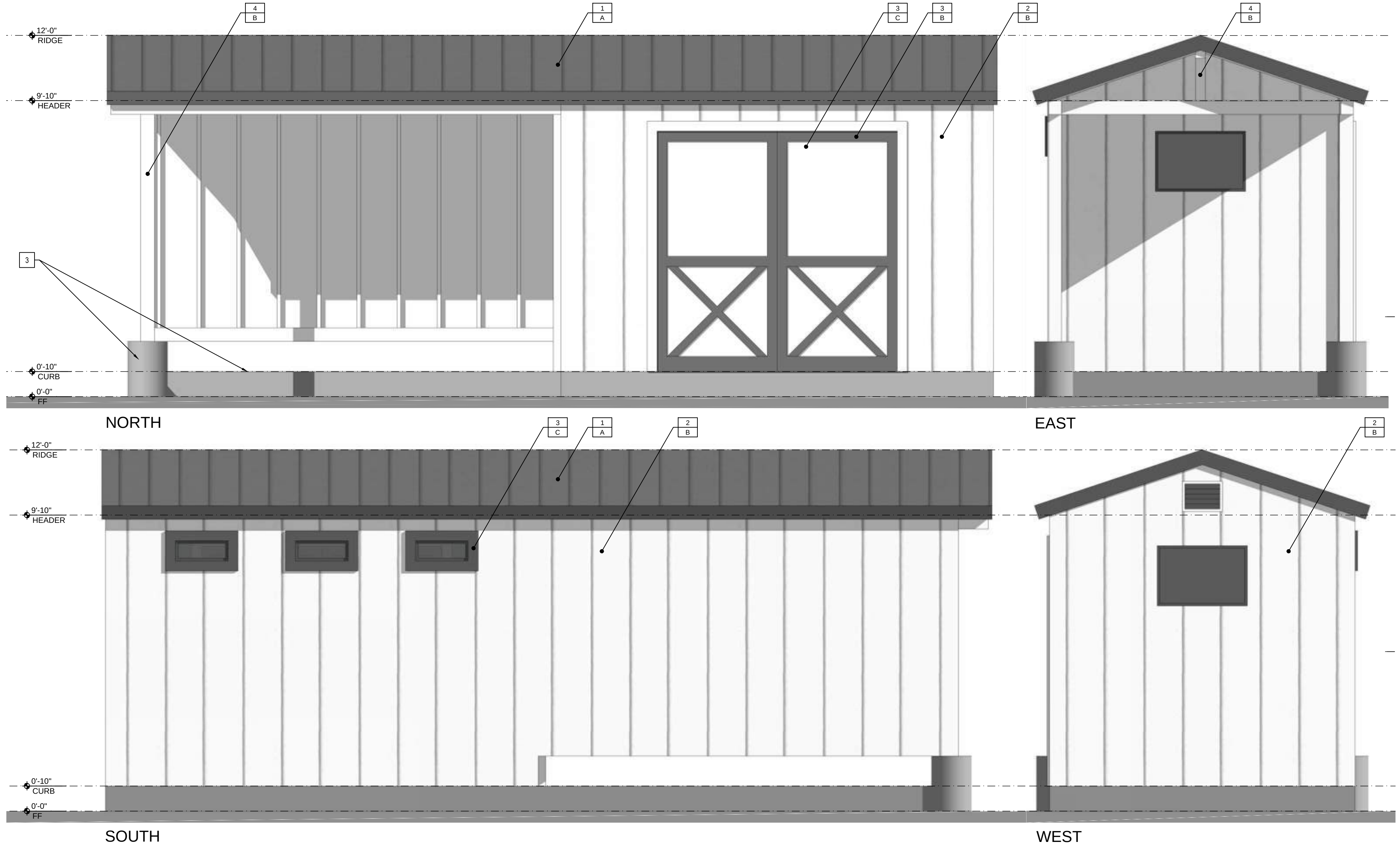
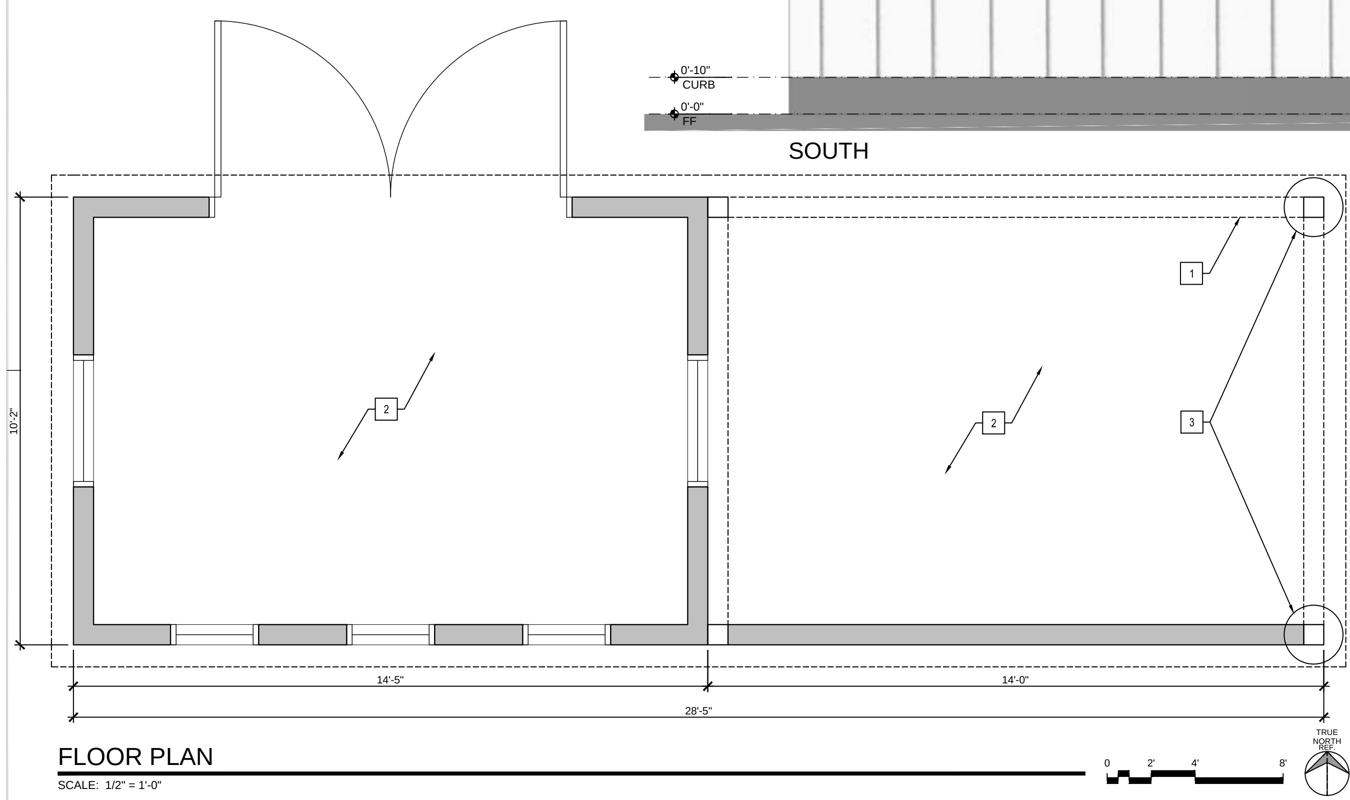


EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"

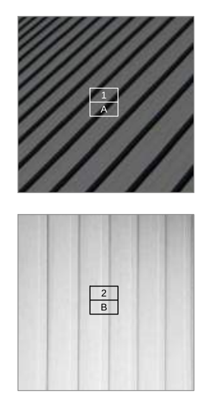


FLOOR PLAN

SCALE: 1/2" = 1'-0"

GOAT SHED (Z)

MATERIAL &
COLOR EXAMPLES



MATERIAL & COLOR DESIGNATIONS

— MATERIAL NUMBER
X — COLOR DESIGNATION

MATERIAL DESIGNATIONS

1. STANDING SEAM METAL ROOF TO MATCH OTHER STRUCTURES
2. VERTICAL BOARD AND BATTEN SIDING TO MATCH OTHER STRUCTURES
3. WOOD TRIM
4. STRUCTURAL TIMBER

COLOR DESIGNATIONS

A. FACTORY FINISH - GRAY
B. PAINTED - WHITE
C. PAINTED - GRAY

REFERENCE NOTES

1. CONCRETE STEM WALL / CURB
2. EXPOSED GRADE. NO SLAB FOUNDATION
3. CONCRETE PEIR

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FOR REVIEW ONLY

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APN:137-120-003
21CUP-015/21DVP-020

REVISIONS

1ST SUB. DATE
JOB NUMBER
APP. NO.

DP7
SHEET NUMBER

H/B DESIGN GROUP

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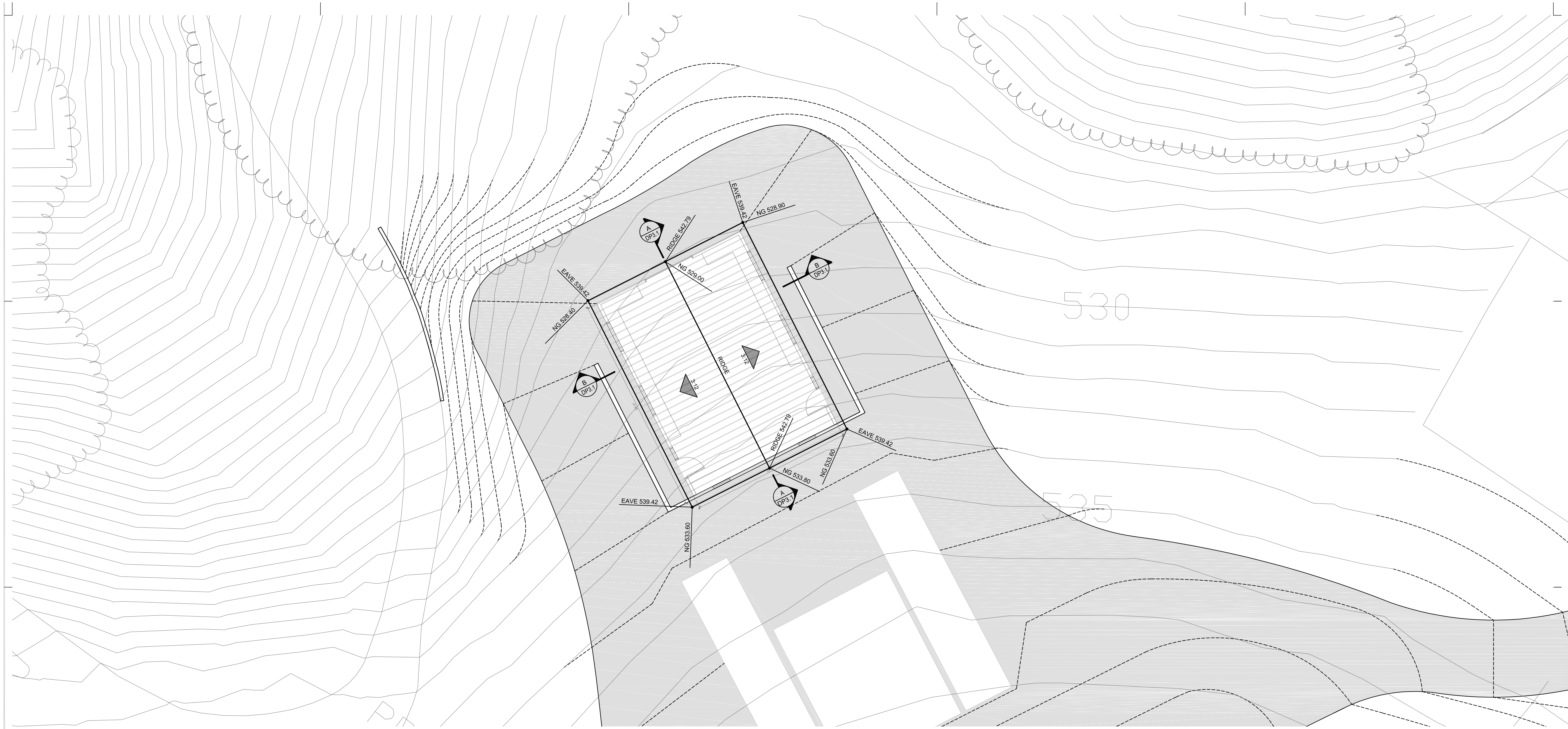
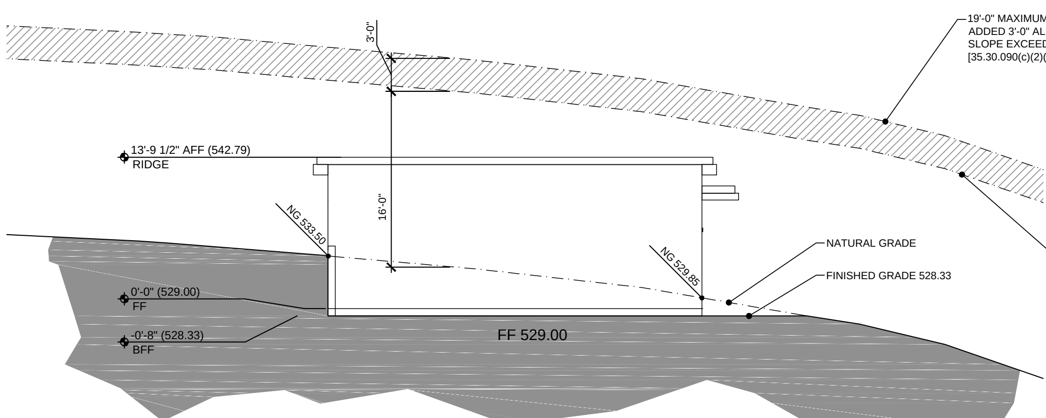


ROOF PLAN WITH TOPO UNDERLAY

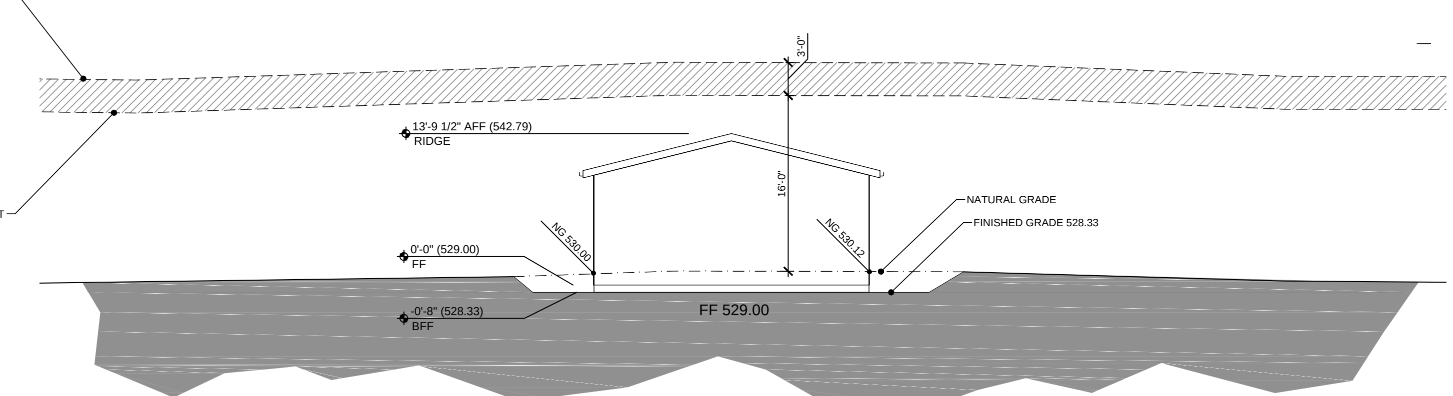
SCALE: 1/8" = 1'-0"

TRUE NORTH



SECTION 'A-A'

SCALE: 1/8" = 1'-0"



SECTION 'B-B'

SCALE: 1/8" = 1'-0"

REVISIONS

1ST SUB. DATE

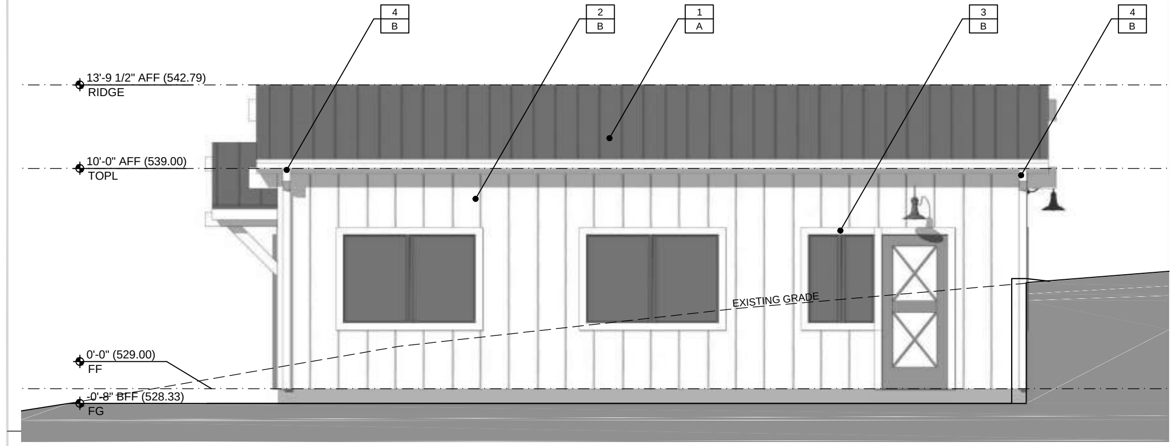
JOB NUMBER

APP. NO.

HILLSIDE RIDGELINE COMPLIANCE - PLAN AND SECTIONS (X)

DP8.1

SHEET NUMBER



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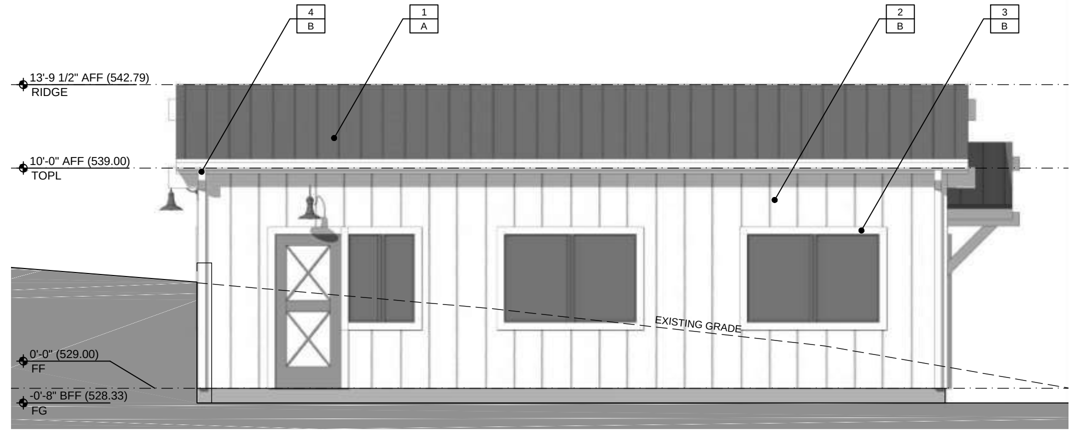

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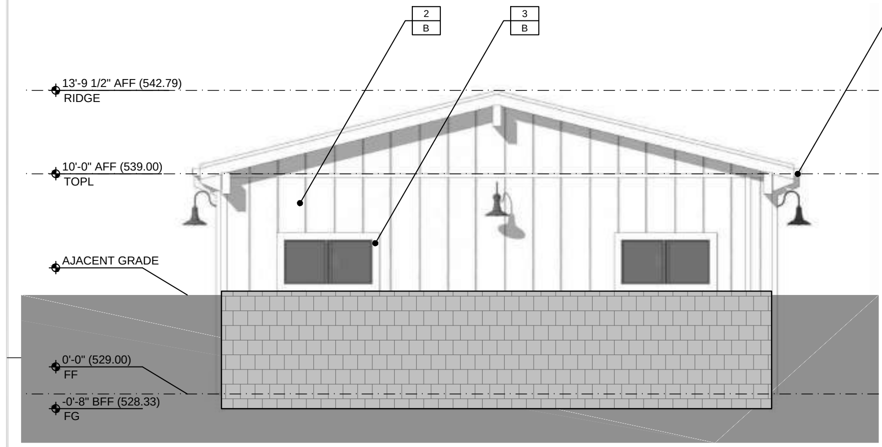
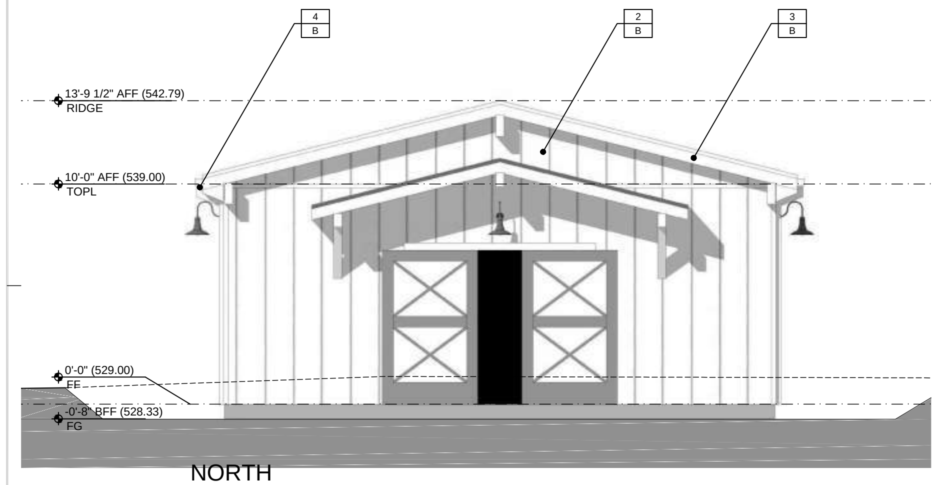


SOUTH



NORTH

EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"

MATERIAL & COLOR DESIGNATIONS

#/X — MATERIAL NUMBER / COLOR DESIGNATION

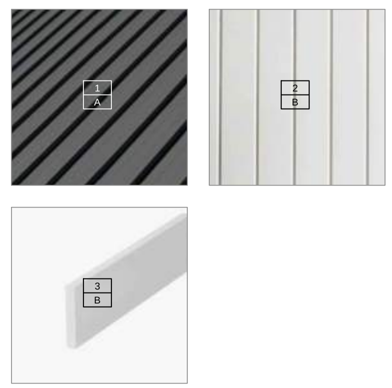
MATERIAL DESIGNATIONS

1. STANDING SEAM METAL ROOF TO MATCH OTHER STRUCTURES
2. VERTICAL WOOD SIDING TO MATCH OTHER STRUCTURES
3. WOOD TRIM
4. GUTTER AND DOWNSPOUT

COLOR DESIGNATIONS

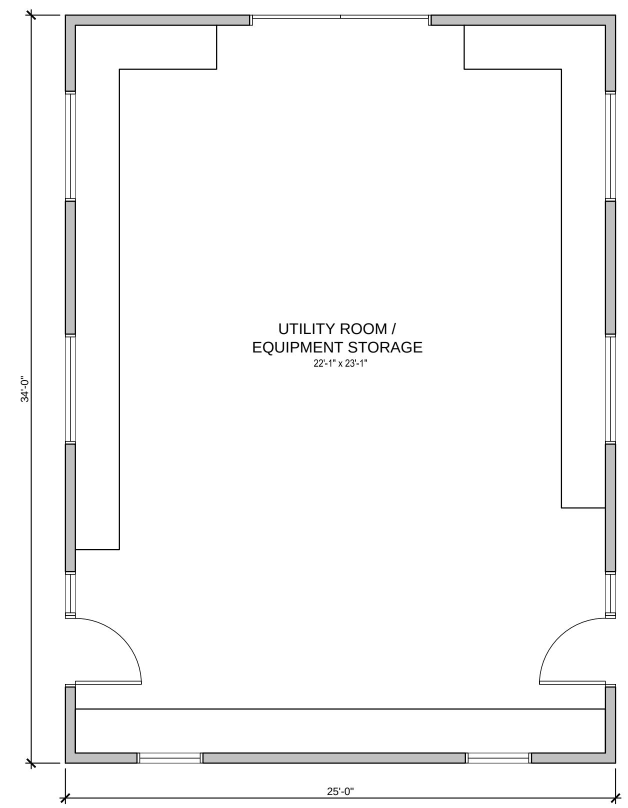
A. FACTORY FINISH - GRAY
B. PAINTED - WHITE
C. FACTORY FINISH - WHITE

MATERIAL & COLOR EXAMPLES



LIGHTING EXAMPLES

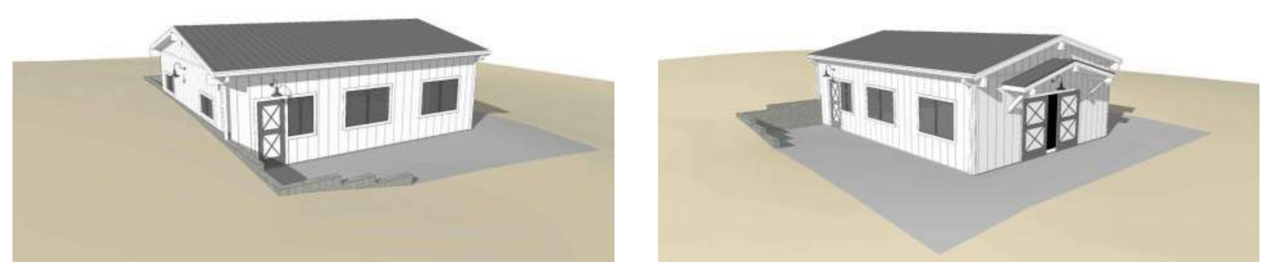
1. FULLY SHIELDED
2. AIMING DOWNWARD
3. DARK SKY COMPLIANT PER SANTA YNEZ VALLEY COMMUNITY PLAN



FLOOR PLAN

SCALE: 1/4" = 1'-0"

TRUE NORTH REF.



PERSPECTIVES

UTILITY BARN (X)

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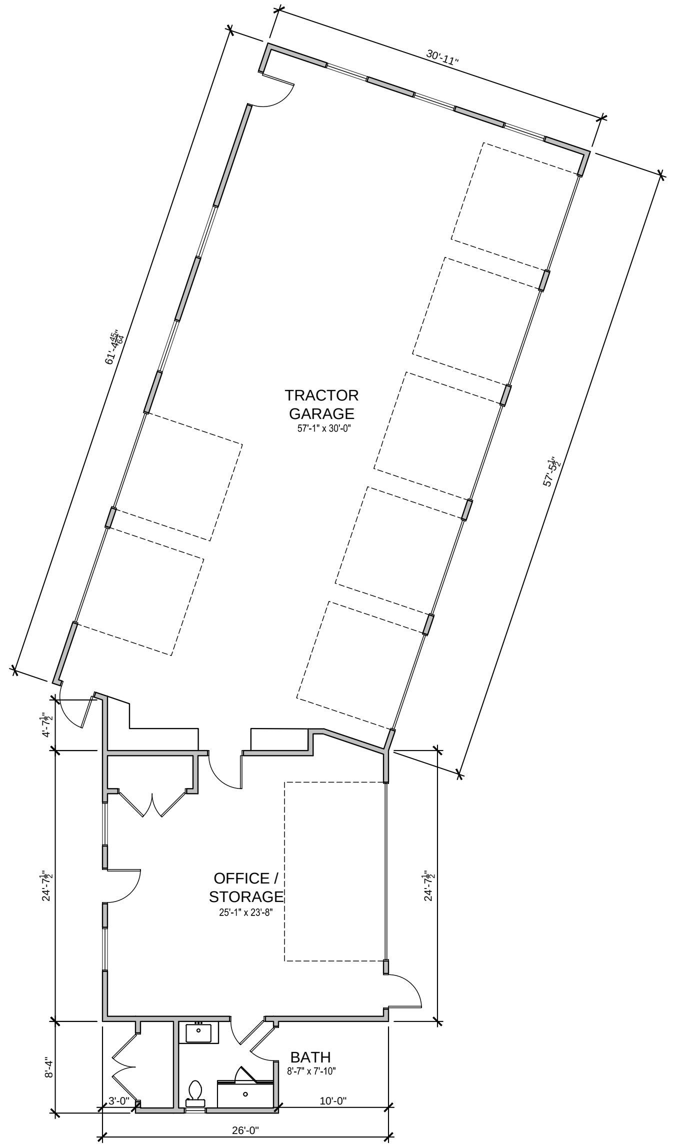


FLOOR PLAN

SCALE: 1/8" = 1'-0"

PERSPECTIVES

TRACTOR STORAGE / UTILITY (Y)

MATERIAL & COLOR DESIGNATIONS

— MATERIAL NUMBER
X — COLOR DESIGNATION

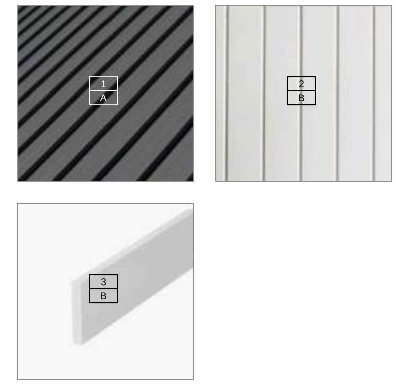
MATERIAL DESIGNATIONS

1. STANDING SEAM METAL ROOF TO MATCH OTHER STRUCTURES
2. VERTICAL WOOD SIDING TO MATCH OTHER STRUCTURES
3. WOOD TRIM
4. GUTTER AND DOWNSPOUT
5. TRELLIS

COLOR DESIGNATIONS

A. FACTORY FINISH - GRAY
B. PAINTED - WHITE
C. FACTORY FINISH - WHITE

MATERIAL & COLOR EXAMPLES



LIGHTING EXAMPLES

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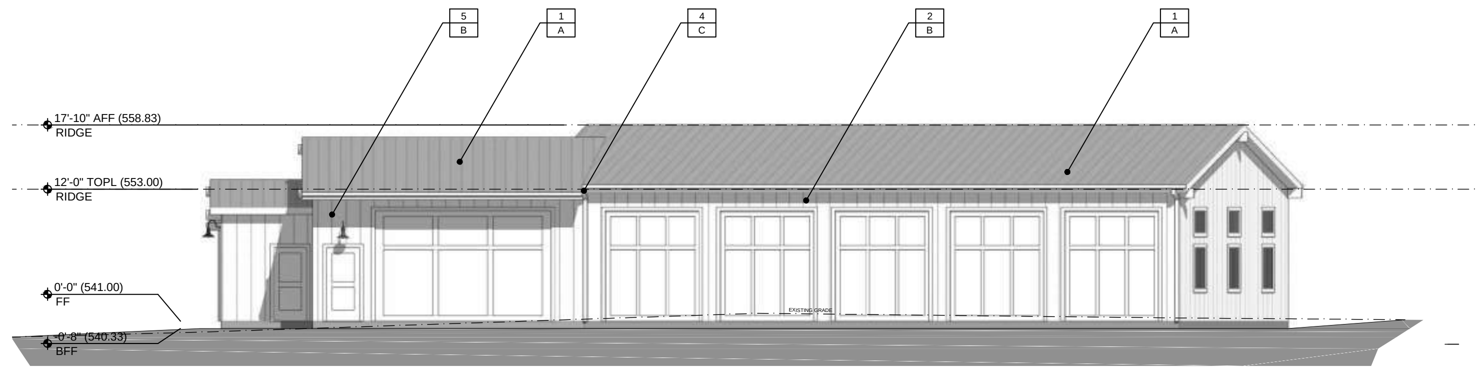

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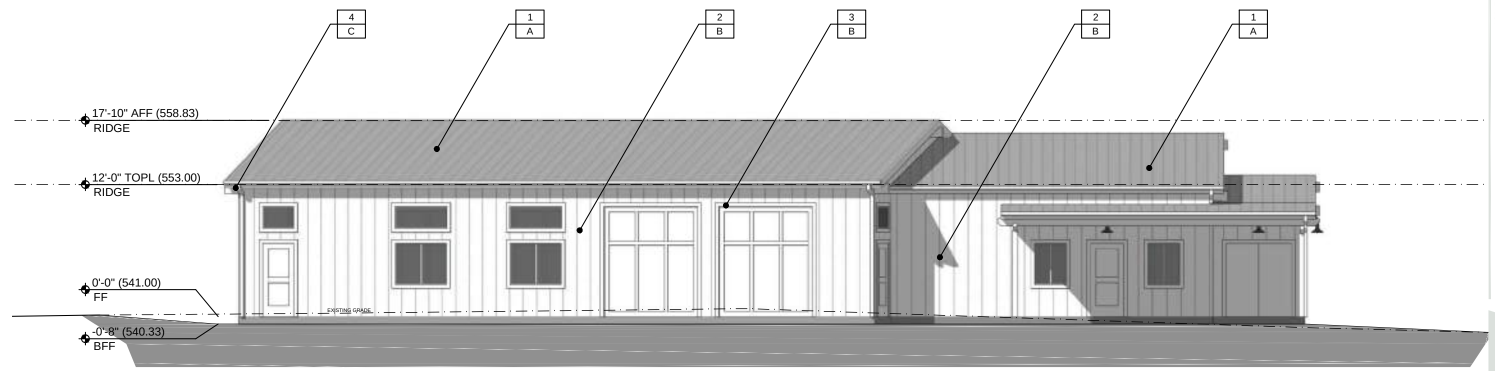
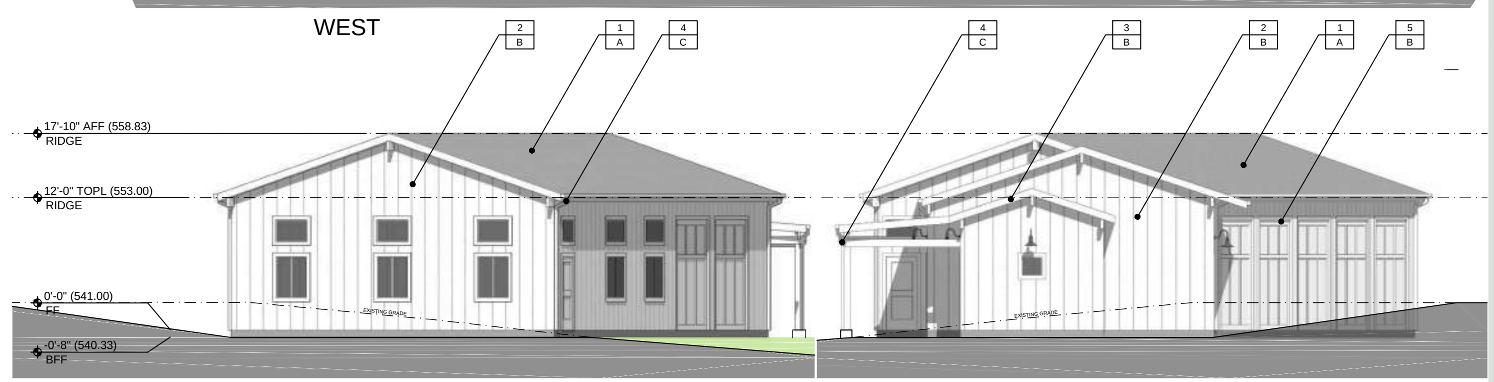


WEST



NORTH

SOUTH

EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

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21CUP-015/21DVP-020

REVISIONS

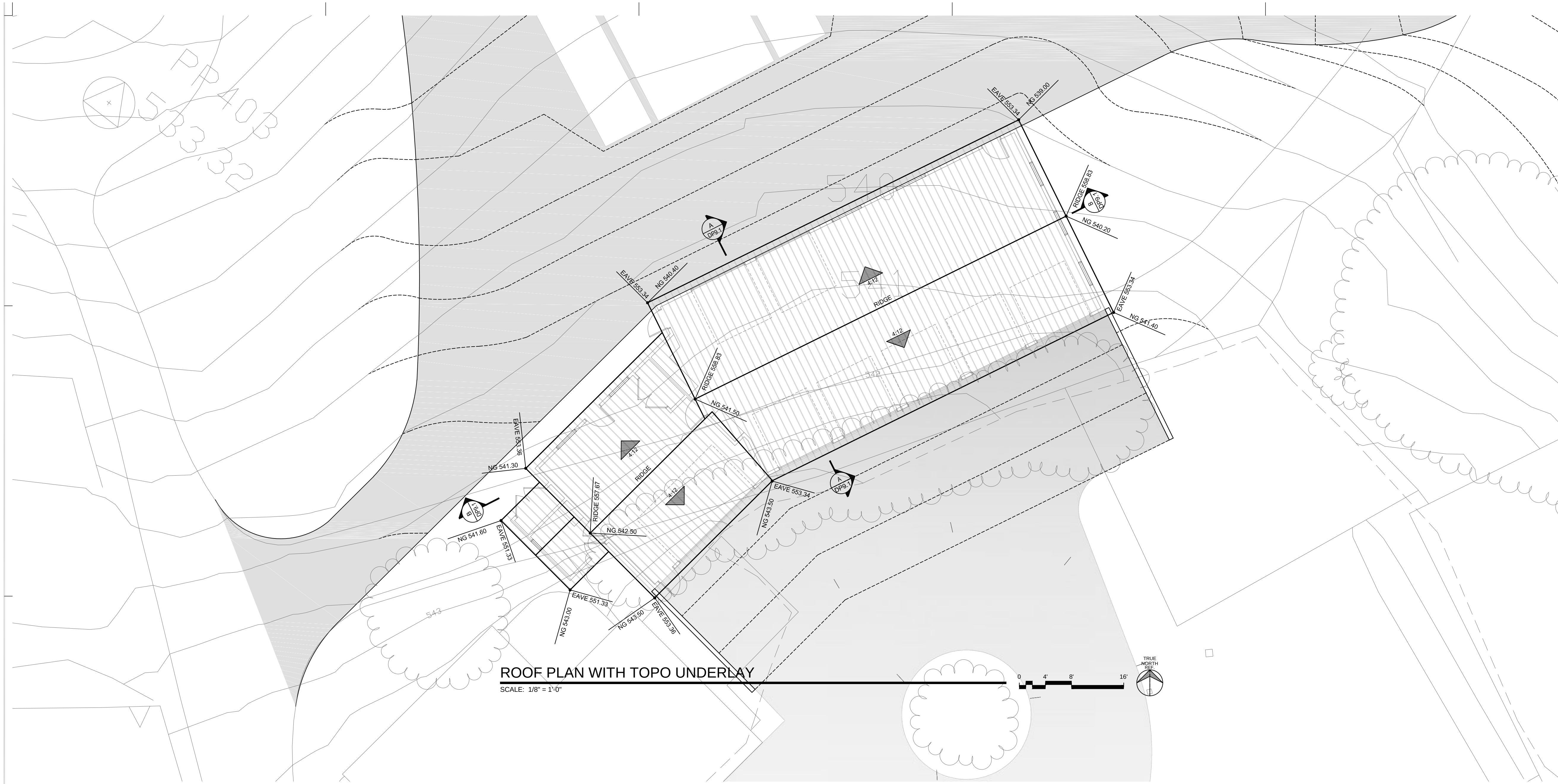
1ST SUB. DATE

JOB NUMBER

APP. NO.

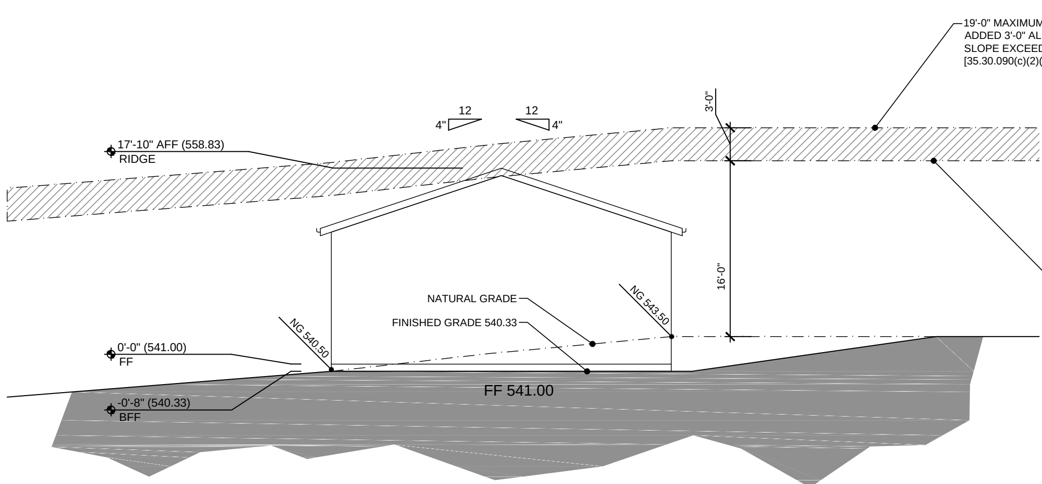
DP9

SHEET NUMBER



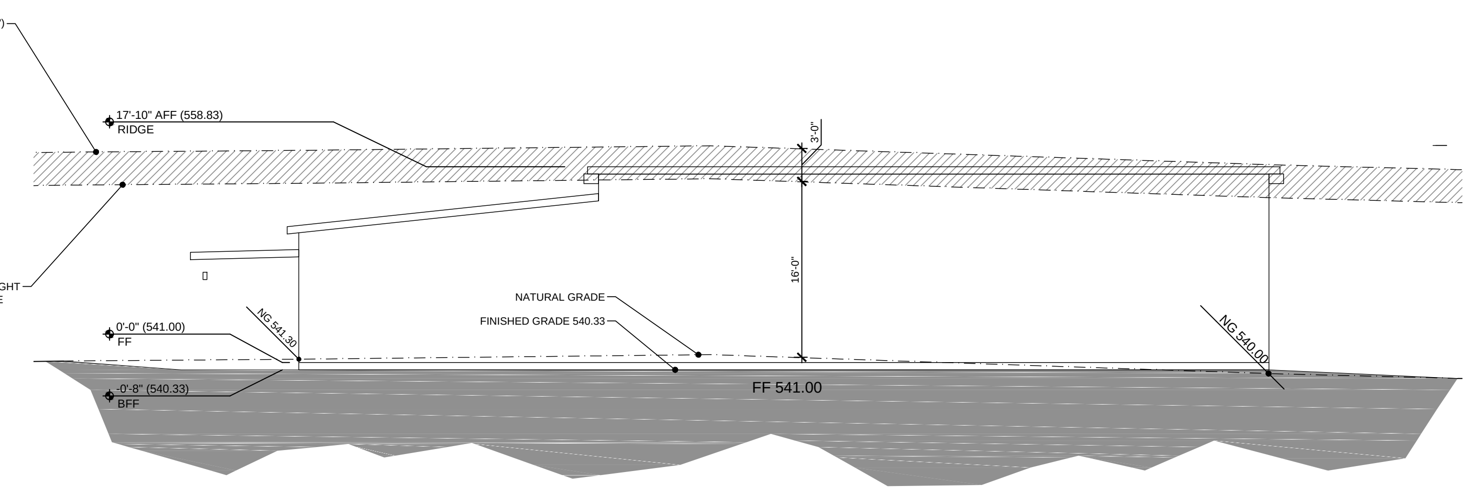
ROOF PLAN WITH TOPO UNDERLAY

SCALE: 1/8" = 1'-0"



SECTION 'A-A'

SCALE: 1/8" = 1'-0"



SECTION 'B-B'

SCALE: 1/8" = 1'-0"

HILLSIDE RIDGELINE COMPLIANCE - PLAN AND SECTIONS (Y)

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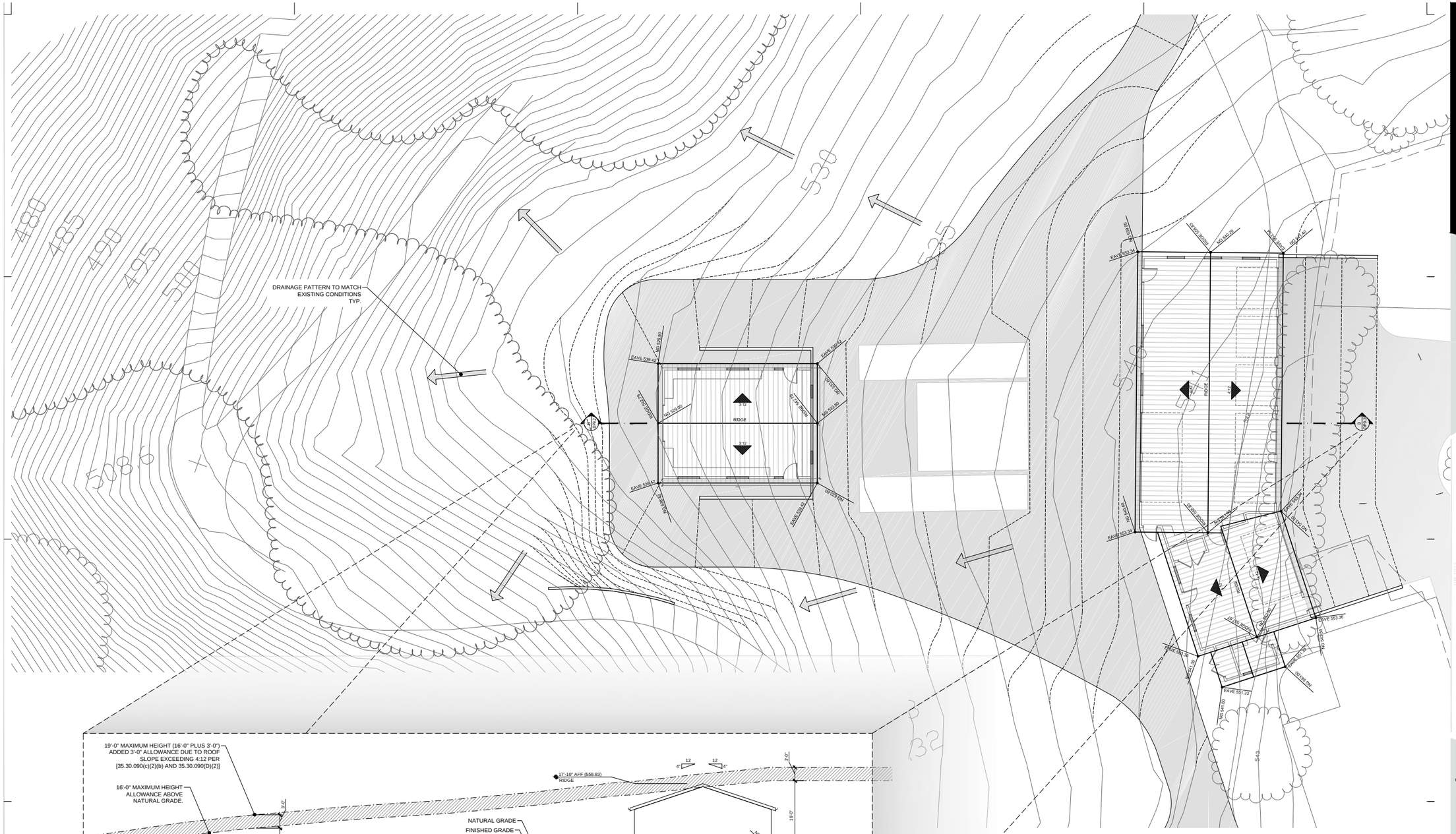
DP9.1

SHEET NUMBER



ROOF PLAN WITH TOPO UNDERLAY

SCALE: 1/8" = 1'-0"

0 5' 11' 21'

TRUE NORTH REF.

SECTION 'D-D'

SCALE: 3/32" = 1'-0"

SCHEMATIC GRADING PLAN AND SECTIONS (X,Y)

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REVISIONS

1ST SUB. DATE

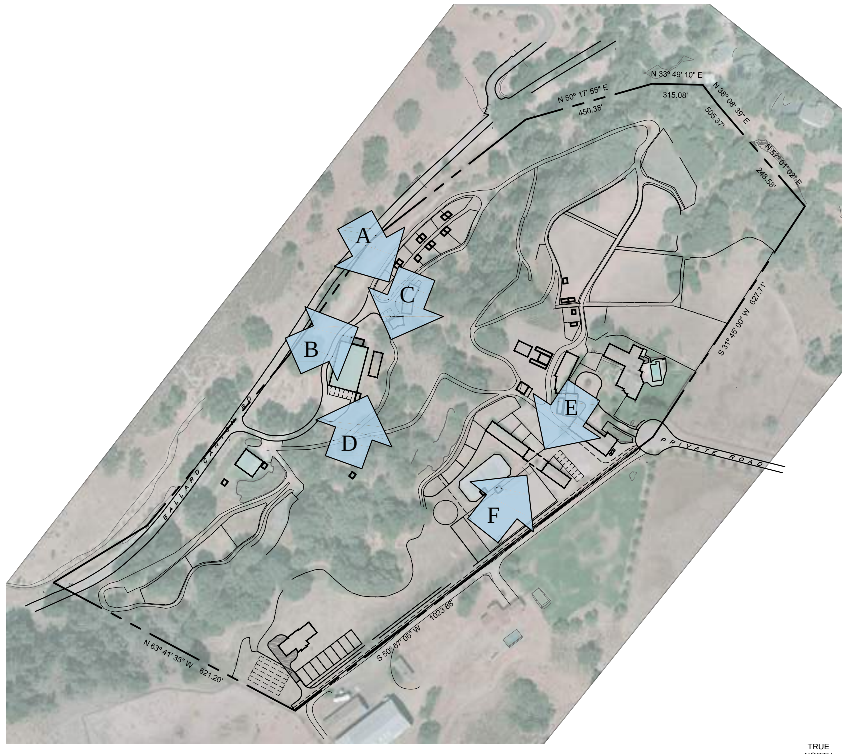
JOB NUMBER

APP. NO.

DP9.2

SHEET NUMBER

F:\MWA Work\PROJECTS\Phelan Equestrian LUP - 21760\CAD-DP\DP-WINE OP.dwg By C.J. Horstman
DESIGNED AND DRAWN BY HAB DESIGN GROUP IN CALIFORNIA.



KEY SITE PLAN

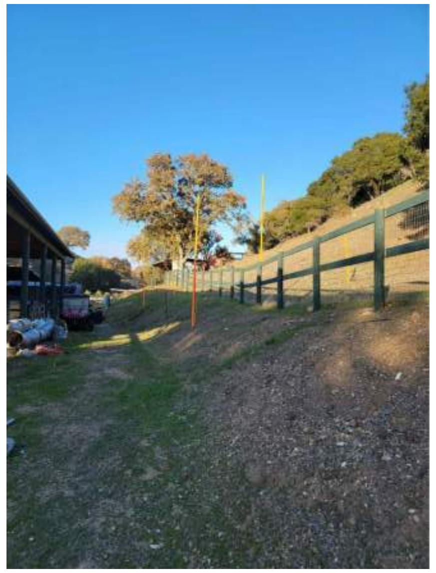
SCALE: 1" = 200'

0 100' 200' 400'

TRUE NORTH

VIEW 'B'

VIEW 'A'



VIEW 'D'

VIEW 'C'

VIEW 'F'

VIEW 'E'

SITE PHOTOS

F:\MWA Work\PROJECTS\Phelan Equestrian LUP - 21760\CAD-DP\DP - SITE PHOTOS.dwg By C.J. Horstman
DESIGNED AND DRAWN BY HAB DESIGN GROUP IN CALIFORNIA.

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SHEET TITLE

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APN:137-120-003

21CUP-015/21DVP-020

REVISIONS

1ST SUB. DATE

JOB NUMBER

APP. NO.

DP10

SHEET NUMBER

KEY SITE PLAN

SCALE: 1" = 200'

0 100' 200' 400'

TRUE NORTH

VIEW 'H'

VIEW 'G'

VIEW 'J'

VIEW 'I'

VIEW 'K'

SITE PHOTOS

HAB DESIGN GROUP

ARCHITECTS
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JOB TITLE

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BORDING &- TRAINING FACILITY

SHEET TITLE

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21CUP-015/21DVP-020

REVISIONS

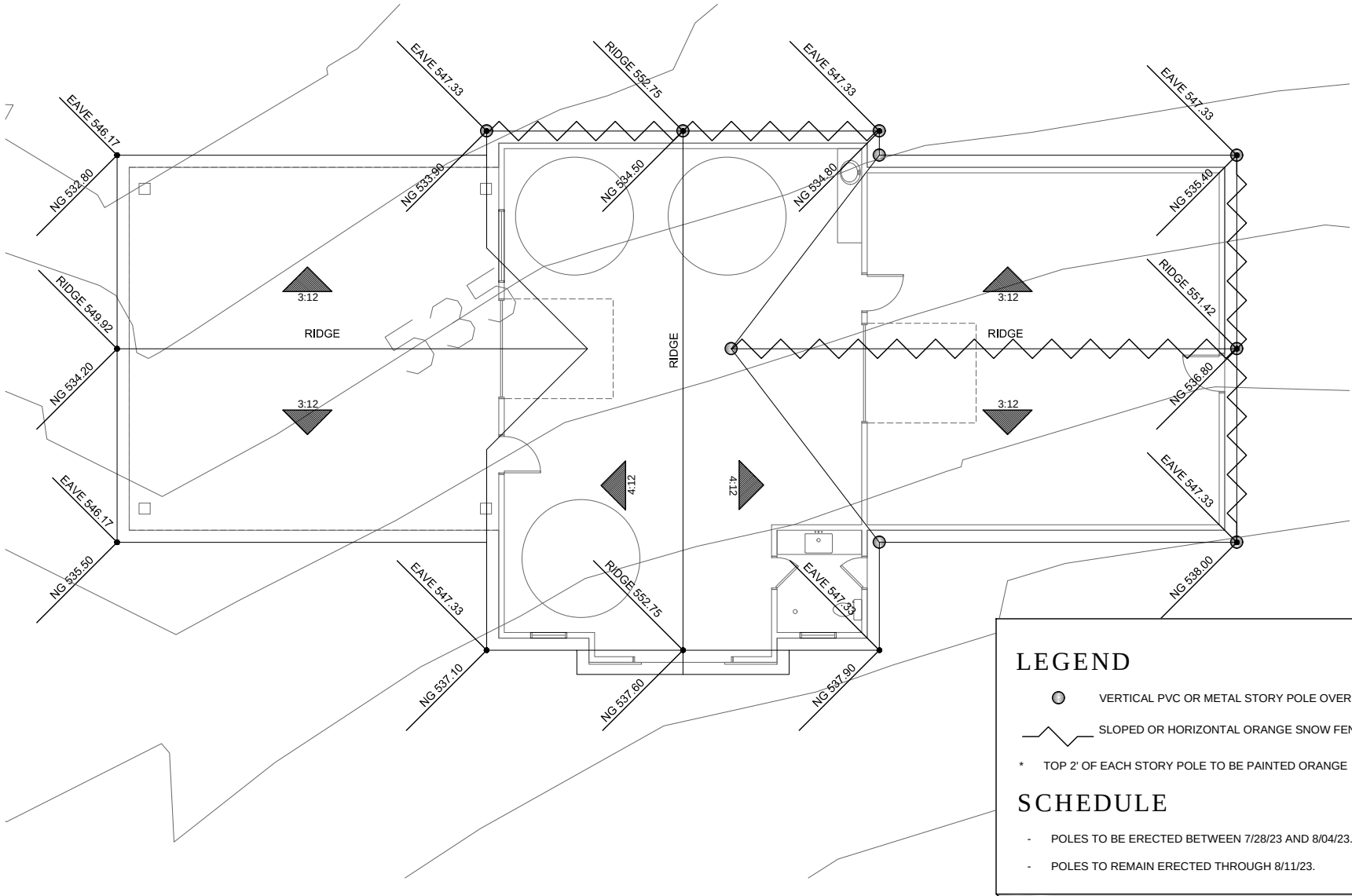
1ST SUB. DATE

JOB NUMBER

APP. NO.

DP11

SHEET NUMBER



LEGEND

- VERTICAL PVC OR METAL STORY POLE OVER T-POST
- SLOPED OR HORIZONTAL ORANGE SNOW FENCE NETTING
- * TOP 2' OF EACH STORY POLE TO BE PAINTED ORANGE

SCHEDULE

- POLES TO BE ERECTED BETWEEN 7/28/23 AND 8/04/23.
- POLES TO REMAIN ERECTED THROUGH 8/11/23.

STORY POLE PLAN - BUILDING 'S'

MW ARCHITECTS

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WAYNE R. STUART
C.J. HORSTMAN

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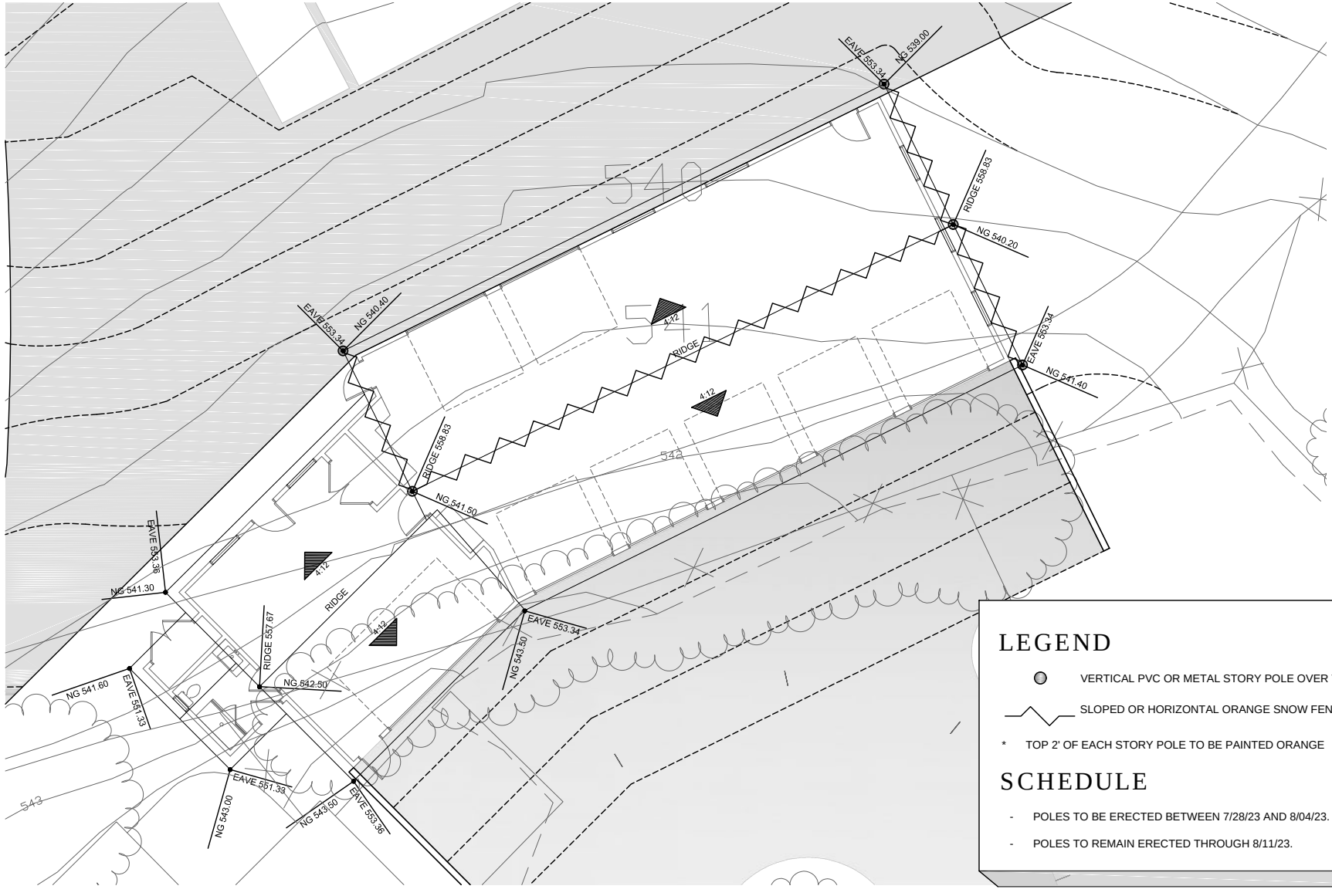
ARROYO GRANDE, CA 93420

(805) 544-4334 www.mwa.bz

PHELAN LUP
826 BALLARD CANYON RD.
SOLVANG, CA

JN:21760 DATE: 8/3/2023



LEGEND

- VERTICAL PVC OR METAL STORY POLE OVER T-POST
- SLOPED OR HORIZONTAL ORANGE SNOW FENCE NETTING
- * TOP 2' OF EACH STORY POLE TO BE PAINTED ORANGE

SCHEDULE

- POLES TO BE ERECTED BETWEEN 7/28/23 AND 8/04/23.
- POLES TO REMAIN ERECTED THROUGH 8/11/23.

STORY POLE PLAN - BUILDING 'Y'

MW ARCHITECTS

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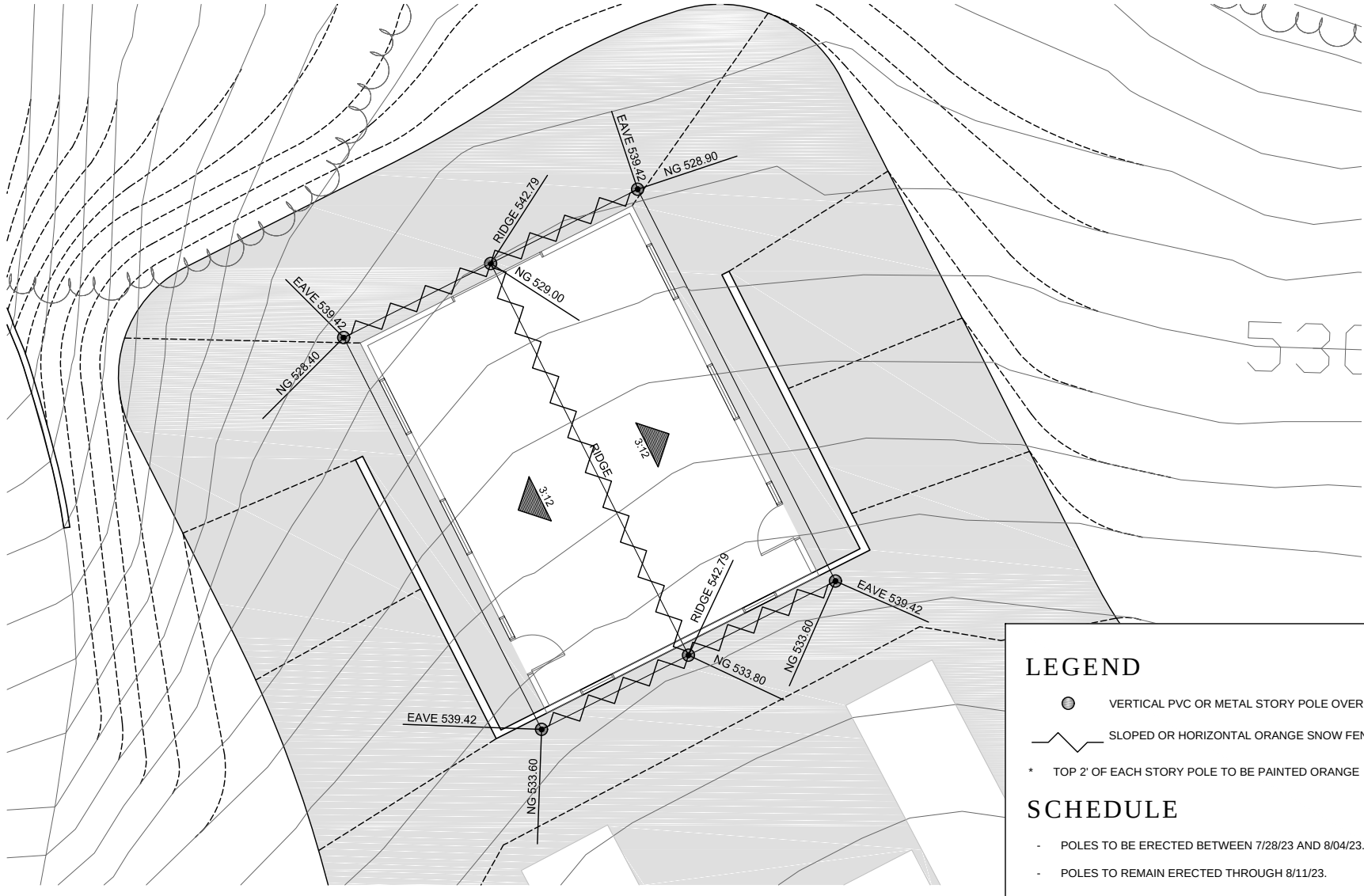
PHELAN LUP
826 BALLARD CANYON RD.
SOLVANG, CA

JN:21760 DATE: 8/3/2023



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PHELAN LUP

826 BALLARD CANYON RD.
SOLVANG, CA

LEGEND

- VERTICAL PVC OR METAL STORY POLE OVER T-POST
- SLOPED OR HORIZONTAL ORANGE SNOW FENCE NETTING
- * TOP 2' OF EACH STORY POLE TO BE PAINTED ORANGE

SCHEDULE

- POLES TO BE ERECTED BETWEEN 7/28/23 AND 8/04/23.
- POLES TO REMAIN ERECTED THROUGH 8/11/23.

STORY POLE PLAN - BUILDING 'X'

JN:21760 DATE: 8/3/2023

ATTACHMENT 2

Grading and Drainage Plans

SITE IMPROVEMENT PLANS

RANCHO SAN LUIS APN:137-120-003

SANTA BARBARA COUNTY, CALIFORNIA

LIST OF SYMBOLS:

AC	ASPHALTIC CONCRETE
ACP	ASBESTOS CEMENT PIPE
AB	AGGREGATE BASE
BC	BEGIN CURVE
BCR	BEGIN CURB RETURN
BD	BASEMENT DRAIN
BFV	BUTTERFLY VALVE
BM	BENCHMARK
BV	BALL VALVE
BVC	BEGIN VERTICAL CURVE
BW	BACK OF WALK
CIP	CAST IRON PIPE
CJ	CRACK CONTROL JOINT
CL	CLASS
℄ OR C/L	CENTERLINE
CMP	CORRUGATED METAL PIPE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CTV	CABLE TELEVISION
DIP	DUCTILE IRON PIPE
D	DRAIN
E	ELECTRICAL
DI	DROP INLET
EC	END CURVE
ECR	END CURB RETURN
EG	EXISTING GRADE
EJ	EXPANSION JOINT
EL	ELEVATION
EP	EDGE OF PAVEMENT
EVC	END VERTICAL CURVE
EW	EACH WAY
EX	EXISTING
FD	FLOOR DRAIN
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
℄ OR FL	FLOWLINE
FLG	FLANGE
FS	FINISH SURFACE
G	GAS
GB	GRADE BREAK
GM	GAS METER
GSP	GALVANIZED STEEL PIPE
GSV	GAS VALVE
GV	GATE VALVE
HB	HOSE BIB
HP	HIGH POINT
INV	INVERT
L	CURVE LENGTH
LF	LINEAL FEET
MH	MANHOLE
MJ	MECHANICAL JOINT
NIC	NOT INCLUDED IN CONTRACT
OC	ON CENTER
OCEW	ON CENTER EACH WAY
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION (OF CURVE TANGENTS)
℄ OR P/L	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PVC	POLY-VINYL CHLORIDE
PV	PLUG VALVE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RG	RETAINING GLAND
RSJ	ROUGH SURFACE JOINT
R/W	RIGHT-OF-WAY
S	SEWER
SD	STORM DRAIN
SL	STREET LIGHT
ST STL	STAINLESS STEEL
STA	STATION
STD DTL	STANDARD DETAIL
T	TELEPHONE
T BLK	THRUST BLOCK
TB	TOP OF BERM
TC	TOP OF CURB
TCN	TOP OF CONCRETE
TD	TOP OF DIKE
TF	TOP OF FOOTING
TG	TOP OF GRATE
TI	TRAFFIC INDEX
TL	TRAFFIC LIGHT
TP	TOP OF PAVEMENT
TYP	TYPICAL
TW	TOP OF WALL
VCP	VITRIFIED CLAY PIPE
VPI	VERTICAL POINT OF INTERSECTION (OF VERTICAL CURVE TANGENTS)
W	WATER
W/	WITH
WD	WALL DRAIN
WM	WATER METER
WV	WATER VALVE
Δ	DELTA (CURVE CENTRAL ANGLE)
±	APPROXIMATELY
%	PERCENT
<	LESS THAN
>	GREATER THAN

LEGEND:

DESCRIPTION	EXISTING	PROPOSED
CENTERLINE		
EDGE OF A.C. PAVEMENT		
ELEVATION	100.00 OR (100.00)	100.00
CONCRETE PAVEMENT		
A.C. PAVEMENT		
PROPERTY LINE		
RIGHT-OF-WAY LINE		
EASEMENT LINE		
CONTOURS (MAJOR)	10	10
CONTOURS (MINOR)	12	12
BENCH MARK		
TREE CANOPY		
APPROX. SAW CUT LINE		
LIMIT OF GRADING LINE		
GRADE BREAK LINE		GB
FLOW LINE		
SLOPE LINE		
FENCE		
RETAINING WALL		
WATER	W	W
SEWER	S	S
STORM DRAIN	SD	SD
POWER	E	E
GAS	G	G
TELEPHONE	T	T
CABLE TV	CTV	CTV
MANHOLE	MH	MH
CLEANOUT	CO	CO
WATER METER & LATERAL	W WM	W WM
FIRE HYDRANT		
THRUST BLOCK		
FITTING		
STREET LIGHT		

ESTIMATED EARTHWORK QUANTITIES:

CUT: 2,450 CUBIC YARDS

FILL: 350 CUBIC YARDS

NET: 2,100 CUBIC YARDS CUT

NOTE: SHRINKAGE, CONSOLIDATION AND SUBSIDENCE FACTORS AND LOSSES DUE TO CLEARING AND DEMOLITION OPERATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED ON THE APPROXIMATE DIFFERENCE BETWEEN EXISTING GRADES AND PROPOSED FINISH GRADES OR PAVEMENT SUBGRADES, AS INDICATED ON THE PLANS, AND SHOULD VARY ACCORDING TO THESE FACTORS AND LOSSES.

CONTRACTOR SHALL ACCEPT OR CONFIRM EXISTING TOPOGRAPHIC INFORMATION, SHALL REVIEW THE SITE AND THE GEOTECHNICAL REPORT(S) AND MAKE HIS OWN INTERPRETATIONS AND CONCLUSIONS WITH RESPECT THERETO, AND SHALL PERFORM AN INDEPENDENT EARTHWORK ESTIMATE ON WHICH TO BASE HIS BID. ONCE GRADING IS STARTED, THE TOPOGRAPHIC INFORMATION HAS BEEN ACCEPTED BY CONTRACTOR.

IMPORTANT NOTICE

ALL UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT TWO WORKING DAYS PRIOR TO STARTING ANY EXCAVATION OR RESURFACING.

811

Know what's **below.**
Call before you dig.

VICINITY MAP
NOT TO SCALE

OWNERS RESPONSIBILITIES:

1. PRIOR TO COMMENCING CONSTRUCTION CALLED FOR BY THESE PLANS, SPECIFICATIONS, AND DETAILS, THE OWNER SHALL ENGAGE A GEOTECHNICAL ENGINEER TO PROVIDE CONSTRUCTION PHASE OBSERVATION AND TESTING SERVICES AND SHALL ALSO ENGAGE THE PROJECT ENGINEER OR ANOTHER QUALIFIED PARTY TO PROVIDE PROJECT CONSTRUCTION OBSERVATION AND ASSURANCES ON CONFORMANCE WITH THE APPROVED PLANS, SPECIFICATIONS, AND THE REQUIREMENTS OF THE AGENCY/AGENCIES HAVING JURISDICTION. THE OWNER SHALL ALSO ASSURE THAT CONTRACTOR(S) ARE ENGAGED TO PROPERLY IMPLEMENT THE CONSTRUCTION CALLED FOR ON THESE PLANS, SPECIFICATIONS AND DETAILS INCLUDING POLLUTION PREVENTION MEASURES.

GEOTECHNICAL ENGINEER'S RESPONSIBILITIES:

1. A GEOTECHNICAL ENGINEER SHALL REVIEW THESE PLANS WITH RESPECT TO GENERAL CONFORMANCE. THE PLAN REVIEW SHALL BE PERFORMED SPECIFICALLY WITH RESPECT TO GEOTECHNICAL FACTORS.
2. UPON BEING RETAINED BY THE OWNER, PRIOR TO CONSTRUCTION THE GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE OWNER AND THE CONTRACTOR THE LEVEL OF OBSERVATION AND TESTING THAT WILL BE PROVIDED DURING CONSTRUCTION. PROVIDED THAT THE CONTRACTOR FULFILLS HIS OR HER RESPONSIBILITY FOR TIMELY REQUESTS FOR THOSE SERVICES DURING CONSTRUCTION, THE GEOTECHNICAL ENGINEER SHALL PROVIDE OBSERVATION AND TESTING AT THE PROJECT WORK AREA OF EARTHWORK OPERATIONS, INCLUDING TRENCHING AND PAVEMENT SUBGRADE PREPARATION, AS NECESSARY TO HAVE REASONABLE CERTAINTY THAT THE EARTHWORK IS PERFORMED IN GENERAL COMPLIANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AND WITH THESE PLANS AND SPECIFICATIONS.
3. UPON COMPLETION OF EARTHWORK, THE GEOTECHNICAL ENGINEER SHALL PROVIDE A FINAL REPORT WITH RESULTS OF THEIR OBSERVATION AND TESTING DURING EARTHWORK OPERATIONS. PROVIDED THAT THE WORK IS PERFORMED IN CONFORMANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS, THE REPORT WILL STATE THEIR OPINION THAT THE GRADING WAS COMPLETED IN SUBSTANTIAL COMPLIANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AND THE PLAN REQUIREMENTS.

CONTRACTORS STORM WATER POLLUTION CONTROL RESPONSIBILITIES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT AND MAINTAIN POLLUTION PREVENTION MEASURES, INCLUDING THOSE FOR EROSION AND SEDIMENT CONTROL, AS NECESSARY TO PREVENT ANY POLLUTANT AT ANY LEVEL FROM BEING CONVEYED OFF THE CONSTRUCTION SITE. THE CONTRACTOR SHALL CONTINUE TO MAINTAIN THE TEMPORARY PREVENTION MEASURES UNTIL THE REQUIRED POST-CONSTRUCTION POLLUTION PREVENTION MEASURES ARE IN PLACE AND COMPLETELY FUNCTIONAL.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOT ONLY IMPLEMENT MEASURES AS NEEDED, BUT TO MAKE ADJUSTMENTS AND EXPANSIONS IN THE IMPLEMENTATION AS NECESSARY TO ADAPT TO THE CONTRACTOR'S CONSTRUCTION OPERATIONS, SCHEDULE, AND TO ADDRESS EVOLVING SITE CONDITIONS AS WELL AS ACTUAL WEATHER CONDITIONS.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH STORM WATER POLLUTION PREVENTION MEASURES AND ENSURE EMPLOYEES AND SUBCONTRACTORS ARE TRAINED REGARDING THESE REQUIREMENTS AND TO MAINTAIN RECORDS OF THE INSTALLATION, MODIFICATION, INSPECTION, AND MAINTENANCE OF STORM WATER POLLUTION PREVENTION MEASURES INCLUDING, BUT NOT LIMITED TO: TRAINING, INSPECTION, MAINTENANCE LOG; RECORD DRAWINGS SHOWING LOCATIONS, LIMITS, AND DATES OF INSTALLATION FOR VARIOUS MEASURES; DATED PHOTOGRAPHERS AND FIELD SKETCHES.

TOPOGRAPHY:

EXISTING TOPOGRAPHY COMPILED BY COOPER AERIAL SURVEYS CO. DATED SEPTEMBER 27, 2017.

CONTROL POINTS:

PANEL NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
PP403	2052999.006	5908413.619	533.32	PANEL
PP404	2052511.569	5907272.388	399.03	PANEL
PP405	2053832.057	5908502.331	459.78	PANEL
PP406	2052108.508	5908057.751	536.95	PANEL
PP407	2053474.249	5909207.903	488.45	PANEL

SURVEY MONUMENT PROTECTION:

PROTECT AND PRESERVE, IN PLACE, ALL SURVEY MONUMENTS AND BENCHMARKS. DO NOT DISTURB, MOVE, OR RELOCATE MONUMENTS OR BENCHMARKS WITHOUT THE PRIOR REVIEW AND APPROVAL BY THE AGENCY HAVING JURISDICTION OVER THE MONUMENT OR BENCHMARK. THE CONTRACTOR SHALL CONTRACT WITH A LICENSED SURVEYOR FOR MONUMENTS REQUIRING DISTURBANCE OR REMOVAL, AND THE SURVEYOR SHALL RESET THE MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEYOR PURSUANT TO BUSINESS AND PROFESSIONAL CODE SECTION 8771.

SHEET INDEX

SHEET NO.	GENERAL DESCRIPTION
1	G-1 TITLE SHEET
2	G-2 GENERAL NOTES
3	C-1 SITE PLAN
4	C-2 VINEYARD STORAGE AND ACCESS
5	C-3 TRACTOR GARAGE & UTILITY STORAGE
6	C-4 VINEYARD SUPPLY STORAGE
7	C-5 TRACTOR STORAGE / EMPLOYEE DWELLING
8	EC-1 EROSION CONTROL PLAN

NO.	DESCRIPTION REVISIONS	DATE	APPROVED

ROBERT A. SCHMIDT — REGISTERED PROFESSIONAL ENGINEER — No. 71335 — STATE OF CALIFORNIA — CIVIL

FLOWERS & ASSOCIATES, INC.
115 W. Canon Perdido Street
Santa Barbara, CA 93101
Telephone (805) 966-2224

BY: _____ DATE: _____
PRELIMINARY
NOT FOR CONSTRUCTION

F&A CIVIL ENGINEERING • PLANNING CONSTRUCTION ENGINEERING

TITLE SHEET
RANCHO SAN LUIS
826 BALLARD CANYON ROAD
APN: 137-120-003
COUNTY OF SANTA BARBARA, CALIFORNIA

G-1

APRIL 9, 2024

SHT. 1 OF 8

GENERAL REQUIREMENTS OF CONTRACTORS

1. CONTRACTOR SHALL MAINTAIN A COMPLETE AND ACCURATE RECORD OF ALL CHANGES OF CONSTRUCTION FROM THAT SHOWN IN THESE PLANS AND SPECIFICATIONS FOR THE PURPOSE OF PROVIDING A BASIS FOR CONSTRUCTION-RECORD DRAWINGS. NO CHANGES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER AND THE AGENCY HAVING JURISDICTION.

   UPON COMPLETION OF THE PROJECT, THE LICENSED CONTRACTOR SHALL DELIVER THIS RECORD OF ALL CONSTRUCTION CHANGES TO THE ENGINEER ALONG WITH A LETTER WHICH DECLARES THAT OTHER THAN THESE NOTED CHANGES "THE PROJECT WAS CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS."

   WARNING: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE APPROVED IN WRITING BY THE PREPARER.

2. CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER AND THE AGENCY HAVING JURISDICTION BY TELEPHONE AND IN WRITING UPON DISCOVERY OF, AND BEFORE DISTURBING, ANY PHYSICAL CONDITIONS DIFFERING FROM THOSE REPRESENTED BY THE APPROVED PLANS AND SPECIFICATIONS.

3. CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONALS HARMLESS FROM ALL LIABILITY AND CLAIMS, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONALS.

4. CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR PROTECTION OF PUBLIC AND PRIVATE PROPERTY AT OR IN THE VICINITY OF THE JOB SITE AND FURTHER AGREES TO, AT CONTRACTOR'S EXPENSE, REPAIR OR REPLACE TO ORIGINAL CONDITION ALL EXISTING IMPROVEMENTS WITHIN OR IN THE VICINITY OF THE JOB SITE WHICH ARE NOT DESIGNATED FOR REMOVAL AND WHICH ARE DAMAGED OR REMOVED AS A RESULT OF CONTRACTOR'S OPERATIONS.

5. EXISTING BURIED CONDUITS AND STRUCTURES KNOWN TO THE ENGINEER ARE SHOWN ON THESE PLANS. HOWEVER, ALL SUCH CONDUITS AND STRUCTURES MAY NOT BE SHOWN AND THE LOCATIONS OF THOSE SHOWN ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE PREPARER OF THE PLANS. [ELECTRICAL CONDUITS AND WIRING WHICH EXIST BETWEEN ON-SITE LIGHT STANDARDS AND BETWEEN PUBLIC STREET AND TRAFFIC LIGHTS ARE NOT SHOWN ON THESE PLANS.]

   CONTRACTOR SHALL INDEPENDENTLY VERIFY THE PRESENCE OF BURIED CONDUITS AND STRUCTURES, BOTH ACTIVE AND ABANDONED-IN-PLACE AND, BEFORE COMMENCING WORK, CONTRACTOR SHALL DETERMINE THE EXACT LOCATION INCLUDING DEPTHS OF ALL EXISTING UNDERGROUND UTILITIES, CONDUITS AND STRUCTURES, INCLUDING SERVICE CONNECTIONS, WHICH MAY AFFECT OR BE AFFECTED BY HIS OPERATIONS. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, CONDUITS AND STRUCTURES.

   UPON ENCOUNTERING EXISTING BURIED CONDUITS OR STRUCTURES NOT SHOWN OR LOCATED DIFFERENTLY THAN SHOWN ON THE PLANS, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND THE OWNER OF THE CONDUIT OR STRUCTURE BY TELEPHONE AND IN WRITING. IF SUCH CONDUIT OR STRUCTURE AFFECTS OR IS AFFECTED BY THE WORK, CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION AND DIRECTION BEFORE PROCEEDING WITH THE WORK, EXCEPTING THAT IN AN EMERGENCY AFFECTING SAFETY OF LIFE, WORK OR ADJACENT PROPERTY, CONTRACTOR SHALL ACT AT ONCE WITHOUT INSTRUCTIONS TO PREVENT INJURY OR LOSS.

6. SECTION 4215.5 THROUGH 4217 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA REQUIRES THAT, TWO WORKING DAYS PRIOR TO COMMENCING ANY EXCAVATION, "UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA" BE NOTIFIED BY PHONE, TOLL FREE 1-800-422-4133, FOR THE ASSIGNMENT OF AN INQUIRY IDENTIFICATION NUMBER.

   NO EXCAVATION SHALL COMMENCE UNLESS THE CONTRACTOR HAS OBTAINED THE INQUIRY IDENTIFICATION NUMBER AND EACH UTILITY OR OTHER OWNER OF SUBSURFACE FACILITIES HAS LOCATED AND PHYSICALLY MARKED THEIR SUBSURFACE FACILITIES IN THE AREA OF WORK.

7. BEFORE COMMENCING EXCAVATION, CONTRACTOR SHALL CONTACT THE COUNTY ROAD PERMITS OFFICE AND EACH UTILITY COMPANY OR OTHER OWNER OF SUBSURFACE FACILITIES WITHIN THE WORK SITE, SHALL VERIFY WHETHER OR NOT A REPRESENTATIVE WILL BE PRESENT BEFORE AND/OR DURING EXCAVATION, AND SHALL DETERMINE SITE-SPECIFIC REQUIREMENTS FOR EXCAVATION.

8. CONTRACTOR SHALL NOTIFY THE COUNTY GRADING SECTION OF THE PLANNING & DEVELOPMENT DEPARTMENT, THE GEOTECHNICAL ENGINEER AND THE ENGINEER AT LEAST 48 HOURS BEFORE START OF ANY CONSTRUCTION AND THE TIME AND LOCATION OF PRECONSTRUCTION CONFERENCE.

9. AT THE TIME OF THE PRECONSTRUCTION CONFERENCE THE GEOTECHNICAL ENGINEER IS TO DISCUSS WITH THE COUNTY GRADING INSPECTOR THE LEVEL OF OBSERVATION AND TESTING TO BE REQUIRED.

10. CONTRACTOR IS RESPONSIBLE FOR PRESERVATION AND/OR PERPETUATION OF ALL EXISTING MONUMENTS WHICH CONTROL SUBDIVISIONS, TRACTS, BOUNDARIES, EASEMENTS, STREETS, HIGHWAYS OR OTHER RIGHTS-OF-WAY, OR WHICH PROVIDE SURVEY CONTROL WHICH WILL BE DISTURBED OR REMOVED DUE TO CONTRACTOR'S WORK. PRIOR TO DISTURBANCE OR REMOVAL OF EXISTING MONUMENTS, CONTRACTOR SHALL CONTRACT WITH LICENSED LAND SURVEYOR TO RESET MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEYOR PURSUANT TO BUSINESS AND PROFESSIONS CODE SECTION 8771.

CONSTRUCTION NOTES (SPECIFICATIONS)

GENERAL NOTES:

1. UNLESS MODIFIED OR OTHERWISE SPECIFIED BY THE CONSTRUCTION NOTES THAT FOLLOW HEREON INCLUDING THOSE UNDER SEPARATE HEADINGS, MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE GREENBOOK STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC), 2018 EDITION, INCLUDING THE LATEST SUPPLEMENTS, PUBLISHED BY BUILDING NEWS, INC., LOS ANGELES, HEREINAFTER REFERRED TO AS "STANDARD SPECIFICATIONS." CONSTRUCTION SHALL ALSO CONFORM TO APPLICABLE SECTIONS OF THE 2019 CALIFORNIA BUILDING CODE AS IT HAS BEEN ADOPTED BY THE COUNTY OF SANTA BARBARA.

   ALL REFERENCED SPECIFICATIONS, CODES, DRAWINGS, AND DETAILS SHALL BE INCORPORATED INTO THESE PLANS AND MADE A PART HEREOF AS IF SPELLED OUT OR DELINEATED IN THEIR ENTIRETY HEREON.

2. GRADING OR OTHER CONSTRUCTION WORK OFFSITE IS NOT PROPOSED AND IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION OF THE AFFECTED OFFSITE PROPERTY OR RIGHT-OF-WAY OWNER.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WORK AND INTERFACING IMPROVEMENTS WITH WORK BY OTHER CONTRACTORS AT THIS JOB SITE AND WITH IMPROVEMENTS REQUIRED BY PLANS BY OTHERS.

   CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR BUILDING AND SITE LAYOUT DIMENSIONING.

   CONTRACTOR SHALL REFER TO ARCHITECTURAL AND LANDSCAPE ARCHITECTURAL PLANS AND SPECIFICATIONS FOR DEVELOPMENT CONSTRUCTION DETAILS AND DIMENSIONING INCLUDING THOSE FOR BUILDINGS, PATIOS, WALKWAYS, DRIVEWAYS, WALLS/FENCES, PLUMBING, ELECTRICAL, UTILITIES, LANDSCAPING, AND IRRIGATION.

4. ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL ENGINEERING AND GEOLOGICAL REPORTS FOR THIS PROJECT INCLUDING THOSE LISTED BELOW:

PREPARED BY	FILE NO.	DATE

   THESE REPORTS AND ANY ADDENDA SHALL BE INCORPORATED INTO THESE PLANS AND MADE A PART HEREOF AS IF SPELLED OUT IN THEIR ENTIRETY HEREON. IT IS CONTRACTOR'S RESPONSIBILITY TO REVIEW THE APPLICABLE GEOTECHNICAL AND / OR GEOLOGY REPORTS. CONTRACTOR SHALL CONTACT THE GEOTECHNICAL ENGINEER TO OBTAIN OR REVIEW COPIES OF THESE REPORTS AND ADDENDA.

   PRIOR TO BIDDING, CONTRACTOR SHALL CONTACT THE GEOTECHNICAL ENGINEER TO DETERMINE THE LOCATION AND DEPTH OF ALL TEST BORINGS AND EXPLORATORY PITS AND EXCAVATIONS. CONTRACTOR SHALL DETERMINE FROM THE GEOTECHNICAL ENGINEER WHAT REMEDIAL WORK IS RECOMMENDED TO MAKE THESE DISTURBED LOCATIONS SUITABLE FOR THE PROPOSED IMPROVEMENTS. CONTRACTOR SHALL INCLUDE IN HIS BID ALL COSTS FOR THE RECOMMENDED REMEDIAL WORK AND SHALL ADJUST HIS OPERATIONS TO PROPERLY SEQUENCE THE WORK TO ACCOMMODATE REMEDIAL WORK WITH CONSTRUCTION OF PROPOSED IMPROVEMENTS.

5. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE HEALTH AND SAFETY LAWS, ORDINANCES, REGULATIONS, RULES, AND STANDARDS INCLUDING ALL REQUIREMENTS OF THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY AND OF CAL-OSHA.

6. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL AND SAFETY AND SHALL FURNISH, INSTALL, AND MAINTAIN SUCH FENCING, SIGNS, LIGHTS, TRENCH PLATES, BARRICADES, AND/OR OTHER PROTECTION AS IS NECESSARY FOR SAID CONTROL AND SAFETY.

7. CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN SUCH SHEETING, SHORING, BRACING, AND/OR OTHER PROTECTION AS IS NECESSARY TO PREVENT FAILURE OF TEMPORARY EXCAVATIONS AND EMBANKMENTS AND TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS, TEMPORARY IMPROVEMENTS, AND PARTIALLY COMPLETED PORTIONS OF THE WORK. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SUFFICIENCY OF SUCH SUPPORTS AND/OR OTHER PROTECTION.

8. BEFORE BEGINNING WORK, CONTRACTOR SHALL CONFIRM WITH AGENCIES HAVING JURISDICTION THAT ALL REQUIRED PERMITS AND LICENSES HAVE BEEN OBTAINED AND ALL REQUIRED NOTICES GIVEN.

   CONTRACTOR SHALL NOT BEGIN WORK BEFORE "GENERAL CONSTRUCTION ACTIVITY STORM WATER PERMIT" HAS BEEN OBTAINED FROM, OR HAS BEEN DETERMINED TO NOT BE REQUIRED BY, THE STATE WATER RESOURCES CONTROL BOARD-CENTRAL COAST REGION.

9. BEFORE BEGINNING WORK, CONTRACTOR SHALL CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, THE COUNTY BUILDING AND SAFETY DIVISION, THE UTILITY COMPANIES, THE GEOTECHNICAL ENGINEER (EARTH SYSTEMS PACIFIC) AND THE ENGINEER (FLOWERS & ASSOCIATES, INC.) AND SHALL DETERMINE FROM EACH: (1) SCOPE OF WORK TO BE OBSERVED AND BY WHOM, (2) SCOPE OF TESTING, AND (3) ADVANCE NOTICE REQUIRED (MINIMUM OF 48 HOURS).

   DURING THE COURSE OF WORK, CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR OBSERVATION AND TESTING AS STIPULATED PURSUANT TO ABOVE DETERMINATIONS.

   WORK NOT OBSERVED AND TESTED WILL BE SUBJECT TO REJECTION.

10. ALL UNSUITABLE CONSTRUCTION MATERIALS AND RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE JOB SITE, BE TRANSPORTED TO A SUITABLE LOCATION, AND BE DISPOSED OF IN A PROPER AND LEGAL MANNER.

11. CONTRACTOR SHALL SCHEDULE GRAVITY PIPELINE WORK AHEAD OF OTHER UNDERGROUND CONDUIT CONSTRUCTION AND SHALL SCHEDULE GRAVITY SEWER AHEAD OF STORM DRAIN WORK.

12. GRAVITY SEWER AND STORM DRAIN WORK SHALL BEGIN AT THE LOWEST POINT OF DISCHARGE AND PROCEED UPSTREAM.

13. ALL WORK INVOLVING EXCAVATION, INCLUDING THAT FOR WATER, SEWER, STORM DRAIN AND UTILITY CONDUITS AND ALL SERVICE CONNECTIONS AND METER BOXES (NOT PERMITTED IN DRIVEWAYS) SHALL BE COMPLETED AND OBSERVED AND APPROVED BY THE AGENCY HAVING JURISDICTION AND THE STRUCTURAL BACKFILL OBSERVED AND TESTED FOR COMPACTION AND APPROVED BY THE GEOTECHNICAL ENGINEER BEFORE AGGREGATE BASE, PAVING AND OTHER PERMANENT SURFACE CONSTRUCTION MAY COMMENCE.

14. BEFORE BEGINNING WORK, CONTRACTOR SHALL DETERMINE OR VERIFY THE LOCATION AND FLOWLINE ELEVATION OF ALL EXISTING WATER, SEWER, AND DRAINAGE STRUCTURES AND/OR CONDUITS TO BE JOINED BY NEW CONSTRUCTION.

    BEFORE BEGINNING WORK, CONTRACTOR SHALL DETERMINE OR VERIFY THE LOCATION AND DEPTH OF ALL EXISTING STRUCTURES AND/OR CONDUITS WHICH CROSS OR OTHERWISE MAY CONFLICT WITH NEW CONSTRUCTION.

SANTA BARBARA COUNTY BUILDING & SAFETY DIVISION GRADING NOTES:

1. ALL GRADING SHALL CONFORM TO SANTA BARBARA COUNTY CODE CHAPTER 14 AND STANDARDS AND REQUIREMENTS PERTAINING THERETO, THESE CONSTRUCTION DRAWINGS AND THE RECOMMENDATIONS OF THE SOILS ENGINEER AND ENGINEERING GEOLOGIST.

2. CONTRACTOR TO NOTIFY THE COUNTY GRADING INSPECTOR AND SOILS LABORATORY AT LEAST **48 HOURS** BEFORE START OF GRADING WORK OR ANY PRE-CONSTRUCTION MEETING.

3. CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT AND METHODS REQUIRED TO PREVENT HIS OPERATIONS FROM PRODUCING DUST IN AMOUNTS DAMAGING TO ADJACENT PROPERTY, CULTIVATED VEGETATION AND DOMESTIC ANIMALS OR CAUSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS IN THE VICINITY OF THE JOB SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE CAUSED BY DUST FROM HIS GRADING OPERATION.

4. BEFORE BEGINNING WORK REQUIRING EXPORTING OR IMPORTING OF MATERIALS, THE CONTRACTOR SHALL OBTAIN APPROVAL FROM PUBLIC WORKS ROAD DIVISION FOR HAUL ROUTES USED AND METHODS PROVIDED TO MINIMIZE THE DEPOSIT OF SOILS ON COUNTY ROADS. GRADING/ROAD INSPECTORS SHALL MONITOR THIS REQUIREMENT WITH THE CONTRACTOR.

5. THE GEOTECHNICAL ENGINEER SHALL PROVIDE OBSERVATION AND TESTING DURING GRADING OPERATIONS IN THE FIELD AND SHALL SUBMIT A FINAL REPORT STATING THAT ALL EARTH WORK WAS PROPERLY COMPLETED AND IS IN SUBSTANTIAL CONFORMANCE WITH THE REQUIREMENTS OF THE GRADING ORDINANCE.

6. AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION INCLUDING ROOTS AND OTHER UNSUITABLE MATERIAL FOR A STRUCTURAL FILL, THEN SCARIFIED TO A DEPTH OF 6" PRIOR TO PLACING OF ANY FILL. CALL GRADING INSPECTOR FOR INITIAL INSPECTION.

7. A THOROUGH SEARCH SHALL BE MADE FOR ALL ABANDONED MAN-MADE FACILITIES SUCH AS SEPTIC TANK SYSTEMS, FUEL OR WATER STORAGE TANKS, AND PIPELINES OR CONDUITS. ANY SUCH FACILITIES ENCOUNTERED SHALL BE REMOVED AND THE DEPRESSION PROPERLY FILLED AND COMPACTED UNDER OBSERVATION OF THE GEOTECHNICAL ENGINEER.

8. AREAS WITH EXISTING SLOPES WHICH ARE TO RECEIVE FILL MATERIAL SHALL BE KEYED AND BENCHED. THE DESIGN AND INSTALLATION OF THE KEYWAY SHALL BE PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION OR PER COUNTY STANDARD DETAIL NO. G-13.

9. FILL MATERIAL SHALL BE SPREAD IN LIFTS NOT EXCEEDING 6" IN COMPACTED THICKNESS, MOISTENED OR DRIED AS NECESSARY TO NEAR OPTIMUM MOISTURE CONTENT AND COMPACTED BY AN APPROVED METHOD. FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DENSITY AS DETERMINED BY 1957 ASTM D - 1557 - 91 MODIFIED PROCTOR (AASHO) TEST OR SIMILAR APPROVED METHODS. SOME FILL AREAS MAY REQUIRE COMPACTION TO A GREATER DENSITY IF CALLED FOR IN THE CONSTRUCTION DOCUMENTS. SOIL TESTS SHALL BE CONDUCTED AT NOT LESS THAN ONE TEST FOR EACH 18" OF FILL AND/OR FOR EACH 500 CUBIC YARDS OF FILL PLACED.

10. CUT SLOPES SHALL NOT EXCEED A GRADE OF 1 ½ HORIZONTAL TO 1 VERTICAL. FILL AND COMBINATION FILL AND CUT SLOPES SHALL NOT EXCEED 2 HORIZONTAL TO 1 VERTICAL. SLOPES OVER THREE FEET IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVED PERENNIAL OR TREATED WITH EQUALLY APPROVED EROSION CONTROL MEASURES PRIOR TO FINAL INSPECTION.

11. SURFACE DRAINAGE SHALL BE PROVIDED AT A MINIMUM OF 2% FOR 5 FEET AWAY FROM THE FOUNDATION LINE OR ANY STRUCTURE.

12. ALL TREES THAT ARE TO REMAIN ON SITE SHALL BE TEMPORARILY FENCED AND PROTECTED AROUND THE DRIP LINE DURING GRADING.

13. AN EROSION AND SEDIMENT CONTROL PLAN SHALL BE REQUIRED AS PART OF THE GRADING PLAN AND PERMIT REQUIREMENTS.

14. "BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES: ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ONSITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS MUST BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED AS A SOLID WASTE. TRASH AND CONSTRUCTION RELATED SOLID WASTE MUST BE DEPOSITED INTO A COVERED WASTE RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND. SEDIMENTS AND OTHER MATERIAL MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITION MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO MINIMIZE EROSION BY WIND AND WATER."

15. IF GRADING OCCURS DURING NOV 1 THROUGH APR 15, NO GRADING SHALL OCCUR UNLESS APPROVED EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE. DISCHARGES OF SEDIMENT FROM THE PROJECT SITE MAY RESULT IN A STOP WORK ORDER"

16. ALL EARTHWORK ON HILLSIDES, SLOPING OR MOUNTAINOUS TERRAIN SHALL BE STABILIZED TO PROTECT AND PREVENT LOSS OF SOILS, AS NECESSARY, YEAR-ROUND.

EARTHWORK ESTIMATES:

EXCAVATION:	2,450	CUBIC YARDS;
IMPORT:	0	CUBIC YARDS;
EXPORT:	2,100	CUBIC YARDS;
FILL:	350	CUBIC YARDS

ADDITIONAL GRADING NOTES:

1. ALL GRADING SHALL BE IN CONFORMANCE WITH THESE PLANS AND SANTA BARBARA COUNTY CODE CHAPTER 14 (ORDINANCE NO. 4766) AND THE STANDARDS AND REQUIREMENTS PERTAINING THERETO AND WITH THE RECOMMENDATIONS AND REFERENCED STANDARD GRADING SPECIFICATIONS CONTAINED IN THE GEOTECHNICAL REPORT [AND THOSE CONTAINED IN THE GEOLOGY REPORT] REFERENCED IN THE GENERAL NOTES ON THESE PLANS.

2. GRADING SHALL ALSO BE IN CONFORMANCE WITH RECOMMENDATIONS MADE BY THE GEOTECHNICAL ENGINEER DURING OBSERVATION AND TESTING OF SITE DEMOLITION, PREPARATION, GRADING, AND DEVELOPMENT WORK.

   FOR ANY CONFLICT BETWEEN THESE PLANS AND THE RECOMMENDATIONS AND/OR SPECIFICATIONS OF THE GEOTECHNICAL ENGINEER, THE MORE STRINGENT PROVISION SHALL GOVERN AS DETERMINED BY THE ENGINEER.

3. CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT AND METHODS REQUIRED TO PREVENT HIS OPERATIONS FROM PRODUCING DUST IN AMOUNTS DAMAGING TO PROPERTY, CULTIVATED VEGETATION AND DOMESTIC ANIMALS OR CAUSING A HAZARD TO VEHICULAR TRAFFIC OR CAUSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS, IN THE VICINITY OF THE JOB SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY DUST RESULTING FROM HIS OPERATIONS. DUST ABATEMENT MEASURES SHALL BE CONTINUED UNTIL RELIEF IS GRANTED BY THE COUNTY INSPECTOR.

4. AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION (EXCEPT TREES INDICATED TO REMAIN), INCLUDING ROOTS AND ROOT STRUCTURES, OTHER ORGANIC MATERIAL, DEBRIS, NON-COMPLYING FILL, AND OTHER MATERIAL UNSUITABLE FOR SUPPORT OF FILL AND/OR PROPOSED IMPROVEMENTS, AS RECOMMENDED BY AND UNDER THE OBSERVATION AND TESTING OF THE GEOTECHNICAL ENGINEER.

5. THE CONTRACTOR SHALL MAKE A THOROUGH SEARCH FOR ALL ABANDONED MAN-MADE FACILITIES SUCH AS SEPTIC TANK SYSTEMS, FUEL OR WATER STORAGE TANKS, AND PIPELINES OR CONDUITS. ANY SUCH FACILITIES ENCOUNTERED SHALL BE REMOVED AND THE VOIDS FILLED AND COMPACTED AS RECOMMENDED BY, AND UNDER THE OBSERVATION AND TESTING OF, THE GEOTECHNICAL ENGINEER.

   VOIDS LEFT FROM OTHER REMOVALS, SUCH AS TREES AND STRUCTURES, SHALL ALSO BE FILLED AND COMPACTED AS RECOMMENDED BY, AND UNDER THE OBSERVATION AND TESTING OF, THE GEOTECHNICAL ENGINEER.

   IF ABANDONED SEPTIC TANKS OR FUEL TANKS OR OTHER POTENTIAL SOURCES OF CONTAMINATION OR HAZARDOUS WASTE ARE ENCOUNTERED OR IF SOIL WHICH APPEARS TO BE CONTAMINATED IS ENCOUNTERED, CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND COUNTY HAZARDOUS MATERIALS OFFICE.

   ABANDONED PIPELINES AND CONDUITS SHALL BE REMOVED UNLESS OTHERWISE ALLOWED BY THE ENGINEER AND THE GEOTECHNICAL ENGINEER. PIPELINES OR CONDUITS ALLOWED TO BE ABANDONED-IN-PLACE SHALL BE CRUSHED OR SHALL HAVE ALL EXPOSED OPENINGS PLUGGED WITH STIFF CONCRETE RODDED TO REMOVE VOIDS WITHIN THE PIPELINE/CONDUIT TO A MINIMUM OF 5 LINEAL FEET BEYOND THE OPENING, UNDER THE OBSERVATION OF THE GEOTECHNICAL ENGINEER.

6. BEFORE BEGINNING WORK REQUIRING EXPORTING OR IMPORTING OF MATERIALS, THE CONTRACTOR SHALL OBTAIN APPROVAL FROM PUBLIC WORKS (TRANSPORTATION DIVISION) FOR HAUL ROUTES USED AND METHODS PROVIDED TO MINIMIZE THE DEPOSIT OF SOILS ON COUNTY ROADS. GRADING/ROAD INSPECTORS SHALL MONITOR THIS REQUIREMENT WITH THE CONTRACTOR.

7. UNDOCUMENTED FILL AND/OR UNSTABLE SOILS ENCOUNTERED DURING GRADING SHALL BE EXCAVATED TO FIRM NATIVE SOILS UNDER THE OBSERVATION AND TESTING OF THE GEOTECHNICAL ENGINEER.

   OVERWET AND/OR PUMPING AREAS ENCOUNTERED DURING GRADING SHALL BE REVIEWED FOR CORRECTIVE MEASURES BY THE GEOTECHNICAL ENGINEER.

8. ALL UNSUITABLE SOIL MATERIALS AND RUBBISH AND DEBRIS RESULTING FROM DEMOLITION AND GRADING OPERATIONS SHALL BE REMOVED FROM THE JOB SITE, BE TRANSPORTED TO A SUITABLE LOCATION, AND BE DISPOSED OF IN A PROPER AND LEGAL MANNER.

9. AREAS TO RECEIVE FILL MATERIAL AND AREAS TO RECEIVE BUILDINGS, EXTERIOR SLABS, WALKWAYS, WALLS, PAVEMENT AND OTHER STRUCTURAL IMPROVEMENTS SHALL BE PREPARED AS RECOMMENDED BY, AND UNDER THE OBSERVATION AND TESTING OF, THE GEOTECHNICAL ENGINEER. RECOMMENDATIONS FOR OVEREXCAVATION, ADDITIONAL SCARIFICATION, BACKFILL AND RECOMPACTION ARE CONTAINED IN THE GEOTECHNICAL REPORT REFERENCED IN THE GENERAL NOTES ON THESE PLANS.

10. A KEYWAY SHALL BE PLACED AT THE TOE OF ALL FILL SLOPES AND SHALL EXTEND THROUGH THE LOOSE SURFACE SOILS. THE KEYWAY SHALL BE A MINIMUM OF 10 FEET WIDE AND EXTEND A MINIMUM OF 5 FEET BEYOND THE TOE OF THE SLOPE. THE KEYWAY SHALL BE AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.

11. AREAS WITH EXISTING SLOPES WHICH ARE TO RECEIVE FILL MATERIAL SHALL BE KEYED AND BENCHED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.

12. PRIOR TO PLACEMENT OF FILL AND BACKFILL MATERIAL, THE PREPARED AREA SHALL BE INSPECTED AND APPROVED BY THE COUNTY INSPECTOR AND THE GEOTECHNICAL ENGINEER. ALLOW A MINIMUM 48-HOUR NOTICE. FILL AND BACKFILL PLACED ON THE PREPARED AREA WITHOUT THE REQUIRED OBSERVATION SHALL BE REMOVED.

13. ALL FILL MATERIAL, WHETHER EXCAVATED ON-SITE OR IMPORTED FROM OFF-SITE, SHALL BE TESTED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.

    IMPORTED FILL MATERIAL SHALL BE EQUAL TO OR BETTER IN QUALITY THAN THE ON-SITE SOILS AND SHALL CONFORM TO THE RECOMMENDATION OF THE GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL TEST AND APPROVE THE SOIL PROPOSED FOR IMPORT FOR STRUCTURAL FILL PRIOR TO IMPORTATION TO THE SITE.

    THE LANDSCAPE ARCHITECT AND THE GEOTECHNICAL ENGINEER SHALL TEST AND APPROVE THE SOIL PROPOSED FOR IMPORT FOR LANDSCAPE AREA SURFACE MATERIAL PRIOR TO IMPORTATION TO THE SITE.

14. FILL MATERIAL SHALL BE SPREAD IN LIFTS NOT EXCEEDING 6-INCHES IN LOOSE THICKNESS, BE MOISTENED OR DRIED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER, AND BE COMPACTED TO THE MINIMUM RELATIVE COMPACTION RECOMMENDED BY THE GEOTECHNICAL ENGINEER. THINNER LIFTS MAY BE NECESSARY TO ACHIEVE THE REQUIRED MINIMUM COMPACTION.

15. FILL AND BACKFILL MATERIAL SHALL BE COMPACTED AT LEAST TO THE SPECIFIED RELATIVE COMPACTION BUT IN NO CASE TO LESS THAN 90% OF MAXIMUM DENSITY, DETERMINED IN CONFORMANCE WITH A.S.T.M. STANDARD D-1557 OR ASTM D-6938, LATEST REVISION. SOME AREAS REQUIRE COMPACTION TO GREATER DENSITY AS CALLED FOR ON THESE PLANS OR BY THE GEOTECHNICAL ENGINEER.

    COMPACTION TESTING SHALL BE CONDUCTED AS DETERMINED BY THE GEOTECHNICAL ENGINEER.

16. FINISH CUT SLOPES, FILL SLOPES AND COMBINATION CUT AND FILL SLOPES SHALL NOT EXCEED A GRADE OF 2 HORIZONTAL TO 1 VERTICAL UNLESS SPECIFICALLY CALLED FOR ON THESE PLANS AND CONSTRUCTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.

17. ALL GRADED AREAS SHALL BE PLANTED IN CONFORMANCE WITH THE APPROVED LANDSCAPING PLAN, IF APPLICABLE AND SHALL OTHERWISE BE PLANTED WITH PERENNIAL VEGETATION APPROVED BY THE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT AND SHALL BE DENSE AND GROWING PRIOR TO FINAL INSPECTION BY THE COUNTY.

18. CONTRACTOR SHALL REFER TO THE ARCHITECT'S PLANS FOR ADDITIONAL GRADING REQUIREMENTS IN BUILDING AREAS.

    CONTRACTOR SHALL REFER TO LANDSCAPE ARCHITECT'S PLANS FOR TREE PRESERVATION REQUIREMENTS AND FOR SUBGRADE ALLOWANCES IN LANDSCAPE AREAS.

    CONTRACTOR SHALL REFER TO STREET IMPROVEMENT PLANS FOR INTERFACING WITH PUBLIC GRADING, PAVING AND STORM DRAINAGE IMPROVEMENTS.

19. IF NOT DIMENSIONED, LOCATION OF FINISH GRADE ELEVATIONS AND FEATURES SUCH AS SWALES, RIDGE LINES, ETC. SHALL BE DETERMINED BY SCALE FROM KNOWN POINTS SHOWN ON THE PLANS. UNIFORM GRADIENTS OR VERTICAL CURVES, AS APPROPRIATE, SHALL BE ASSUMED BETWEEN CONTROL ELEVATIONS SHOWN ON THE PLANS.

20. SURFACE DRAINAGE GRADIENT ON SOIL OR LANDSCAPED AREAS SHALL NOT BE AT LESS THAN 2% (¼" PER FOOT). UNLESS INDICATED OTHERWISE ON PLANS, POSITIVE DRAINAGE SHALL BE MAINTAINED:
    - A. A MINIMUM OF 5% FOR 10 FEET FROM ALL STRUCTURE FOUNDATION ON SOIL OR IN LANDSCAPE AREAS.
    - B. A MINIMUM OF 2% WITHIN 10 FEET OF STRUCTURE FOUNDATION FOR IMPERVIOUS SURFACE.
    - C. AWAY FROM ALL SLOPES.

21. WHERE PLANTER AREAS ARE SHOWN ON THE PLANS ADJACENT TO BUILDINGS AND ARE CONTAINED BY WALKS / FLATWORK LESS THAN 8" BELOW BOTTOM OF SILL PLATE OR WHERE ADJACENT FINISH GRADE OUTSIDE A BUILDING IS SHOWN TO BE LESS THAN 8" BELOW BOTTOM OF SILL PLATE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT BUILDING PLANS CALL FOR APPROPRIATE DAMPPROOF OR WATERPROOF CONSTRUCTION AND THAT SAME IS CONSTRUCTED IN ACCORDANCE WITH ALL UNIFORM BUILDING CODE REQUIREMENTS.

22. PLAN ELEVATIONS SHOWN ON SOIL AND LANDSCAPED AREAS ARE FINISH GRADE (FINISH SURFACE) ELEVATIONS INTENDED TO ESTABLISH SURFACE DRAINAGE CONTROL FOR THESE AREAS. DURING GRADING OPERATIONS, THICKNESSES (SUBGRADE ALLOWANCES) SPECIFIED BY LANDSCAPE ARCHITECT FOR TURF, WOOD CHIPS, MULCH, ETC. SHALL BE SUBTRACTED FROM THESE ELEVATIONS TO ESTABLISH FINISH SUBGRADE.

23. PLAN ELEVATIONS SHOWN ON WALKWAYS, RAMPS, STEPS AND OTHER HARDSCAPE ARE INTENDED TO ESTABLISH GRADING AND SURFACE DRAINAGE CONTROL FOR THESE IMPROVEMENTS. THESE CONTROL ELEVATIONS SHALL BE ADHERED TO UNLESS OTHERWISE NECESSARY FOR CONSTRUCTION OF THESE IMPROVEMENTS IN CONFORMANCE WITH BUILDING CODE REQUIREMENTS. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO PERFORM DETAILED LAYOUT FOR AND TO CONSTRUCT WALKWAYS, RAMPS, STEPS, AND OTHER HARDSCAPE IN CONFORMANCE WITH ALL BUILDING CODE AND ACCESSIBILITY REQUIREMENTS INCLUDING THOSE FOR DIMENSIONING, SLOPE, CROSS-SLOPE, SURFACE TEXTURE, WARNING CURBS, AND HAND-RAILS.

24. SITE FINISH GRADING SHALL BE COMPLETED AND CONFIRMED BY THE GENERAL CONTRACTOR TO CONFORM TO APPROVED PLANS AND SPECIFICATIONS BEFORE LANDSCAPING AND IRRIGATION CONSTRUCTION CAN BEGIN.

    LANDSCAPE CONTRACTOR SHALL REMOVE FROM THE SITE AND PROPERLY DISPOSE OF ALL EARTH SPOIL FROM PLANT HOLES AND PIPE TRENCHES; EXCESS SOIL AND/OR MULCH SHALL NOT BE PLACED OR SPREAD AT THE SITE.

25. PAVEMENT STRUCTURAL SECTIONS SHOWN ON THESE PLANS ARE PRELIMINARY ESTIMATES. ACTUAL THICKNESS OF PAVEMENT SURFACING AND BASE COURSES SHALL BE AS DETERMINED BY THE GEOTECHNICAL ENGINEER AFTER COMPLETION OF ROUGH GRADING, BASED ON "R"-VALUE TESTS OF COMPLETED SUBGRADE MATERIAL AND THE TRAFFIC INDEXES (T.I.'S) SHOWN ON THE PLAN DETAILS, SUBJECT TO APPROVAL BY THE COUNTY PUBLIC WORKS DEPARTMENT. ADDITIONAL GRADING MAY BE NECESSARY TO ADJUST SUBGRADE ELEVATIONS TO ACCOMMODATE THE FINAL STRUCTURAL THICKNESS.

26. THE UPPER 12 INCHES OF FILL OR NATIVE SOIL BELOW THE BOTTOM OF AGGREGATE BASE OR SUBBASE COURSE (BELOW SUBGRADE) IN PAVEMENT AREAS, AND THE UPPER 6 INCHES OF FILL OR NATIVE SOIL BELOW THE CONCRETE OR SAND COURSE IN WALKWAY AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY.

27. BEFORE PLACEMENT OF AGGREGATE BASE OR SUBBASE MATERIAL IN PAVEMENT AREAS, THE SUBGRADE SOIL SHALL BE REVIEWED AND TESTED BY THE GEOTECHNICAL ENGINEER.

    DURING PAVING OPERATIONS, STRUCTURAL SECTION COMPACTION SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER.

28. BEFORE BEGINNING WORK, CONTRACTOR SHALL OBTAIN APPROVAL FROM COUNTY DEPARTMENTS OF PUBLIC WORKS (TRANSPORTATION DIVISION) FOR IMPORT/EXPORT HAUL ROUTES AND TIMES.

29. SURFACE SOILS CONTAINING ORGANIC MATERIAL MAY BE STOCKPILED FOR FUTURE USE BY THE LANDSCAPE CONTRACTOR; HOWEVER, THIS OPERATION SHALL BE COORDINATED SO THAT UPON COMPLETION OF THE PROJECT, ALL EXCESS MATERIAL IS REMOVED FROM THE JOB SITE AND FINISH GRADES ARE AS CALLED FOR ON THE PLANS.

30. ANY EXPANSIVE CLAYS AND OTHER UNSUITABLE SOILS WHICH MAY BE ENCOUNTERED IN THE AREA TO BE GRADED SHALL BE USED AS FILL MATERIAL ONLY IN NON-CRITICAL AREAS AS DETERMINED BY THE GEOTECHNICAL ENGINEER.

31. BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES: ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ONSITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOWS, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSE, OR WIND. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS MUST BE MADE TO RETAIN CONCRETE WASTES ONSITE UNTIL THEY CAN BE DISPOSED AS A SOLID WASTE. TRASH AND CONSTRUCTION RELATED SOLID WASTE MUST BE DEPOSITED INTO A COVERED WASTE RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND. SEDIMENTS AND OTHER MATERIAL MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITION MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO MINIMIZE EROSION BY WIND AND WATER.

TREE PROTECTION / MITIGATION MEASURES (PER PROJECT BIOLOGIST):

1. MINIMIZE IMPACTING OR REMOVING OAK TREES TO MAXIMUM FEASIBLE.

2. INSTALL EXCLUSIONARY FENCING AROUND THE PERIMETER OF OAK WOODLAND HABITAT WITHIN 50-FEET OF GROUND DISTURBING ACTIVITIES TO PREVENT UNNECESSARY ENCROACHMENT. THE FENCING SHALL BE INSTALLED PRIOR TO COMMENCING GROUND DISTURBING ACTIVITIES AND CAN BE REMOVED ONCE GROUND DISTURBING ACTIVITIES ARE COMPLETE IN THAT AREA.

3. ADEQUATE TREE PROTECTION MEASURES (E.G., STURDY FENCING) SHALL BE SHOWN ON THE CONSTRUCTION PLANS. PROTECTION MEASURES SHALL REMAIN IN GOOD WORKING ORDER DURING CONSTRUCTION.

4. LOCATE ALL STRUCTURES, AND CONSTRUCTION ACTIVITIES, OUTSIDE OF THE TREE DRIPLINE, AND WHERE POSSIBLE OUTSIDE OF THE TREE'S CRITICAL ROOT ZONE (TREE DRIPLINE PLUS A 6-FOOT BUFFER).

5. TRIMMING TO ABOUT 15 VERTICAL FEET OF ANY ENCROACHING LIMBS SHOULD BE DONE BEFORE ANY CONSTRUCTION ACTIVITIES BEGIN TO AVOID THESE LIMBS BEING IRREPARABLY RIPPED/BROKEN BY LARGE VEHICLES.

6. FOR TREES IDENTIFIED AS 'IMPACTED' OR 'TO REMAIN PROTECTED' THEY SHALL BE MARKED IN THE FIELD AS SUCH AND PROTECTED TO THE EXTENT POSSIBLE PRIOR TO ANY GROUND DISTURBING ACTIVITIES. PROTECTIVE MEASURES SHALL BE VISIBLE TO WORK CREWS AND BE ABLE TO REMAIN IN GOOD WORKING ORDER FOR THE DURATION OF THE CONSTRUCTION WORK. ALL TREES TO REMAIN ON-SITE THAT ARE WITHIN 50 FEET OF CONSTRUCTION OR GRADING ACTIVITIES SHALL BE MARKED FOR PROTECTION (E.G., WITH FLAGGING) AND THEIR CRITICAL ROOT ZONE FENCED PRIOR TO ANY GRADING. GRADING, UTILITY TRENCHING, COMPACTION OF SOIL, OR PLACEMENT OF FILL SHALL BE AVOIDED WITHIN THESE FENCED AREAS.

7. IF PROJECT RELATED ACTIVITIES RESULT IN IMPACTING AND/OR REMOVING OAK TREES, A TREE REPLACEMENT PLAN MUST BE SUBMITTED TO THE COUNTY WHICH PROVIDES THE REPLACEMENT, IN KIND AT A 4:1 RATIO FOR OAK TREES REMOVED AND 2:1 RATIO FOR OAK TREES IMPACTED, BUT NOT REMOVED (THIS INCLUDES GROUND DISTURBANCE WITHIN THE DRIPLINE). TREES REPLACED SHALL BE MONITORED AND MAINTAINED FOR NO LESS THAN 7 YEARS FROM PLANTING TO ENSURE THERE IS NO NET LOSS OF TREES WHEN COMPARED TO THOSE REMOVED/IMPACTED BY THE PROJECT.

NO.	DESCRIPTION	DATE	APPROVED
	REVISIONS		

ROBERT A. SCHMIDT
No. 71335
CIVIL

FLOWERS & ASSOCIATES, INC.
115 W. Canon Perdido Street
Santa Barbara, CA 93101
Telephone (805) 966-2224

CIVIL ENGINEERING • PLANNING
CONSTRUCTION ENGINEERING

PRELIMINARY
NOT FOR CONSTRUCTION

BY: ________ DATE: ________

SITE PLAN

RANCHO SAN LUIS
826 BALLARD CANYON ROAD
APN: 137-120-003
COUNTY OF SANTA BARBARA, CALIFORNIA

G-2

APRIL 9, 2024

SHT. 2 OF 8

THESE PLANS HAVE BEEN PREPARED SOLELY FOR USE FOR THE PROJECT SCOPE AND SITE SPECIFICALLY IDENTIFIED HEREON AT THE TIME THESE PLANS ARE SIGNED. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, USE OF ANY PART OF THESE PLANS, INCLUDING ANY NOTE OR DETAIL, FOR ANY UNAPPROVED OR REVISED PROJECT SCOPE, OR FOR ANY OTHER PROJECT AT THIS OR ANY OTHER SITE.

IMPORTANT NOTICE

ALL UTILITY LOCATIONS ARE APPROXIMATE CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT TWO WORKING DAYS PRIOR TO STARTING ANY EXCAVATION OR RESURFACING.

CALL TOLL FREE 1-800-422-4133

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115 W. Canon Perdido Street
Santa Barbara, CA 93101
Telephone (805) 966-2224

PRELIMINARY
NOT FOR CONSTRUCTION
BY: ____ DATE: ____

REGISTERED PROFESSIONAL ENGINEER ROBERT A SCHMIDT No. 71335 CIVIL STATE OF CALIFORNIA

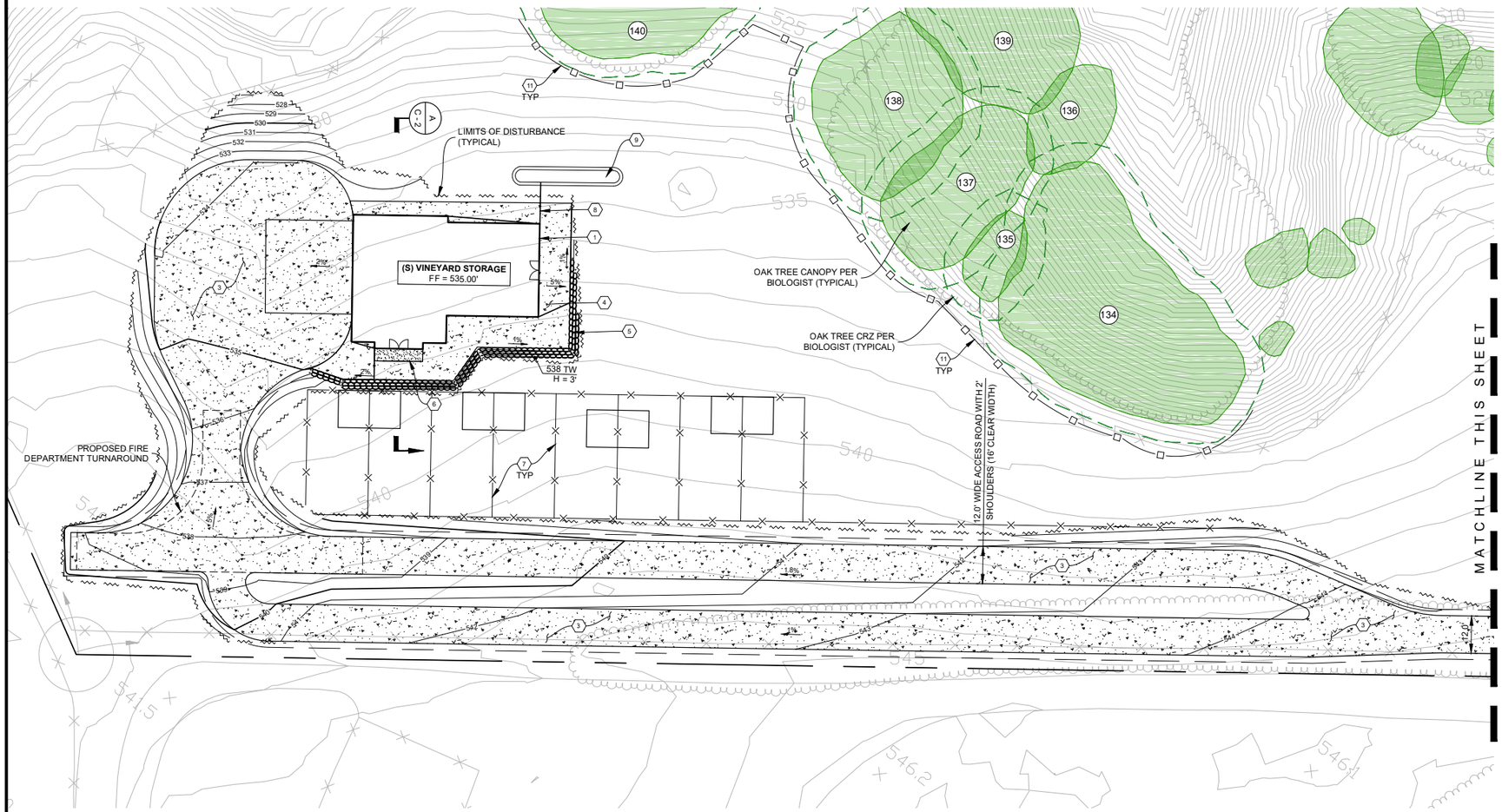
F&A CIVIL ENGINEERING • PLANNING CONSTRUCTION ENGINEERING

SITE PLAN
RANCHO SAN LUIS
826 BALLARD CANYON ROAD
APN: 137-120-003
COUNTY OF SANTA BARBARA, CALIFORNIA

C-1

APRIL 9, 2024

SHT. 3 OF 8



LEGEND

- OAK TREE CANOPY PER BIOLOGIST
- TOP OF BANK / EDGE OF RIPARIAN PER BIOLOGIST
- OAK TREE CRITICAL ROOT ZONE PER BIOLOGIST
- PROPOSED EXCLUSIONARY (TREE PROTECTION) FENCING PER BIOLOGIST
- PROPOSED CL-2 AGGREGATE BASE ACCESS ROAD
- (X) OAK TREE & NUMBERING PER BIOLOGIST

GENERAL NOTES

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B. PROTECT ALL EXISTING UTILITY LINES, VAULTS, ELECTRICAL PANELS, PULL BOXES AND APPURTENANCES UNLESS SPECIFICALLY CALLED OUT ON PLANS.

C. ALL TREE PROTECTION MEASURES AND MITIGATION SHALL BE PER BIOLOGIST.

D. ALL TREES SHALL BE PROTECTED IN PLACE UNLESS OTHERWISE NOTED.

E. SEE LANDSCAPE PLANS FOR PLANTING, REVEGETATION, SEEDING, AND MULCHING.

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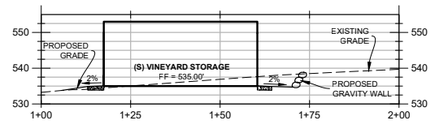
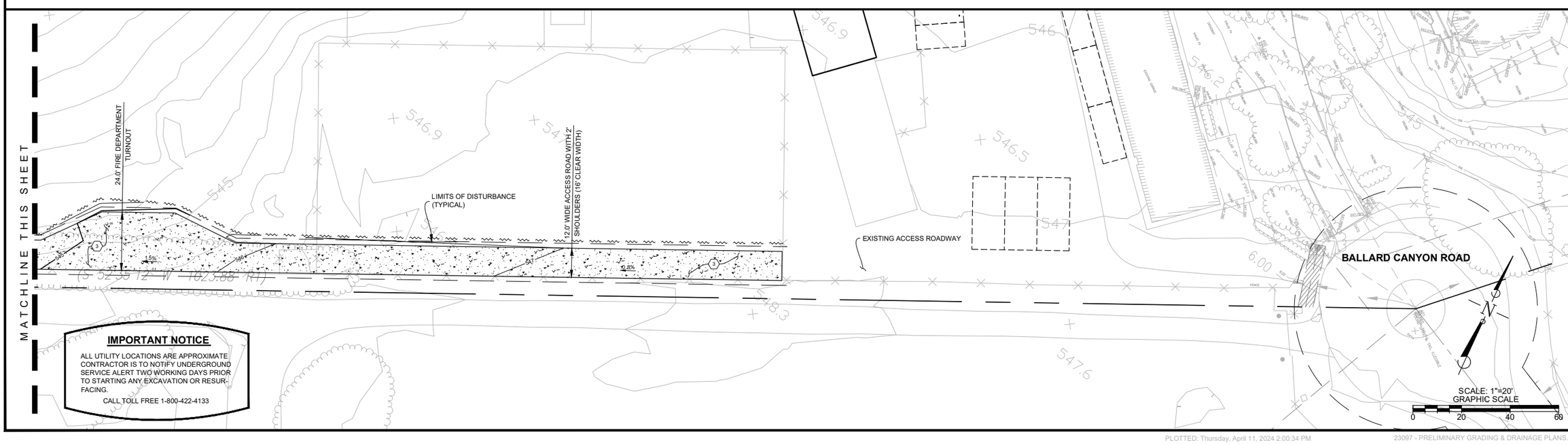


Vineyard Storage Section

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 20'



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SCALE: 1"=20'
GRAPHIC SCALE
0 20 40 60

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RESPONSIBLE ENGINEER ROBERT A. SCHMIDT No. 71335 REGISTERED PROFESSIONAL ENGINEER STATE OF CALIFORNIA CIVIL

F&A CIVIL ENGINEERING • PLANNING CONSTRUCTION ENGINEERING

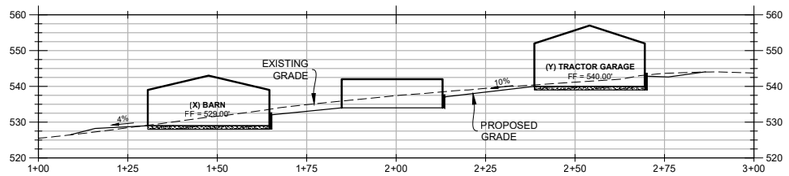
VINEYARD STORAGE AND ACCESS

RANCHO SAN LUIS
826 BALLARD CANYON ROAD
APN: 137-120-003
COUNTY OF SANTA BARBARA, CALIFORNIA

C-2

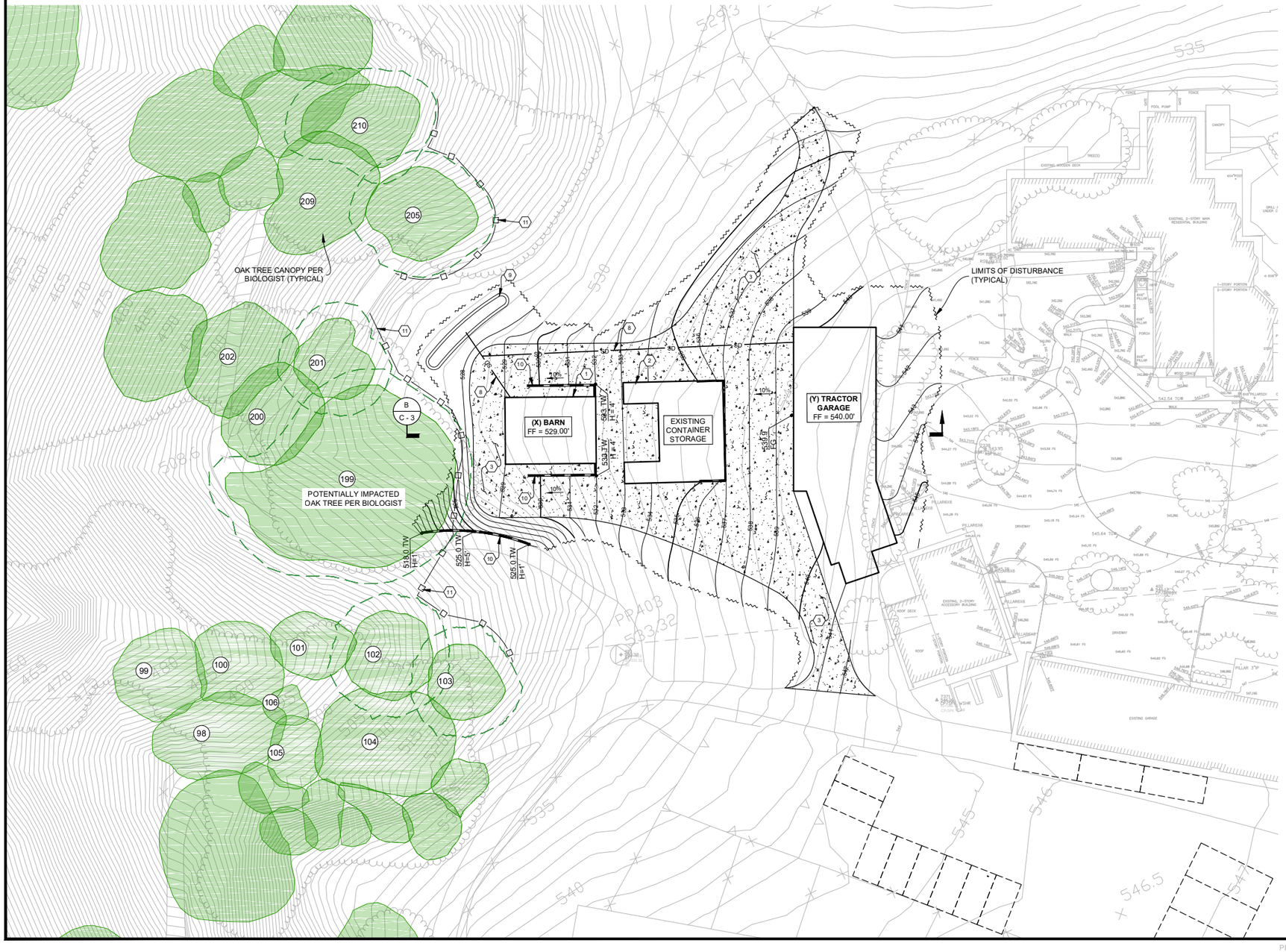
APRIL 9, 2024

SHT. 4 OF 8



Tractor Garage Section

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 20'



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GRAPHIC SCALE
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REGISTERED PROFESSIONAL ENGINEER KIMBERLY A. SCHMIDT No. 71335 STATE OF CALIFORNIA CIVIL

FLOWERS & ASSOCIATES, INC.
115 W. Canon Perdido Street
Santa Barbara, CA 93101
Telephone (805) 966-2224

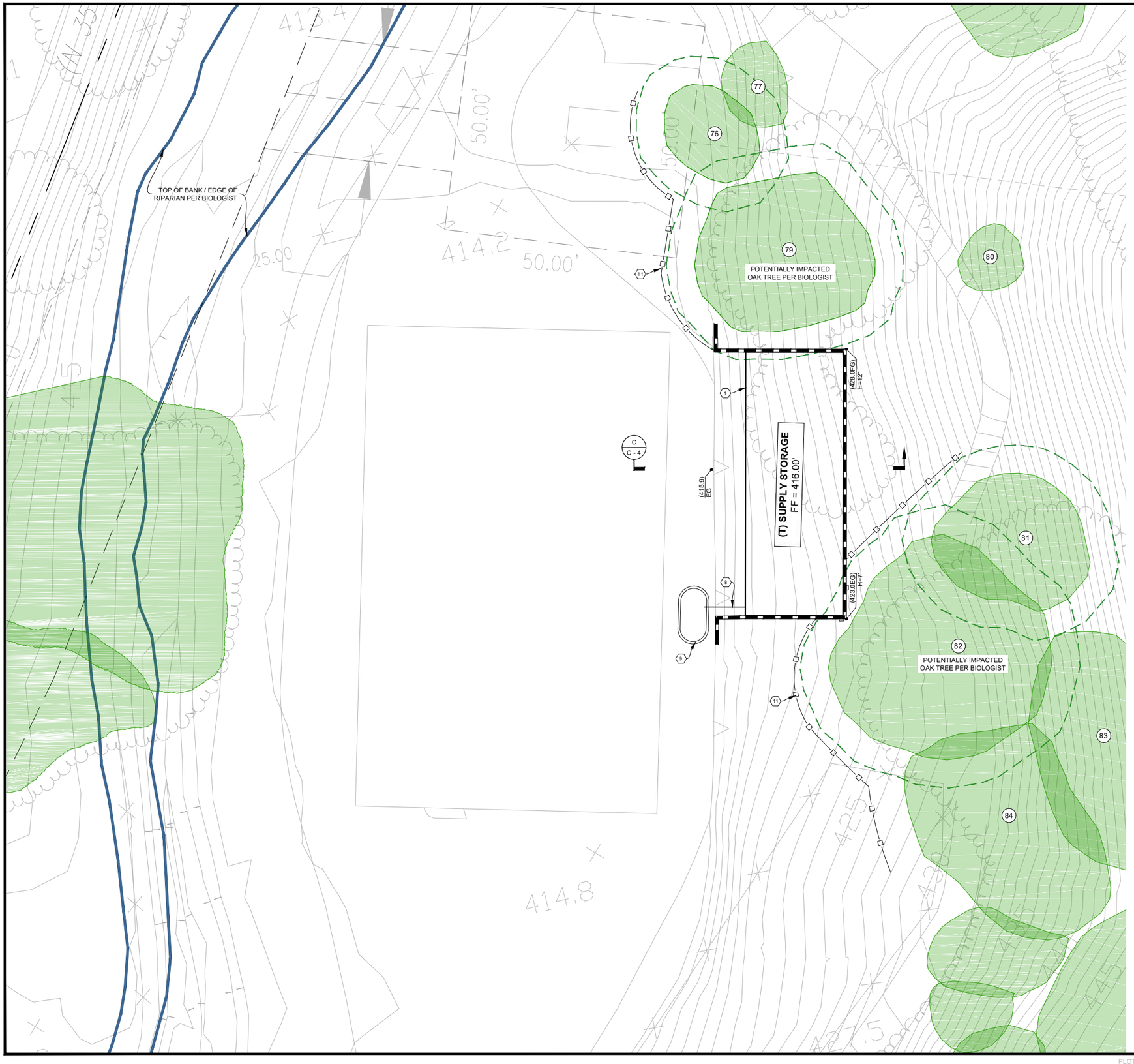
PRELIMINARY
NOT FOR CONSTRUCTION
BY: _____ DATE: _____

TRACTOR GARAGE & UTILITY STORAGE
RANCHO SAN LUIS
826 BALLARD CANYON ROAD
APN: 137-120-003
COUNTY OF SANTA BARBARA, CALIFORNIA

C-3

APRIL 9, 2024

SHT. 5 OF 8



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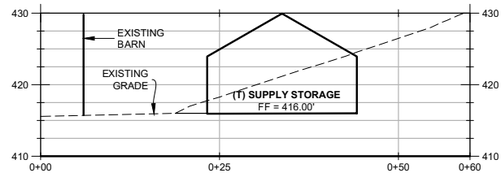
9. CONSTRUCT BIORETENTION AREA.
10. CONSTRUCT SITE WALL PER ARCHITECTS / STRUCTURAL PLANS.
11. EXCLUSIONARY (TREE PROTECTION) FENCING PER BIOLOGIST.



Vineyard Supply Storage Section
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 10'

SCALE: 1"=10'
GRAPHIC SCALE
0 10 20 30

NO.	DESCRIPTION	DATE	APPROVED
	REVISIONS		

ROBERT A. SCHMIDT No. 71335 REGISTERED PROFESSIONAL ENGINEER CIVIL STATE OF CALIFORNIA

FLOWERS & ASSOCIATES, INC.
115 W. Canon Perdido Street
Santa Barbara, CA 93101
Telephone (805) 966-2224

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: ____
BY: ____

F&A CIVIL ENGINEERING • PLANNING CONSTRUCTION ENGINEERING

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, USE OF ANY PART OF THESE PLANS, INCLUDING ANY NOTE OR DETAIL, FOR ANY UNAPPROVED OR REVISED PROJECT SCOPE OR FOR ANY OTHER PROJECT AT THIS OR ANY OTHER SITE.

THESE PLANS HAVE BEEN PREPARED SOLELY FOR USE FOR THE PROJECT SCOPE AND SITE SPECIFICALLY IDENTIFIED HEREON AT THE TIME THESE PLANS ARE SIGNED.

VINEYARD SUPPLY STORAGE
RANCHO SAN LUIS
826 BALLARD CANYON ROAD
APN: 137-120-003
COUNTY OF SANTA BARBARA, CALIFORNIA

C-4

APRIL 9, 2024

SHT. 6 OF 8

W.O. 23097

LEGEND

- OAK TREE CANOPY PER BIOLOGIST
- TOP OF BANK / EDGE OF RIPARIAN PER BIOLOGIST
- OAK TREE CRITICAL ROOT ZONE PER BIOLOGIST
- PROPOSED EXCLUSIONARY (TREE PROTECTION) FENCING PER BIOLOGIST
- PROPOSED CL-2 AGGREGATE BASE ACCESS ROAD
- (X) OAK TREE & NUMBERING PER BIOLOGIST

GENERAL NOTES

A. REFER TO LEGEND, LIST OF SYMBOLS AND OTHER PLAN USE INFORMATION ON SHEET G-1.

B. PROTECT ALL EXISTING UTILITY LINES, VAULTS, ELECTRICAL PANELS, PULL BOXES AND APPURTENANCES UNLESS SPECIFICALLY CALLED OUT ON PLANS.

C. ALL TREE PROTECTION MEASURES AND MITIGATION SHALL BE PER BIOLOGIST.

D. ALL TREES SHALL BE PROTECTED IN PLACE UNLESS OTHERWISE NOTED.

E. SEE LANDSCAPE PLANS FOR PLANTING, REVEGETATION, SEEDING, AND MULCHING.

CONSTRUCTION NOTES

1. PROPOSED STRUCTURE PER ARCHITECTS PLANS. WATERPROOFING AND STEM WALLS PER ARCHITECTS PLANS.
2. EXISTING SHIPPING CONTAINERS TO REMAIN.
3. CONSTRUCT COMPACTED CLASS-2 AGGREGATE BASE ROADWAY PER COUNTY FIRE DEPARTMENT STANDARDS.
4. CONSTRUCT GRAVEL WALKWAY.
5. CONSTRUCT GRAVITY WALL, 3' MAX HEIGHT.
6. CONSTRUCT CONCRETE PAVING.
7. HORSE FENCING PER ARCHITECTS / LANDSCAPE PLANS.
8. CONSTRUCT STORM DRAIN IN TRENCH. CONNECT TO BUILDING DOWNSPOUTS.
9. CONSTRUCT BIORETENTION AREA.
10. CONSTRUCT SITE WALL PER ARCHITECTS / STRUCTURAL PLANS.
11. EXCLUSIONARY (TREE PROTECTION) FENCING PER BIOLOGIST.

SCALE: 1"=10'
GRAPHIC SCALE
0 10 20 30

NO.	DESCRIPTION	DATE	APPROVED
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Santa Barbara, CA 93101
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PRELIMINARY
NOT FOR CONSTRUCTION
BY: _____ DATE: _____

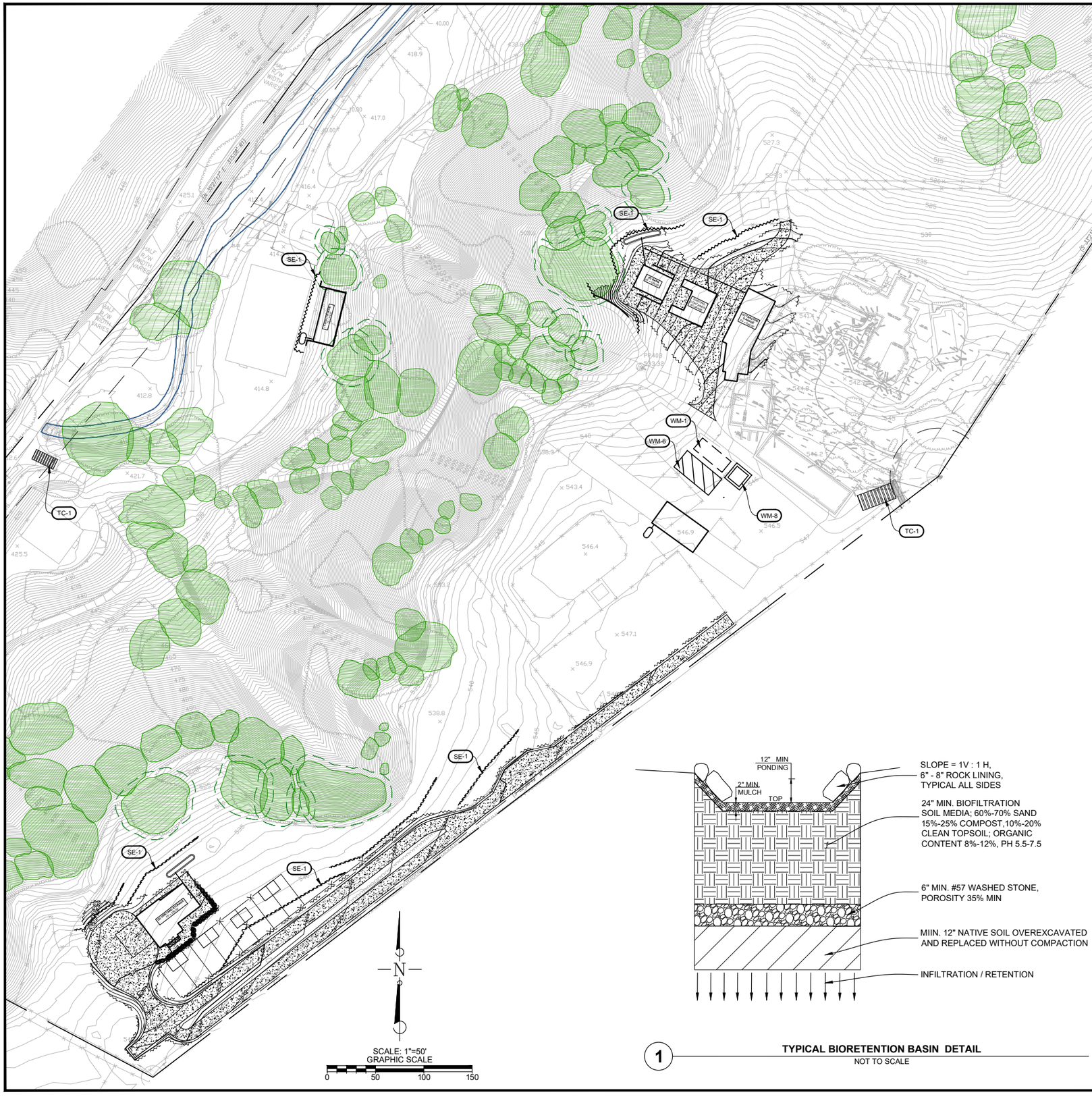
F&A CIVIL ENGINEERING · PLANNING CONSTRUCTION ENGINEERING

TRACTOR STORAGE / EMPLOYEE DWELLING
RANCHO SAN LUIS
826 BALLARD CANYON ROAD
APN: 137-120-003
COUNTY OF SANTA BARBARA, CALIFORNIA

C-5

APRIL 9, 2024

SHT. 7 OF 8



EROSION & POLLUTION PREVENTION GENERAL NOTES

A. IN ADDITION TO THESE NOTES AND EROSION CONTROL PLAN, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL EROSION CONTROL REQUIREMENTS SPECIFIED BY THE COUNTY OF SANTA BARBARA.

B. THE CONTRACTOR SHALL ENSURE ALL PROTECTION MEASURES ARE IN PLACE PRIOR TO THE RAINY SEASON. THE PROTECTION MEASURES MAY NEED TO BE INSTALLED DURING OTHER PARTS OF THE YEAR SHOULD RAIN BE IMMINENT.

C. THE CONTRACTOR SHALL ADJUST THE LIMITS OF THE PROTECTION MEASURES AS THEIR WORK PROGRESSES.

D. THE CONTRACTOR SHALL ADJUST THE LIMITS OF THE PROTECTION MEASURES SHOULD THEY BE INADEQUATE TO CONTROL RUNOFF OF SILT LADEN WATER.

E. THE CONTRACTOR SHALL REMOVE SILT FROM ALL STORM DRAIN APPURTENANCES AND EROSION CONTROL DEVICES AFTER EACH RAIN.

F. THE PROTECTION MEASURES MAY BE TEMPORARILY MOVED OUT OF THE CONTRACTOR'S WAY TO FACILITATE CONSTRUCTION, PROVIDED THEY ARE REINSTALLED PRIOR TO THE NEXT RAIN STORM.

G. THE CONTRACTOR SHALL ADVISE HIS CREW OF THE INTENT OF THE PROTECTION MEASURES PRIOR TO THE START OF THE RAINY SEASON. THE CREW IS ENCOURAGED TO MONITOR THE EFFECTIVENESS OF THE SYSTEM AND ALERT THE CONTRACTOR OF ANY FAILURES OR PROBLEMS.

H. STAGING, REFUELING OF EQUIPMENT AND STORAGE OF MATERIALS AREAS MAY CHANGE THROUGHOUT CONSTRUCTION, AS REQUIRED. THE AREAS SHALL BE INSPECTED FREQUENTLY TO ENSURE NO SPILLED HAZARDOUS MATERIALS CONTAMINATE THE EXISTING GROUND. SHOULD THIS OCCUR, THE SPILL SHALL BE CLEANED UP IMMEDIATELY. REFUELING OF EQUIPMENT AND STORAGE OF HAZARDOUS MATERIALS SHALL NOT BE LOCATED NEAR STORM DRAIN INLETS, EXISTING RESIDENCES, OR DRAINAGE SWALES.

I. THE CONTRACTOR SHALL PROVIDE FOR DUST CONTROL AT ALL TIMES DURING SITE PREPARATION AND PROJECT CONSTRUCTION.

J. ALL TREE PROTECTION AND MITIGATION MEASURES SHALL BE PER BIOLOGIST.

CASQA CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMP'S)

TEMPORARY SOIL STABILIZATION

- EC1 – SCHEDULING
- EC2 – PRESERVATION OF EXISTING VEGETATION
- EC3 – HYDRAULIC MULCH
- EC4 – HYDROSEEDING
- EC5 – SOIL BINDERS
- EC6 – STRAW MULCH
- EC7 – GEOTEXTILES, PLASTIC COVERS, & EROSION CONTROL BLANKETS / MATS
- EC8 – WOOD MULCHING
- EC9 – EARTH DIKES / DRAINAGE SWALES & LINED DITCHES
- EC10 – OUTLET PROTECTION / VELOCITY DISSIPATION DEVICES
- EC11 – SLOPE DRAINS
- EC12 – STREAM BANK STABILIZATION
- EC13 – RESERVED
- EC14 – COMPOST BLANKET
- EC15 – SOIL PREPARATION / ROUGHENING
- EC16 – NON-VEGETATIVE STABILIZATION

NON-STORMWATER MANAGEMENT

- NS1 – WATER CONSERVATION PRACTICES
- NS2 – DEWATERING OPERATIONS
- NS3 – PAVING & GRINDING OPERATIONS
- NS4 – TEMPORARY STREAM CROSSING
- NS5 – CLEAR WATER DIVERSION
- NS6 – ILLICIT CONNECTION / ILLEGAL DISCHARGE DETECTION AND REPORTING
- NS7 – POTABLE WATER / IRRIGATION
- NS8 – VEHICLE AND EQUIPMENT CLEANING
- NS9 – VEHICLE AND EQUIPMENT FUELING
- NS10 – VEHICLE AND EQUIPMENT MAINTENANCE
- NS11 – PILE DRIVING OPERATIONS
- NS12 – CONCRETE CURING
- NS13 – CONCRETE FINISHING
- NS14 – MATERIAL OVER WATER
- NS15 – DEMOLITION OVER WATER
- NS16 – TEMPORARY BATCH PLANTS

TEMPORARY SEDIMENT CONTROL

- SE1 – SILT FENCE
- SE2 – SEDIMENT / DESILTING BASIN
- SE3 – SEDIMENT TRAP
- SE4 – CHECK DAM
- SE5 – FIBER ROLLS
- SE6 – GRAVEL BAG BERM
- SE7 – STREET SWEEPING & VACUUMING
- SE8 – SANDBAG BARRIER
- SE9 – STRAWBALE BARRIER
- SE10 – STORM DRAIN INLET PROTECTION
- SE11 – ACTIVE TREATMENT SYSTEMS
- SE12 – MANUFACTURED LINEAR SEDIMENT CONTROL (MLSC)
- SE13 – COMPOST SOCKS AND BERMS
- SE14 – BIOFILTER BAGS

WASTE MANAGEMENT & MATERIALS POLLUTION CONTROL

- WM1 – MATERIAL DELIVERY & STORAGE
- WM2 – MATERIAL USE
- WM3 – STOCKPILE MANAGEMENT
- WM4 – SPILL PREVENTION & CONTROL
- WM5 – SOLID WASTE MANAGEMENT
- WM6 – HAZARDOUS WASTE MANAGEMENT
- WM7 – CONTAMINATED SOIL MANAGEMENT
- WM8 – CONCRETE WASTE MANAGEMENT
- WM9 – SANITARY / SEPTIC WASTE MANAGEMENT
- WM10 – LIQUID WASTE MANAGEMENT

WIND EROSION CONTROL

- WE1 – WIND EROSION CONTROL

TRACKING CONTROL

- TC1 – STABILIZED CONSTRUCTION ENTRANCE / EXIT
- TC2 – STABILIZED CONSTRUCTION ROADWAY
- TC3 – ENTRANCE / OUTLET TIRE WASH

EROSION & POLLUTION PREVENTION NOTES

- SE-1 — CONSTRUCT SILT FENCE PER CASQA CONSTRUCTION SITE BMP SE-1
- WM-1 — MATERIAL STORAGE AREA PER CASQA CONSTRUCTION SITE BMP WM-1. ACTUAL LOCATION TO BE DETERMINED BY CONTRACTOR.
- WM-6 — CONSTRUCT POLLUTION CONTAINMENT AREA PER CASQA CONSTRUCTION SITE BMP WM-6. ACTUAL LOCATION TO BE DETERMINED BY CONTRACTOR.
- WM-8 — CONSTRUCT HAZARDOUS WASTE AND CONCRETE WASH OUT PIT PER CASQA CONSTRUCTION SITE BMP WM-8. ACTUAL LOCATION TO BE DETERMINED BY CONTRACTOR
- TC-1 — CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE PER CASQA CONSTRUCTION SITE BMP TC-1.

1 **TYPICAL BIORETENTION BASIN DETAIL**
NOT TO SCALE

NO.	DESCRIPTION	DATE	APPROVED
	REVISIONS		

REGISTERED PROFESSIONAL ENGINEER ROBERT A SCHMIDT No. 71335 CIVIL STATE OF CALIFORNIA

FLOWERS & ASSOCIATES, INC.
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Santa Barbara, CA 93101
Telephone (805) 966-2224

PRELIMINARY
NOT FOR CONSTRUCTION
BY: _____ DATE: _____

F&A CIVIL ENGINEERING · PLANNING CONSTRUCTION ENGINEERING

EROSION CONTROL PLAN

RANCHO SAN LUIS
826 BALLARD CANYON ROAD
APN: 137-120-003
COUNTY OF SANTA BARBARA, CALIFORNIA

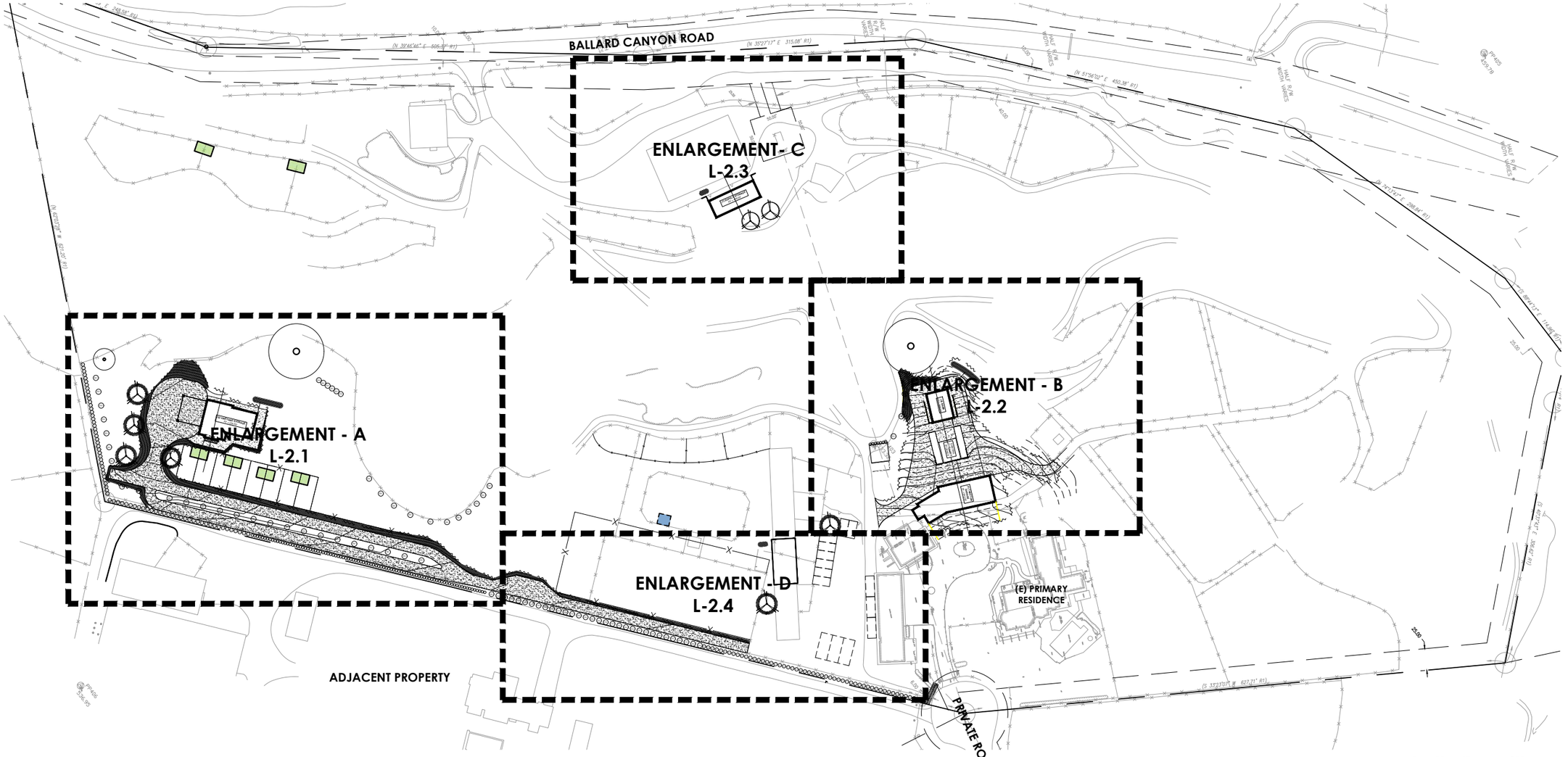
EC-1

APRIL 9, 2024

SHT. 8 OF 8

ATTACHMENT 3

Landscape and Planting Plans



❑ SITE PLAN

PLEINAIRE
DESIGN GROUP
3203 Lightning St., Ste. 201 // Santa Maria, CA 93455
805.349.9695 // www.pleinairedg.com

LICENSED LANDSCAPE ARCHITECT
KEVIN J. SMALL #2929
Signature
2025.03.31
Renewal Date
2024.04.11
Date
STATE OF CALIFORNIA

RANCHO LUIS

826 BALLARD CANYON // SOLVANG, CALIFORNIA 93463

REVISION DATE

1	1ST SUBMITTAL	2024.04.11

SHEET TITLE

PLANTING PLAN

OWNER

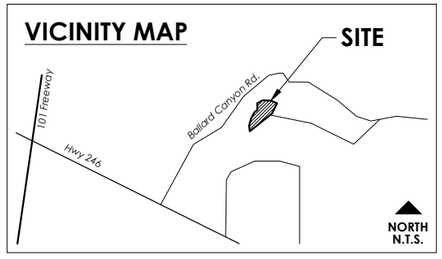
DATE 2024.04.11
PROJECT NO. 22372
SHEET NO.

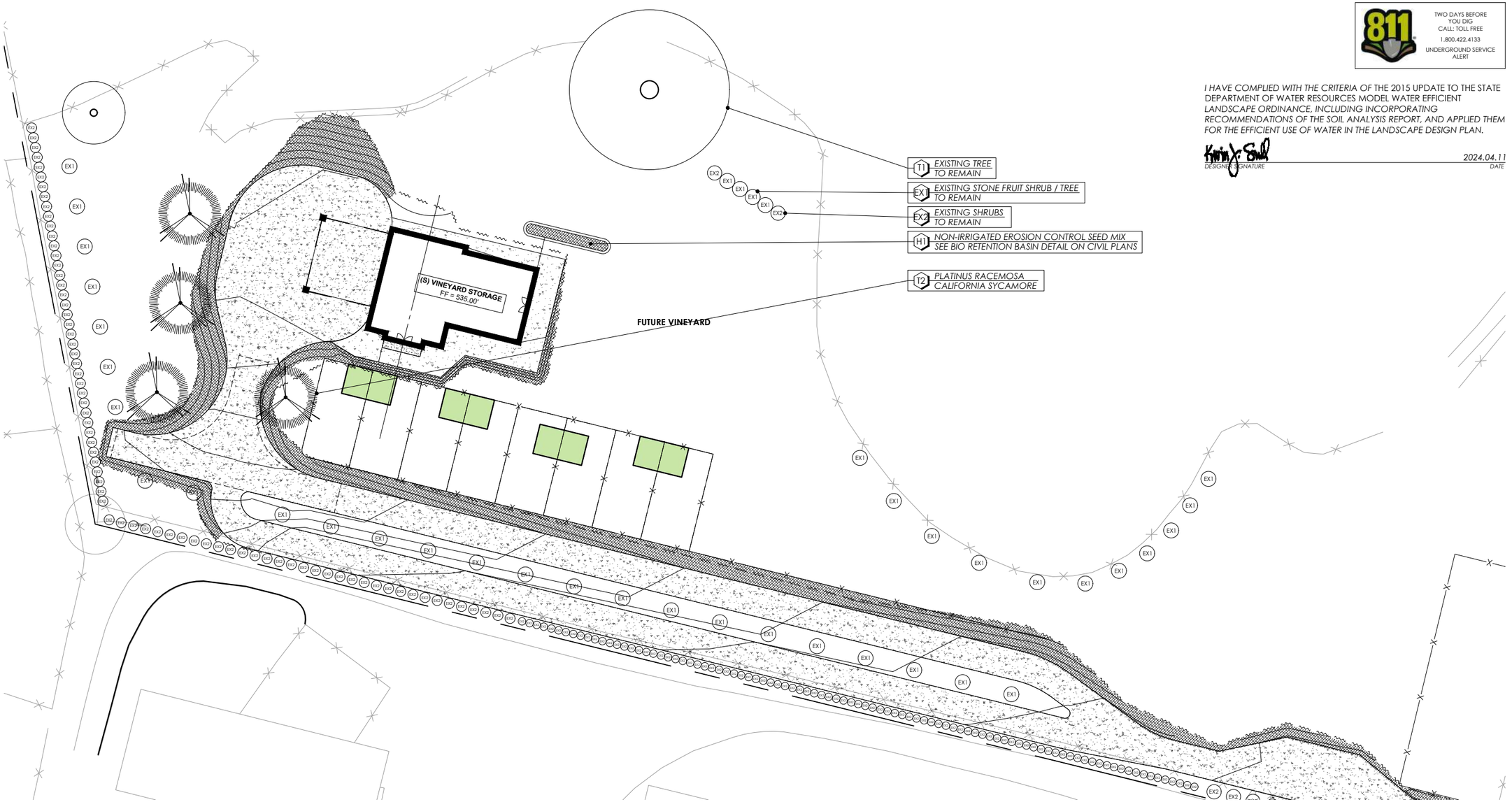
L-1.0

811 TWO DAYS BEFORE YOU DIG CALL: TOLL FREE 1.800.422.4133 UNDERGROUND SERVICE ALERT

I HAVE COMPLIED WITH THE CRITERIA OF THE 2015 UPDATE TO THE STATE DEPARTMENT OF WATER RESOURCES MODEL WATER EFFICIENT *LANDSCAPE ORDINANCE, INCLUDING INCORPORATING RECOMMENDATIONS OF THE SOIL ANALYSIS REPORT, AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.*

DESIGNER SIGNATURE *2024.04.11* *DATE*





❑ ENLARGEMENT PLAN - A

PLANT LEGEND

TREES

SYMBOL	NAME	COMMENTS	SIZE	WUCOLS	QTY.
○	T1 EXISTING TREES TO REMAIN			LOW	
	T2 PLATINUM RACEMOSA CALIFORNIA SYCAMORE	PLANT PER DETAIL A/L-1.5	15 GAL.	MEDIUM	6
	T3 QUERCUS AGRIFOLIA COAST LIVE OAK	PLANT PER DETAIL A/L-1.5	15 GAL.	LOW	2

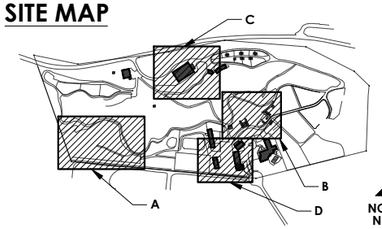
SHRUBS

SYMBOL	NAME	COMMENTS	SIZE	WUCOLS	QTY.
EX1	EX1 EXISTING STONE FRUIT SHRUB / TREE TO REMAIN			MEDIUM	43
EX2	EX2 EXISTING SHRUBS TO REMAIN	SPECIES INCLUDE: LEYLAND CYPRESS, BAY LAUREL, JAPANESE PRIVET, ITALIAN CYPRESS		LOW	260

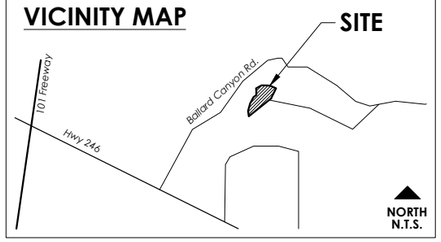
HYDROSEED MIX

SYMBOL	NAME	COMMENTS	SIZE	WUCOLS	QTY.
	H1 NON-IRRIGATED EROSION CONTROL SEED MIX	SEE SEED MIX NOTES L-1.6		NO WATER	7,786 SQ. FT.

SITE MAP



VICINITY MAP



811 TWO DAYS BEFORE YOU DIG CALL: TOLL FREE 1.800.422.4133 UNDERGROUND SERVICE ALERT

I HAVE COMPLIED WITH THE CRITERIA OF THE 2015 UPDATE TO THE STATE DEPARTMENT OF WATER RESOURCES MODEL WATER EFFICIENT LANDSCAPE ORDINANCE, INCLUDING INCORPORATING RECOMMENDATIONS OF THE SOIL ANALYSIS REPORT, AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

DESIGNER SIGNATURE — DATE 2024.04.11

PLEINAIRE DESIGN GROUP
3203 Lightning St., Ste. 201 // Santa Maria, CA 93455
805.349.9695 // www.pleinairedg.com

LICENSED LANDSCAPE ARCHITECT KEVIN J. SMALL #2929 Signature 2025.03.31 Renewal Date 2024.04.11 Date *STATE OF CALIFORNIA*

RANCHO LUIS

826 BALLARD CANYON // SOLVANG, CALIFORNIA 93463

REVISION DATE

1	1ST SUBMITTAL	2024.04.11

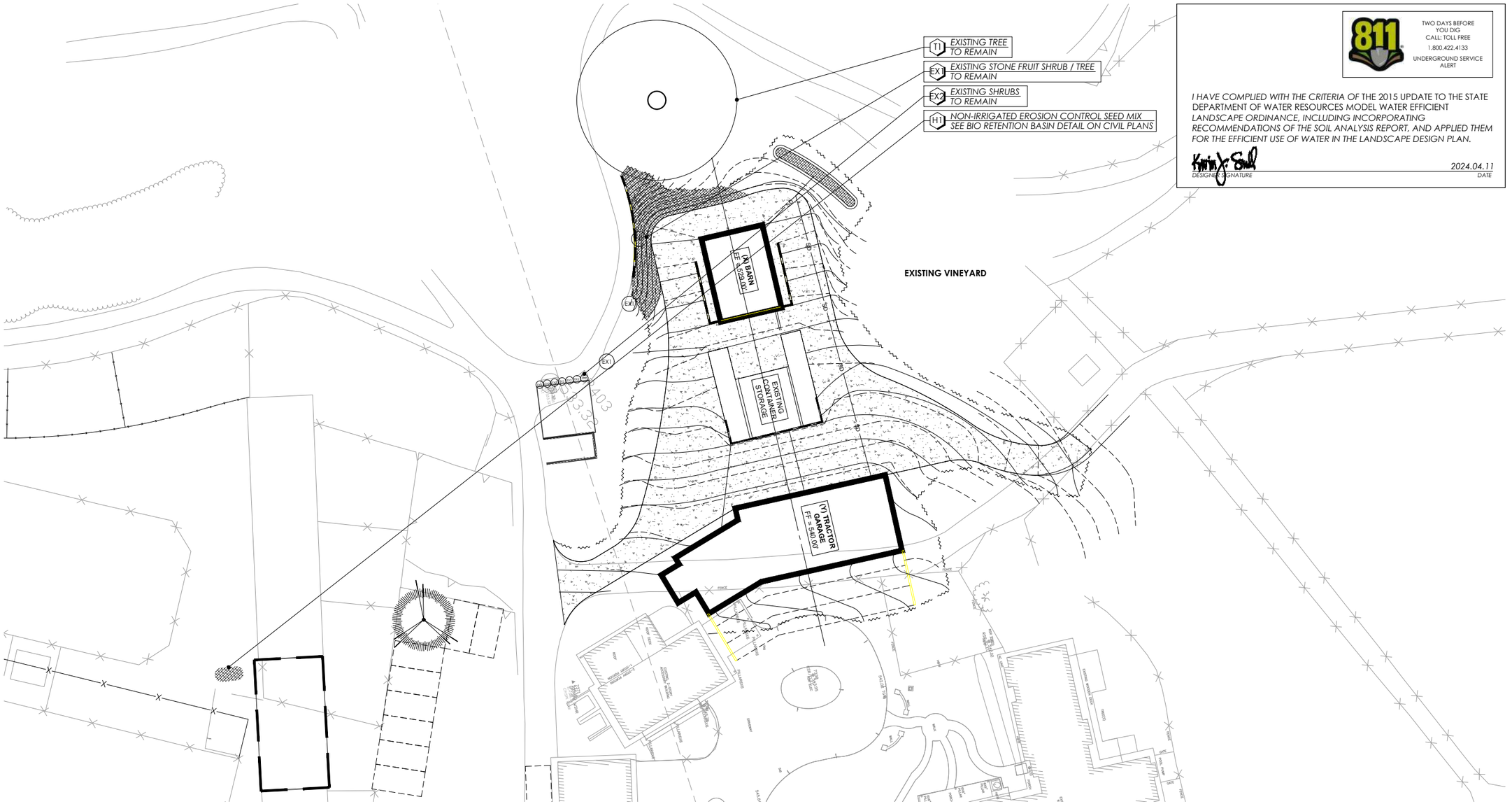
SHEET TITLE

ENLARGEMENT PLAN - A

OWNER

DATE 2024.04.11
PROJECT NO. 22372
SHEET NO.

L-1.1



❑ ENLARGEMENT PLAN - B

PLANT LEGEND

TREES

SYMBOL		NAME	COMMENTS	SIZE	WUCOLS	QTY.
○	T1	EXISTING TREES TO REMAIN			LOW	
	T2	PLATINUM RACEMOSA CALIFORNIA SYCAMORE	PLANT PER DETAIL A/L-1.5	15 GAL.	MEDIUM	6
	T3	QUERCUS AGRIFOLIA COAST LIVE OAK	PLANT PER DETAIL A/L-1.5	15 GAL.	LOW	2

SHRUBS

SYMBOL		NAME	COMMENTS	SIZE	WUCOLS	QTY.
EX1	EX1	EXISTING STONE FRUIT SHRUB / TREE TO REMAIN			MEDIUM	43
EX2	EX2	EXISTING SHRUBS TO REMAIN	SPECIES INCLUDE: LEYLAND CYPRESS, BAY LAUREL, JAPANESE PRIVET, ITALIAN CYPRESS		LOW	260

HYDROSEED MIX

SYMBOL		NAME	COMMENTS	SIZE	WUCOLS	QTY.
	H1	NON-IRRIGATED EROSION CONTROL SEED MIX	SEE SEED MIX NOTES L-1.6		NO WATER	7,786 SQ. FT.

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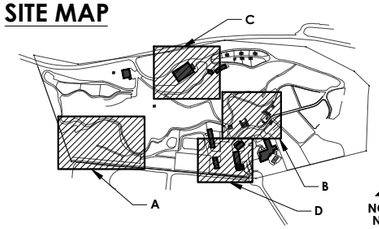
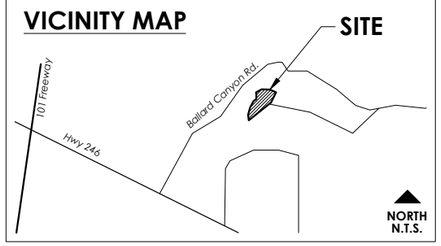
DESIGNER SIGNATURE — 2024.04.11 DATE

SITE MAP



VICINITY MAP



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RANCHO LUIS

826 BALLARD CANYON // SOLVANG, CALIFORNIA 93463

REVISION DATE

1	1ST SUBMITTAL	2024.04.11

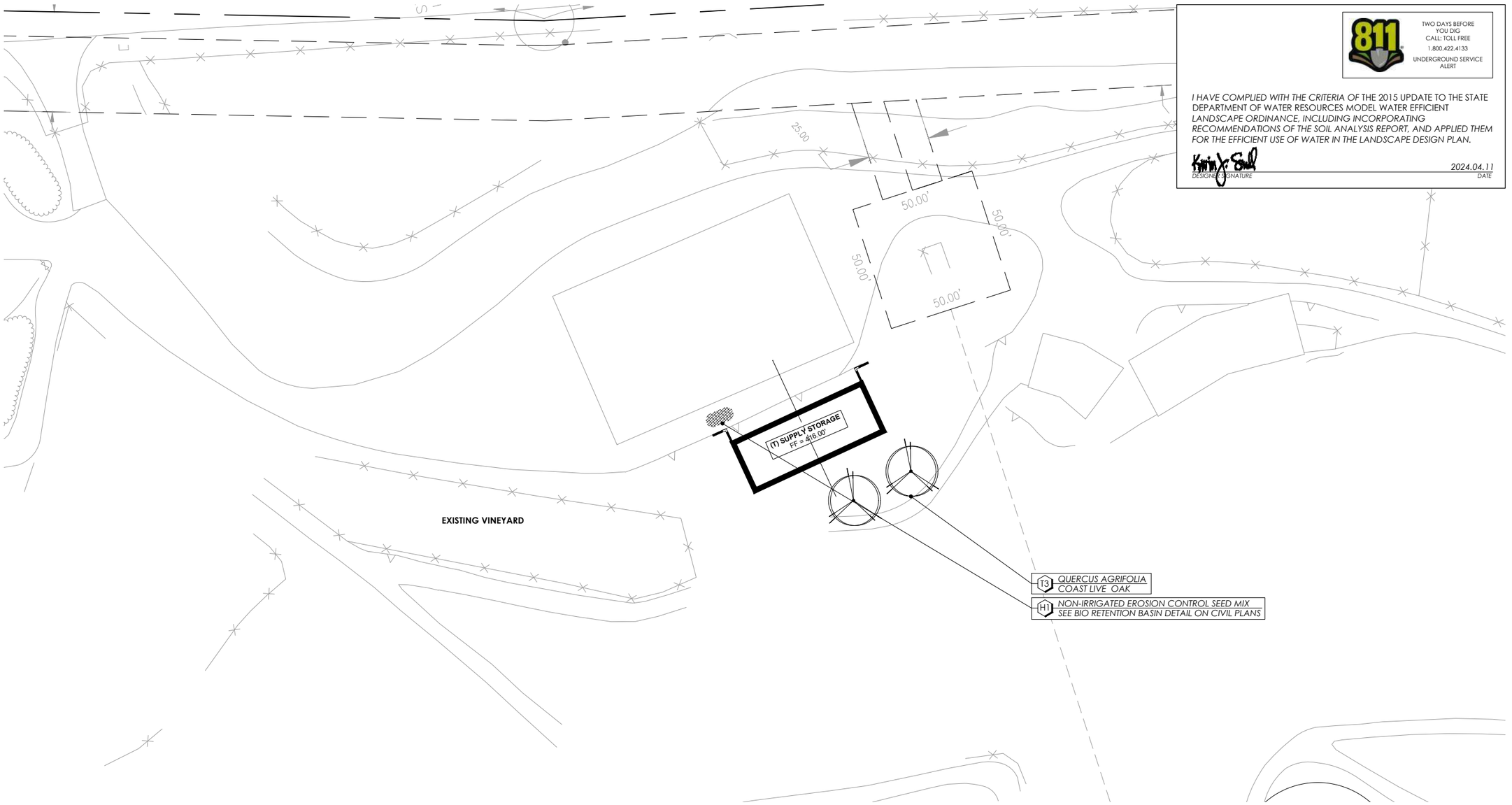
SHEET TITLE

ENLARGEMENT PLAN - B

OWNER

DATE 2024.04.11
PROJECT NO. 22372
SHEET NO.

L-1.2



❑ ENLARGEMENT PLAN - C

0 20 40 80
SCALE : 1" = 20'-0"
NORTH

PLANT LEGEND

TREES

SYMBOL	NAME	COMMENTS	SIZE	WUCOLS	QTY.
○	T1 EXISTING TREES TO REMAIN			LOW	
	T2 PLATINUM RACEMOSA CALIFORNIA SYCAMORE	PLANT PER DETAIL A/L-1.5	15 GAL.	MEDIUM	6
	T3 QUERCUS AGRIFOLIA COAST LIVE OAK	PLANT PER DETAIL A/L-1.5	15 GAL.	LOW	2

SHRUBS

SYMBOL	NAME	COMMENTS	SIZE	WUCOLS	QTY.
EX1	EX1 EXISTING STONE FRUIT SHRUB / TREE TO REMAIN			MEDIUM	43
EX2	EX2 EXISTING SHRUBS TO REMAIN	SPECIES INCLUDE: LEYLAND CYPRESS, BAY LAUREL, JAPANESE PRIVET, ITALIAN CYPRESS		LOW	260

HYDROSEED MIX

SYMBOL	NAME	COMMENTS	SIZE	WUCOLS	QTY.
	H1 NON-IRRIGATED EROSION CONTROL SEED MIX	SEE SEED MIX NOTES L-1.6		NO WATER	7,786 SQ. FT.

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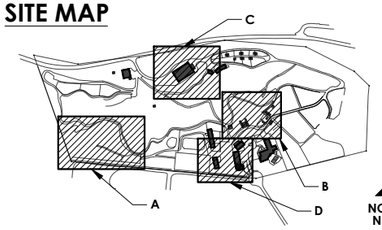
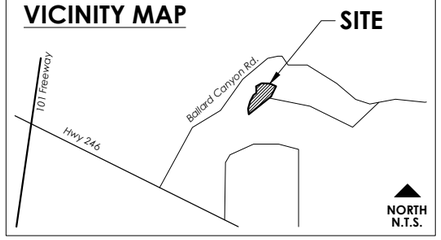
Kevin J. Small — 2024.04.11
DESIGNER SIGNATURE — DATE

SITE MAP



VICINITY MAP



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LICENSED LANDSCAPE ARCHITECT
KEVIN J. SMALL #2929
Signature
2025.03.31
Renewal Date
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Date
STATE OF CALIFORNIA

RANCHO LUIS

826 BALLARD CANYON // SOLVANG, CALIFORNIA 93463

REVISION DATE

1	1ST SUBMITTAL	2024.04.11

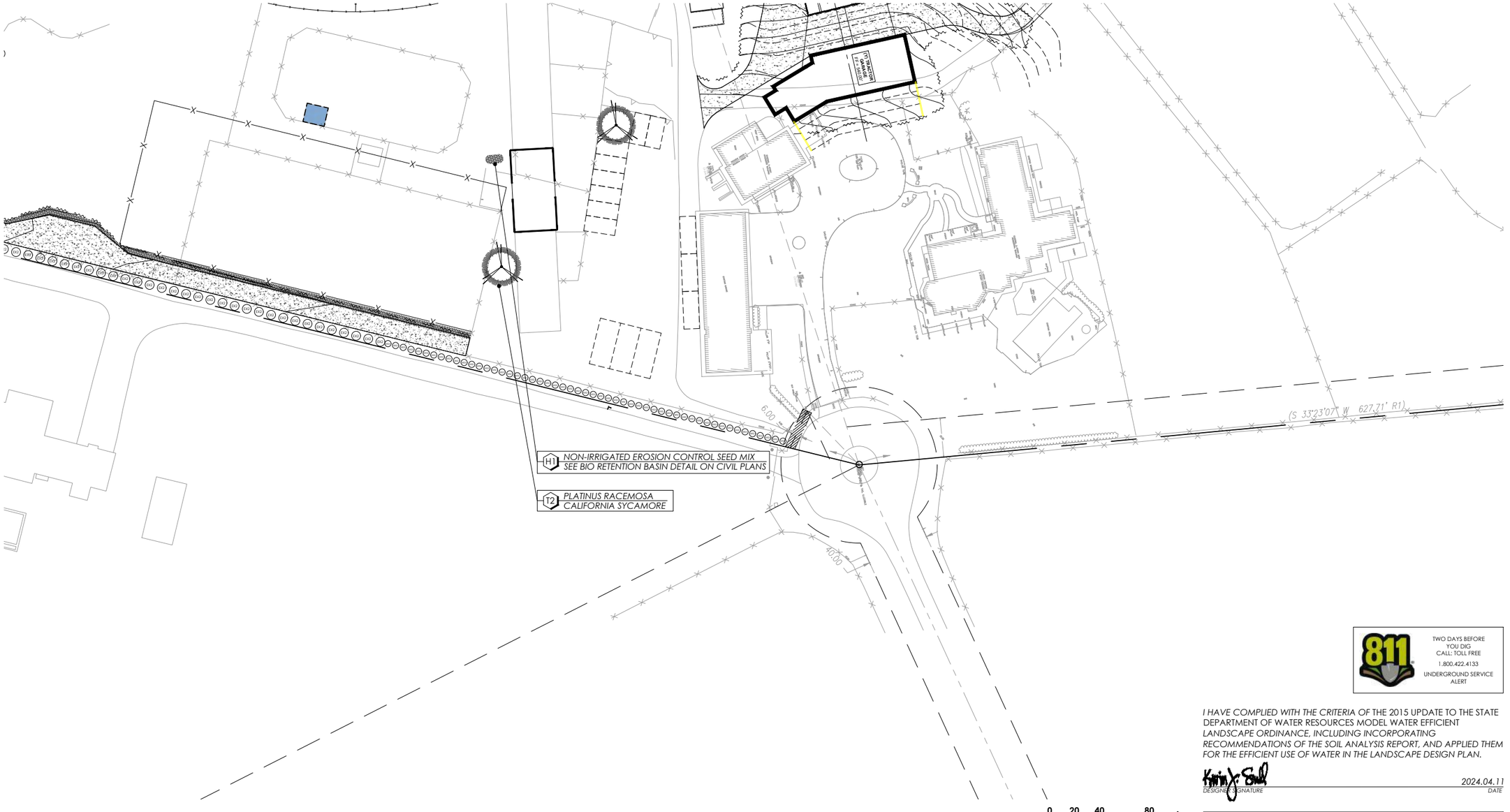
SHEET TITLE

ENLARGEMENT PLAN - C

OWNER

DATE 2024.04.11
PROJECT NO. 22372
SHEET NO.

L-1.3



0 20 40 80

SCALE : 1" = 20'-0"

NORTH

❑ ENLARGEMENT PLAN - C

PLANT LEGEND

TREES

SYMBOL		NAME	COMMENTS	SIZE	WUCOLS	QTY.
○	T1	EXISTING TREES TO REMAIN			LOW	
	T2	PLATINUM RACEMOSA CALIFORNIA SYCAMORE	PLANT PER DETAIL A/L-1.5	15 GAL.	MEDIUM	6
	T3	QUERCUS AGRIFOLIA COAST LIVE OAK	PLANT PER DETAIL A/L-1.5	15 GAL.	LOW	2

SHRUBS

SYMBOL		NAME	COMMENTS	SIZE	WUCOLS	QTY.
EX1	EX1	EXISTING STONE FRUIT SHRUB / TREE TO REMAIN			MEDIUM	43
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HYDROSEED MIX

SYMBOL		NAME	COMMENTS	SIZE	WUCOLS	QTY.
	H1	NON-IRRIGATED EROSION CONTROL SEED MIX	SEE SEED MIX NOTES L-1.6		NO WATER	7,786 SQ. FT.

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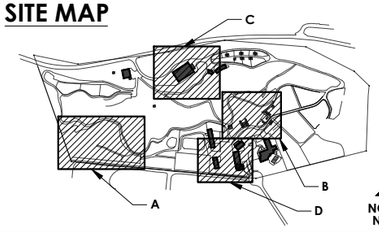
Kevin J. Small — *2024.04.11*

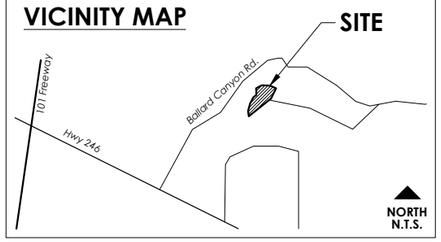
DESIGNER SIGNATURE — *DATE*

SITE MAP



NORTH N.T.S.

VICINITY MAP



NORTH N.T.S.

PLEIN AIRE DESIGN GROUP
3203 Lightning St., Ste. 201 // Santa Maria, CA 93455
805.349.9695 // www.pleinairedg.com

LICENSED LANDSCAPE ARCHITECT KEVIN J. SMALL #2929 Signature 2025.03.31 Renewal Date 2024.04.11 Date *STATE OF CALIFORNIA*

RANCHO LUIS

826 BALLARD CANYON // SOLVANG, CALIFORNIA 93463

REVISION DATE		
1	1ST SUBMITTAL	2024.04.11

SHEET TITLE

ENLARGEMENT PLAN - D

OWNER

DATE 2024.04.11

PROJECT NO. 22372

SHEET NO.

L-1.4

CERTIFICATE OF COMPLETION

This certificate is filled out by the project applicant upon completion of the landscape project.

PART 1. PROJECT INFORMATION SHEET

Date		
Project Name		
Name of Project Applicant	Telephone No.	
	Fax No.	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

Project Address and Location:

Street Address	Parcel, tract or lot number, if available.	
City	Latitude/Longitude (optional)	
State	Zip Code	

Property Owner or his/her designee:

Name	Telephone No.	
	Fax No.	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

Property Owner

"I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule."

Property Owner Signature Date

Please answer the questions below:

1. Date the Landscape Documentation Package was submitted to the local agency_____
2. Date the Landscape Documentation Package was approved by the local agency_____
3. Date that a copy of the Water Efficient Landscape Worksheet (including the Water Budget Calculation) was submitted to the local water purveyor_____

PART 2. CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE

"I/we certify that based upon periodic site observations, the work has been substantially completed in accordance with the ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved Landscape Documentation Package."

Signature*	Date	
Name (print)	Telephone No.	
	Fax No.	
Title	Email Address	
License No. or Certification No.		
Company	Street Address	
City	State	Zip Code

*Signer of the landscape design plan, signer of the irrigation plan, or a licensed landscape contractor.

PART 3. IRRIGATION SCHEDULING

Attach parameters for setting the irrigation schedule on controller per ordinance Section 492.10.

PART 4. SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE

Attach schedule of Landscape and Irrigation Maintenance per ordinance Section 492.11.

PART 5. LANDSCAPE IRRIGATION AUDIT REPORT

Attach Landscape Irrigation Audit Report per ordinance Section 492.12.

PART 6. SOIL MANAGEMENT REPORT

Attach soil analysis report, if not previously submitted with the Landscape Documentation Package per ordinance Section 492.5.

Attach documentation verifying implementation of recommendations from soil analysis report per ordinance Section 492.5.

PLANTING LEGEND NOTES

1. ALL TREES ARE TO BE STAKED PER DETAIL A/L-1.5.
2. CONTRACTOR IS TO PROVIDE AN AUTOMATIC IRRIGATION SYSTEM WITH 100% COVERAGE AND SEPARATE SUN/SHADE AND TURF/GROUNDCOVER SYSTEMS. REFER TO IRRIGATION DESIGN BUILD NOTES BELOW FOR SPECIFICS OF INSTALLATIONS.
3. CONTRACTOR SHALL NOT DETOUR FROM ANY OF THE PLANT MATERIAL ON THE LIST UNLESS CONSULTING WITH THE LANDSCAPE ARCHITECT FIRST.
4. CONTRACTOR SHALL INSTALL HEADER AT THE EDGE OF ALL TURF TO SHRUB AREAS. SEE DETAILS FOR MATERIAL.
5. ALL SHRUB AREAS SHALL RECEIVE A 3" LAYER OF MEDIUM SIZED FIR MULCH 1/2" TO 1" IN DIAMETER. TOP SURFACE OF MULCH SHALL BE A MINIMUM OF 1" BELOW ANY ADJACENT HARDSCAPE. "GORILLA HAIR" OR POST CONSTRUCTION WASTE WILL NOT BE ACCEPTED.
6. ALL SLOPE AREAS 3:1 OR GREATER SHALL HAVE JUTE NETTING OR EQUIVALENT SLOPE STABILIZATION MATERIAL APPLIED ON TOP OF ANY APPLIED MULCH.
7. ALL PLANT MATERIAL, COLOR, SIZE AND QUANTITIES ARE TO BE VERIFIED WITH OWNER.

GENERAL PLANTING NOTES

1. REMOVE ALL DEBRIS, WEEDS, EXCESS MATERIAL AND ROCKS LARGER THAN 3" IN DIAMETER FROM PLANTING AREAS.
2. CROSS RIP ALL TURF AND PLANTING AREAS TO A DEPTH OF 12" AND BLEND THE FOLLOWING AMENDMENT INTO THE TILLED SOIL TO A DEPTH OF 6".
   - 2.1. PER 1000 SQUARE FEET:
     - 2.1.1. 6 CUBIC YARDS NITROGEN AND IRON FORTIFIED ORGANIC SOIL AMENDMENT
     - 2.1.2. 14 POUNDS 12-12-12 FERTILIZER
     - 2.1.3. 15 POUNDS SOIL SULFUR
3. EXCAVATE THE PLANTING PITS FOR TREES AND SHRUBS TWICE THE DIAMETER AND TWICE THE DEPTH OF THE ROOT BALL SCARIFY THE SIDES AND BOTTOM OF THE PIT. THE BACKFILL MIX FOR USE AROUND THE ROOT BALL SHALL CONSIST OF THE FOLLOWING:
   - 3.1. PER CUBIC YARD OF SOIL:
     - 3.1.1. 1/3 CUBIC YARD NITROGEN STABILIZED FIR BARK
     - 3.1.2. 1 POUND 12-12-12 FERTILIZER
     - 3.1.3. 1 1/2 POUNDS IRON SULFATE (20% IRON)
     - 3.1.4. 2/3 CUBIC YARD TOPSOIL

   PLANT TABS SHALL BE AGRIFORM OR APPROVED EQUAL USED AT MANUFACTURER'S RECOMMENDED RATE FOR EACH PLANT SIZE.
4. SOIL AMENDMENT AND BACKFILL MIX ARE PROVIDED FOR BIDDING PURPOSES ONLY. THE CONTRACTOR SHALL PROVIDE FOR IN HIS BID FOR A SOIL AGRONOMY REPORT BY AN APPROVED SOIL AGRONOMIST UPON COMPLETION OF THE ROUGH GRADING. ACTUAL SOIL AMENDMENTS AND BACKFILL MIX SHALL BE AS PER SOIL AGRONOMISTS REPORT AND RECOMMENDATIONS.
5. FINE PRUNE ALL SPECIMEN TREES AFTER PLANTING UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.
6. ALL SPECIMEN TREES SHALL BE SELECTED AT THE SOURCE BY THE LANDSCAPE ARCHITECT.
7. UPON COMPLETION, REMOVE ALL EXTRANEOUS MATERIAL AND DEBRIS, BROOM AND WASH CLEAN AREA.
8. ACTUAL SYMBOLS SHALL HAVE PRIORITY OVER WRITTEN QUANTITIES. CONTRACTOR SHALL VERIFY QUANTITIES AND NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES.
9. ALL PLANT MATERIAL, COLOR, SIZE AND QUANTITIES ARE TO BE VERIFIED WITH OWNER.
10. ALL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER, PRIOR TO INSTALLATION.
11. ALL FLOW LINES ESTABLISHED BY GRADING PLAN SHALL BE MAINTAINED BY FINISH GRADING. MAINTAIN 1.5% MINIMUM FLOW IN ALL PLANTER AREAS.

SOIL AGRONOMY TEST REQUIRED. SAMPLE TO BE TAKEN AFTER SITE GRADING IS COMPLETE. REFER TO SPECIAL INSPECTIONS ON COVERSHEET

IRRIGATION DESIGN BUILD NOTES

1. CONTRACTOR SHALL PROVIDE A DESIGN BUILD IRRIGATION SYSTEM THAT COMPLIES WITH THE COUNTY OF SANTA BARBARA WATER CONSERVATION ORDINANCE CHAPTER 15.52 WATER EFFICIENT LANDSCAPE AND IRRIGATION STANDARDS.
2. SYSTEM SHALL INCLUDE:
   - BACKFLOW PROTECTION - IF A BACKFLOW DEVICE EXISTS ON SITE IT SHALL BE TESTED AND VERIFIED TO BE COMPLAINT WITH CURRENT PLUMBING CODE. (FEBCO 825Y OR EQUAL TYPE OF BACKFLOW)
   - EPA CERTIFIED SMART CONTROLLER WITH AUTOMATIC RAIN SHUT OFF
   - ISOLATION VALVES AT POINT OF CONNECTION, BACKFLOW AND PAVEMENT CROSSINGS.
3. PLANTS SHALL BE IRRIGATED BY MEANS OF INDIVIDUAL DRIP EMITTERS IN ON SURFACE PIPE.
4. ON SURFACE PIPE SHALL BE COVERED BY BARK MULCH.
5. CONTRACTOR SHALL TEST SOIL IN PLANTERS AND AMEND SOIL PER THE RESULTS OF THE TEST. LAB REPORT SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL ALONG WITH SAMPLING METHODOLOGY.
6. CONTRACTOR SHALL PROVIDE AS-BUILT PLANS TO LANDSCAPE ARCHITECT FOR INCLUSION IN APPROVAL DOCUMENTS.
7. INSTALLATION IS SUBJECT TO ALL REQUIRED INSPECTIONS FOR CERTIFICATIONS REQUIRED BY STATE OF CALIFORNIA AND THE COUNTY OF SANTA BARBARA SUCH AS:
   - START OF WORK
   - PRESSURE/COVERAGE TEST
   - FINAL INSPECTION
8. CONTRACTOR SHALL WARRANTY ALL FOR ONE YEAR FROM THE DATE OF ACCEPTANCE.
9. CONTRACTOR SHALL PROVIDE THE FOLLOWING TO THE LANDSCAPE ARCHITECT AND OR OWNER PRIOR TO FINAL ACCEPTANCE:
   - CONTROLLER CHART
   - PRODUCT CUT SHEETS
   - CONTROLLER KEYS
   - PRODUCT INSTRUCTION MANUALS AND WARRANTIES
   - SPARE/REPLACEMENT PARTS

PLANT LEGEND

TREES

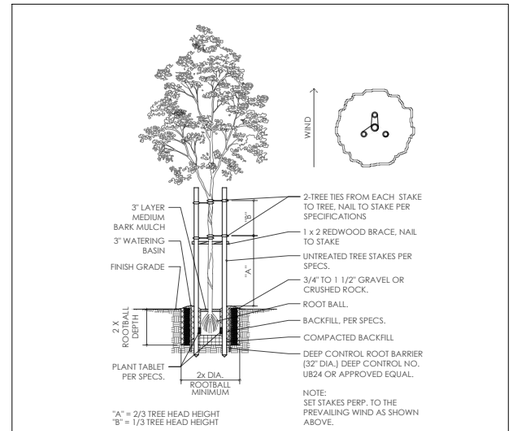
SYMBOL	NAME	COMMENTS	SIZE	WUCOLS	QTY.
○	T1 *EXISTING TREES TO REMAIN*			*LOW*	
	T2 *PLATINUM RACEMOSA CALIFORNIA SYCAMORE*	*PLANT PER DETAIL A/L-1.5*	*15 GAL.*	*MEDIUM*	*6*
	T3 *QUERCUS AGRIFOLIA COAST LIVE OAK*	*PLANT PER DETAIL A/L-1.5*	*15 GAL.*	*LOW*	*2*

SHRUBS

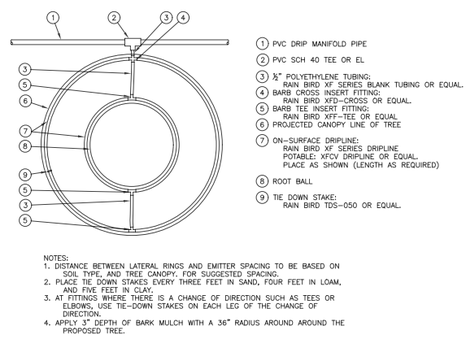
SYMBOL	NAME	COMMENTS	SIZE	WUCOLS	QTY.
EX1	EX1 *EXISTING STONE FRUIT SHRUB / TREE TO REMAIN*			*MEDIUM*	*43*
EX2	EX2 *EXISTING SHRUBS TO REMAIN*	*SPECIES INCLUDE: LEYLAND CYPRESS, BAY LAUREL, JAPANESE PRIVET, ITALIAN CYPRESS*		*LOW*	*260*

HYDROSEED MIX

SYMBOL	NAME	COMMENTS	SIZE	WUCOLS	QTY.
	H1 *NON-IRRIGATED EROSION CONTROL SEED MIX*	*SEE SEED MIX NOTES L-1.6.*		*NO WATER*	*7,786 SQ. FT.*



A TREE PLANTING



B TREE DRIP IRRIGATION

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805.349.9695 // www.pleinairedg.com

LICENSED LANDSCAPE ARCHITECT KEVIN J. SMALL # 2929 — Signature 2025.03.31 — Renewal Date 2024.04.11 — Date — STATE OF CALIFORNIA

RANCHO LUIS

826 BALLARD CANYON // SOLVANG, CALIFORNIA 93463

REVISION DATE

1	*1ST SUBMITTAL*	*2024.04.11*

SHEET TITLE

NOTES & DETAILS

OWNER

DATE *2024.04.11*

PROJECT NO. *22372*

SHEET NO.

L-1.5

Appendix B - Water Efficient Landscape Work sheet

Reference Evapotranspiration (ETO): **48.7**

Project: Rancho Luis

Hydrozone # /Planting Description a	Plant Factor (PF)	Irrigation Method b	Irrigation Efficiency (IE)c	ETAF (PF/IE)	Landscape Area (sq, ft,)	ETAF x Area	Estimated Total Water Use (ETWU) e
Regular Landscape Areas							
Very Low	0.1	drip	0.81	0.12	-	-	-
Low	0.25	drip	0.81	0.31	7,934.00	2,448.77	73,938.02
Medium	0.5	drip	0.81	0.62	5,424.00	3,348.15	101,093.99
High	0.8	drip	0.81	0.99	-	-	-
Non-Irrigated	0.0	n/a	100	0.00	7,394.00	-	-
				Totals	20,752.00	5,796.91	175,032.01
Special Landscape Areas							
Turf				1		-	-
						-	-
						-	-
						-	-
						-	-
				Totals	-	-	-
						ETWU Total	**175,032.01**
Maximum Allowed Water Allowance (MAWA)e							**281,963.65**

a
Hydrozone #/Planting Description
E.g
1.) front lawn
2.) medium water use planting

b
Irrigation Method
overhead spray
or drip

c
Irrigation Efficiency
0.75 for spray head
0.81 for drip

d
ETWU (Annual Gallons Required)
= Eto x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

e
MAWA (Annual Gallons Allowed)
= (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations:
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area (B+D)	**5,796.91**
Total Area (A+C)	**20,752.00**
Sitewide ETAF (B+D) ÷ (A+C)	**0.28**

Regular

Total ETAF x Area (B)	**5,796.91**
Total Area (A)	**20,752.00**
Average ETAF (B ÷ A)	**0.28**

S&S SEEDS

BASIC NATIVE EROSION CONTROL MIX

This mix of annual native California species has been formulated for rapid growth in the lower rainfall climates and varied soil types of Central and Southern California. For this reason, it is the best choice for permanent or temporary cover in areas that may not support perennial natives without the addition of irrigation or soil amendments. These seeds are adapted to our climates and plant communities and can be used around sensitive native habitat and in conjunction with other species, including wildflowers, without the fear of native gene contamination.

SPECIES	COMMON NAME	BULK #'s/ACRE	MIN % PLS*
Bromus carinatus 'Cucamonga'	Cucamonga brome	20.00	86
Festuca microstachys	Small fescue	8.00	90
Trifolium ciliatum	Foothill/Tree clover	4.00	86
		32.00	

* MIN % PLS (Pure Live Seed) = Seed Purity x Germination Rate

Seed: 32 lbs per acre
Height: 24-36 inches
Emergence: 10-15 days
Establishment: 45 days to 90% cover after emergence

For additional plant characteristics visit the plant database portion of our website at www.ssseeds.com.

PO BOX 1275 CARPINTERIA, CA 93014 USA * PH: 805/684-0436 * FAX: 805/684-2798
E-MAIL:INFO@SSSEEDS.COM WEBSITE: WWW.SSSEEDS.COM

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LICENSED LANDSCAPE ARCHITECT KEVIN J. SMALL #2929 Signature 2025.03.31 Renewal Date 2024.04.11 Date STATE OF CALIFORNIA

RANCHO LUIS
826 BALLARD CANYON // SOLVANG, CALIFORNIA 93463

REVISION DATE
1 1ST SUBMITTAL 2024.04.11

SHEET TITLE
MWELO

OWNER

DATE 2024.04.11
PROJECT NO. 22372
SHEET NO.
L-1.6

ATTACHMENT 4

Site Access and Road Widening Plan

SANTA BARBARA COUNTY FIRE DEPARTMENT
FIRE PREVENTION DIVISION
APPROVED DATE 7/22/23
ABOVE APPROVAL IS SUBJECT TO VISUAL INSPECTION. A FINAL APPROVAL ON SITE, AND COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
SIGNATURE _____ TITLE Captain

ACCESS PLAN

826 BALLARD CANYON ROAD
SOLVANG, CA

Received
May 17, 2023
Santa Barbara County Fire Dept
Fire Prevention Division

APPLICANT:	MW Architects
CONTACT:	C.J. Horstman<c.horstman@mwa.bz>
ADDRESS:	826 Ballard Canyon Rd, Solvang
APN:	137-120-073
PLNS:	Access Plan Check
PLNG PERMIT(S):	21CUP-00015 / 21DVP-00020
FD PROJ:	21FDR-00038
FD PLN CHK:	23FPL-00218
SCOPE:	New Commercial Horse Facility

MW ARCHITECTS
MICHAEL C. PEACHEY
WAYNE R. STUART
C.J. HORSTMAN
330 S. HALCYON ROAD
ARROYO GRANDE, CA 93420
(805) 544-4334 www.mwa.bz

PROPOSAL DESCRIPTION

IN RESPONSE TO THE LETTER FROM SEAN COFFMAN AND THE SANTA BARBARA COUNTY FIRE DEPARTMENT, DATED OCTOBER 21, 2021.

IN REGARDS TO PLANNING APPLICATION 21CUP-00015/21DVP-00020, PROJECT: 21FDR-00038.

PROPOSAL:
IN ORDER TO SATISFY THE FIRE DEPARTMENTS REQUIREMENT FOR ACCESS TO THE PROJECT SITE VIA BALLARD CANYON RD. (PRIVATE ROAD), WE ARE PROPOSING THE SOLUTION LAID OUT IN THIS PACKAGE.

WIDENING THE ENTIRE PRIVATE ROAD TO 20' IS AN EXTENSIVE ENDEAVOR THAT WOULD CAUSE SIGNIFICANT HARDSHIP TO THE APPLICANT AS WELL AS TO ALL THE NEIGHBORING PROPERTIES ALONG SAID ROAD. THIS WOULD INVOLVE SIGNIFICANT GRADING, RELOCATION OF UTILITIES, REMOVAL OF NUMEROUS MATURE TREES AND WOULD REQUIRE A NUMBER OF PROPERTY OWNERS ALONG THE WAY TO RECONFIGURE THEIR FENCING.

AFTER A SITE VISIT AND DISCUSSIONS WITH COUNTY FIRE PERSONNEL, WE BELIEVE WE HAVE A SOLUTION THAT BOTH SATISFIES THE FIRE DEPARTMENT ACCESS STANDARDS AS WELL AS WORKS WITH THE EXISTING SITE CONSTRAINTS. WE ARE PROPOSING TO WIDEN THE ROAD TO A TOTAL DRIVABLE WIDTH OF 20'-0" AT ALL FEASIBLE LOCATIONS ALONG THE EXISTING DRIVE ISLE.

THESE WIDENED AREAS WILL MAXIMIZE AMOUNT OF ROAD MEETING THE 20' WIDE STANDARD. THE MODIFIED DRIVE ISLE WILL HAVE AMPLE AREAS FOR CARS TO BYPASS EACH OTHER IN THE EVENT OF AN EMERGENCY.

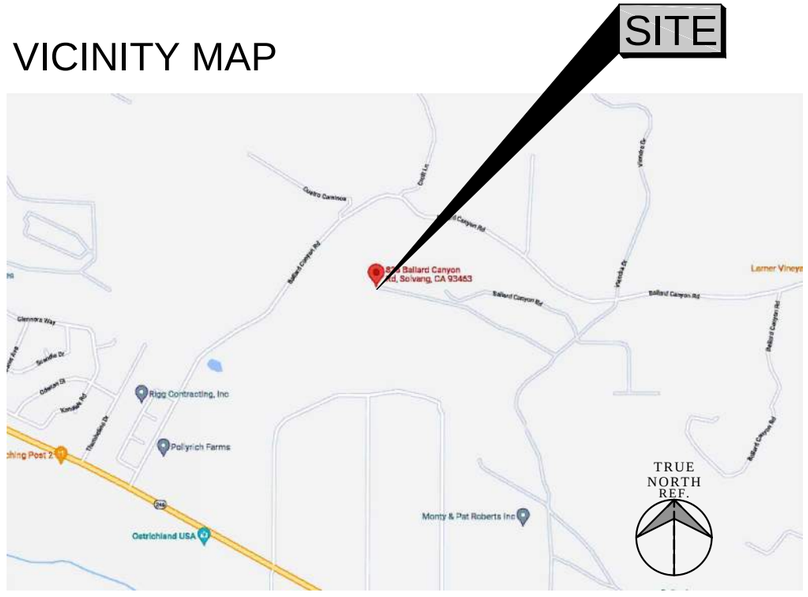
TEAM LIST

ARCHITECT: MW ARCHITECTS
330 S. HALCYON RD.
ARROYO GRANDE, CA
REP: CHRIS TARCON
805-235-1995 EX. 110
C.TARCON@MWA.BZ

OWNER: JAMES PHELAN
826 BALLARD CANYON RD.
SOLVANG, CA

SURVEY: HANNIG SURVEYING
805-769-8232
STEVE@HANNIGSURVEYING.COM

VICINITY MAP



826 BALLARD CANYON ROAD
SOLVANG, CA

F1

FIRE ACCESS ROADWAY PROPOSAL

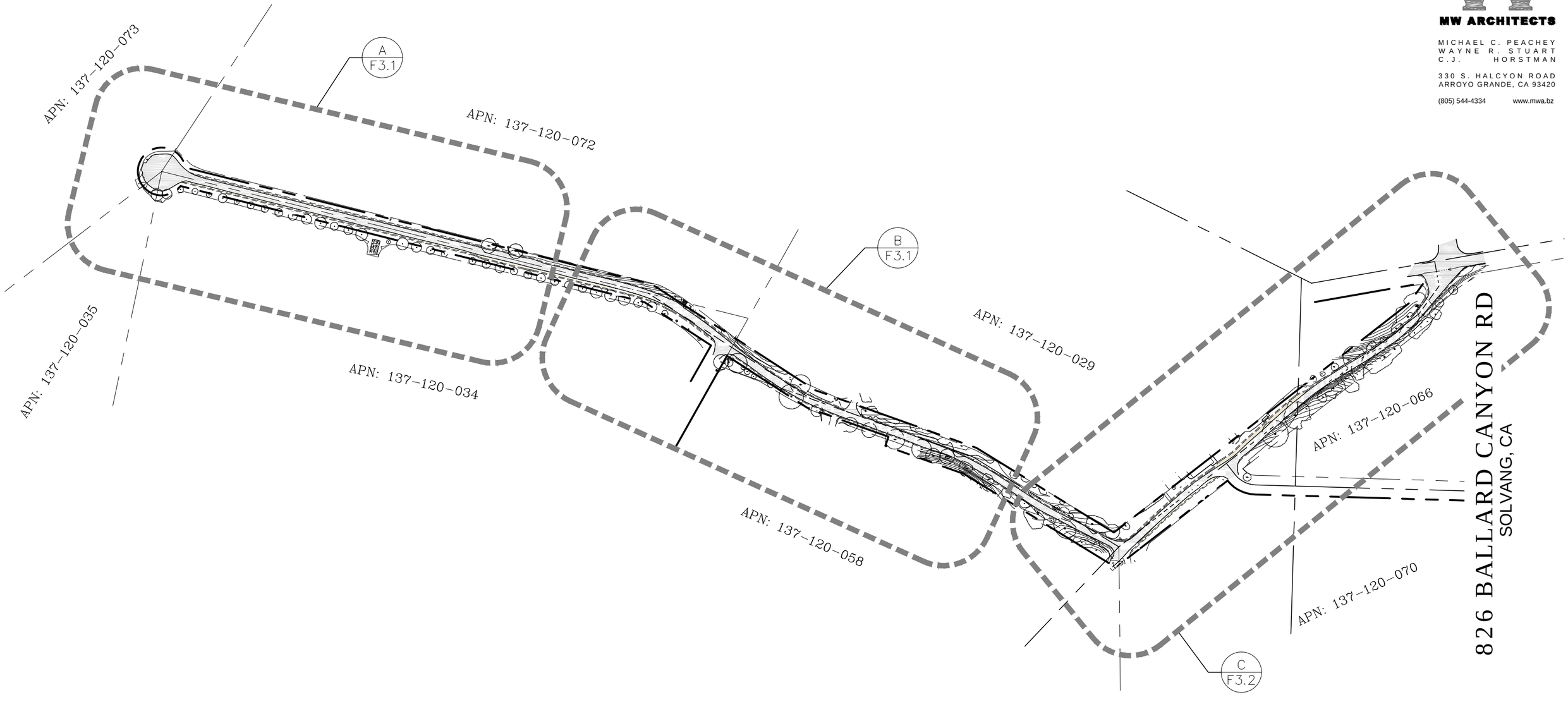
JN: 21760 DATE: 05/17/2023

MW ARCHITECTS

MICHAEL C. PEACHEY
WAYNE R. STUART
C.J. HORSTMAN

330 S. HALCYON ROAD
ARROYO GRANDE, CA 93420

(805) 544-4334 www.mwa.bz



OVERALL EXISTING DRIVE ISLE / KEY PLAN

SCALE: 1" = 200'

0 100' 200' 400'

TRUE NORTH REF.

F2

FIRE ACCESS ROADWAY PROPOSAL

JN: 21760 DATE: 05/17/2023

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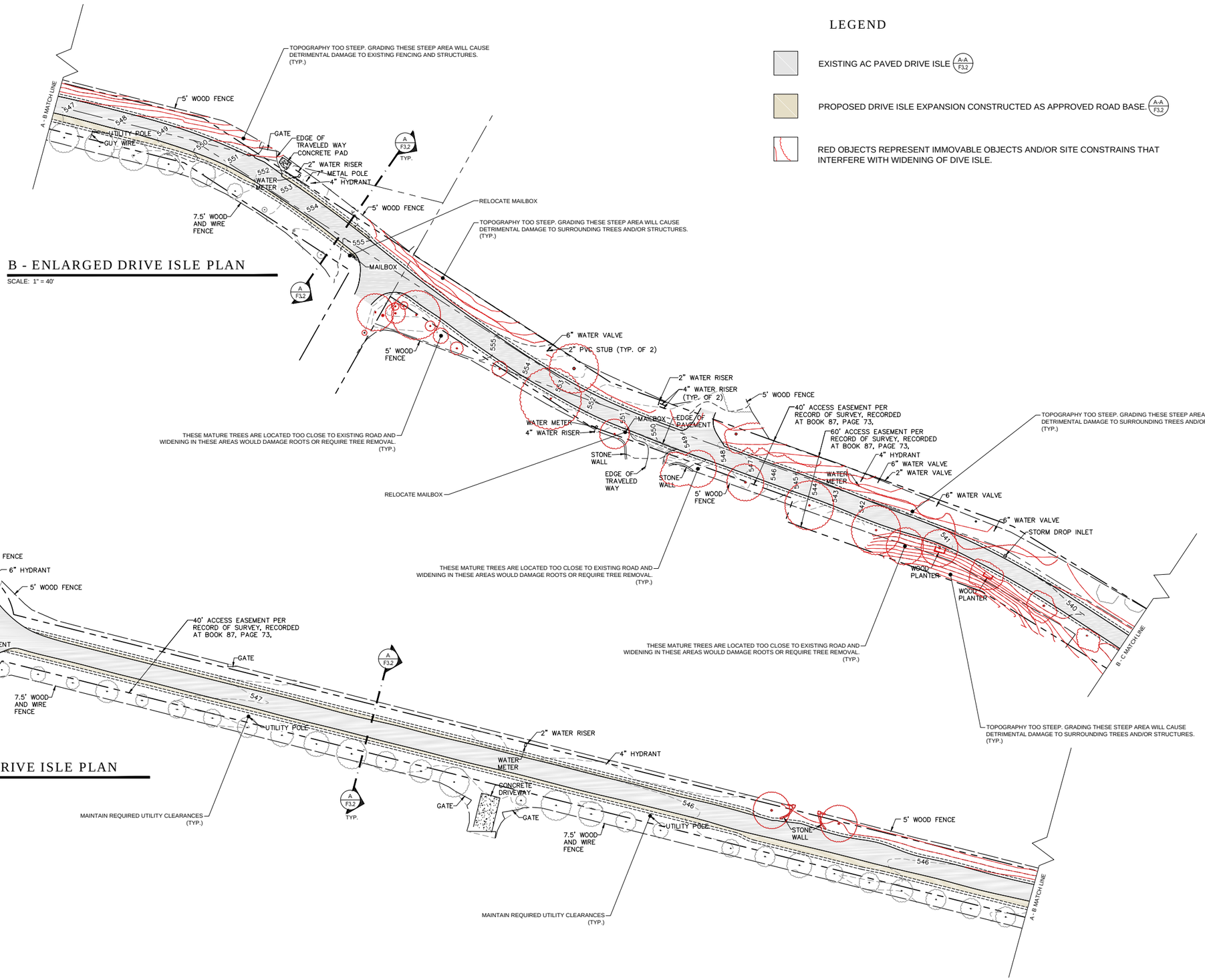

FIRE ACCESS ROADWAY PROPOSAL

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826 BALLARD CANYON RD
SOLVANG, CA

F3.1

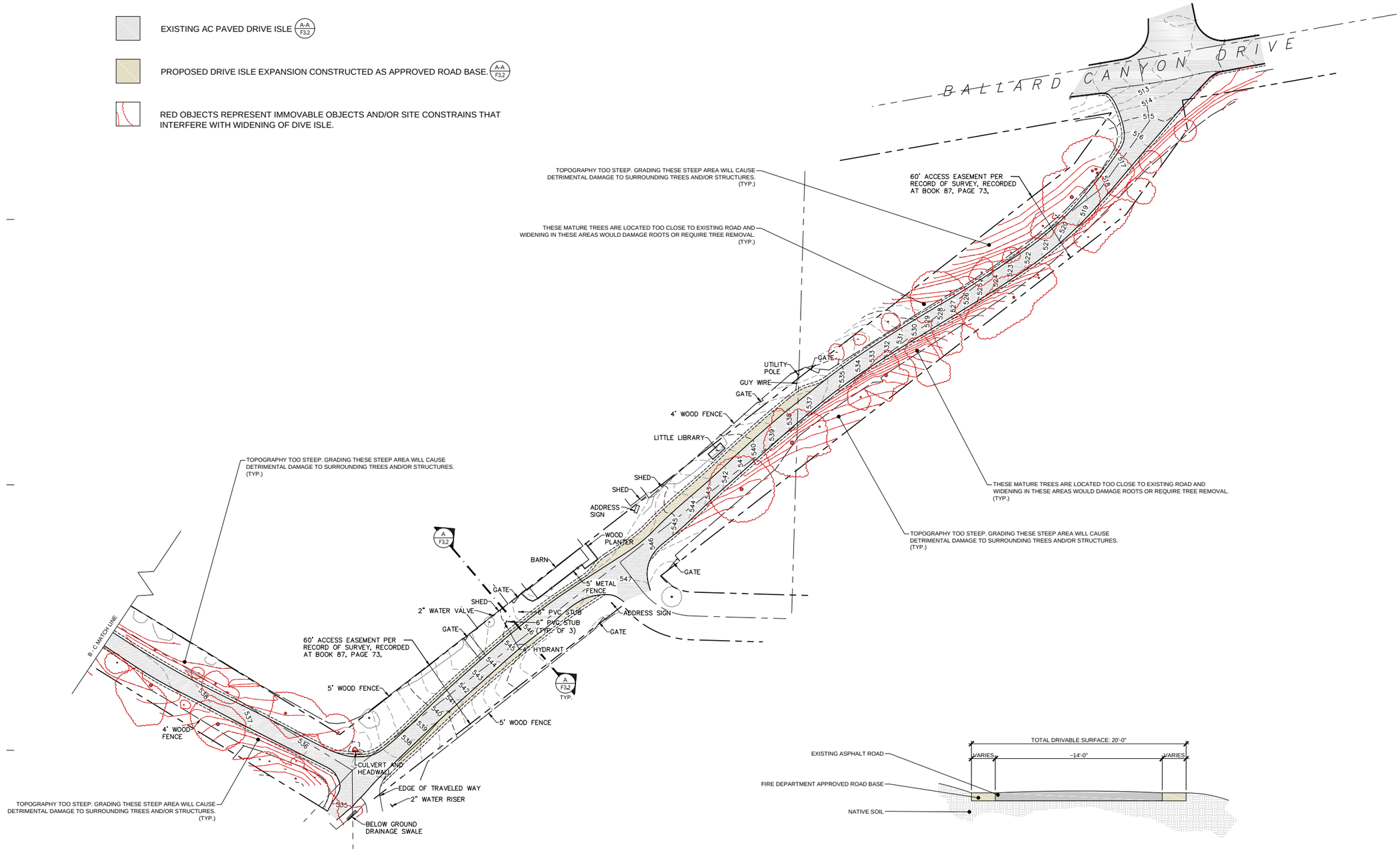
JOB NO 21760 DATE 5/17/2023

LEGEND

EXISTING AC PAVED DRIVE ISLE (A-A / F3.2)

PROPOSED DRIVE ISLE EXPANSION CONSTRUCTED AS APPROVED ROAD BASE. (A-A / F3.2)

RED OBJECTS REPRESENT IMMOVABLE OBJECTS AND/OR SITE CONSTRAINS THAT INTERFERE WITH WIDENING OF DIVE ISLE.



C - ENLARGED DRIVE ISLE PLAN

SCALE: 1" = 40'

A-A ROAD SECTION

SCALE: 1/4" = 1'

0 20' 40' 80'

TRUE NORTH

F3.2

FIRE ACCESS ROADWAY PROPOSAL

MW ARCHITECTS
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330 S. HALCYON ROAD
ARROYO GRANDE, CA 93420
(805) 544-4334 www.mwa.bz

826 BALLARD CANYON RD
SOLVANG, CA

JOB NO 21760 DATE 5/17/2023

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5/17/2023 1:40 PM

ATTACHMENT 5
Preliminary Animal Waste Management Plan

RANCHO LUIS BOARDING & TRAINING FACILITY
ANIMAL WASTE MANAGEMENT PLAN
DEVELOPMENT PLAN (21DVP-00000-00020) & CONDITIONAL USE PERMIT 21CUP-00000-00015
NOVEMBER 2023

This Animal Waste Management Plan (AWMP) was prepared to protect public health and the environment and is intended to prevent the spread of communicable diseases from animal wastes that are generated from the horse boarding, training, or stabling facilities on the property. The AWMP sets forth measures and standards for the proper collection, storage and disposal of on-site animal generated manure and waste, and to prevent odors from emanating from the stored waste and minimize the attraction of flies and other vectors in order to prevent the spread of diseases.

PROJECT SITE INFORMATION

Rancho Luis Boarding and Training Facility is an existing 25.09-acre property located at 826 Ballard Canyon Road (Assessor's Parcel 137-120-073) in Santa Barbara County.

The property is terraced and slopes from east to west toward Ballard Canyon Road with one (1) seasonal drainage running north to south over the westerly and central areas of the property.

The property has functioned as a private boarding and training facility for the past 35+ years and is improved with an assortment of structures including horse barns and stables, riding arenas, stable support facilities such as hay barns and pastures, and ranch employee housing. The structures for horse boarding include (i) the **"The Upper Arena"**, a 2,039 SF existing stable with six (6) horse stables, a 1,412 SF existing stable with four (4) horse stables, five (5) proposed 240 SF horse shade structures for fifteen (15) new paddocks; (ii) the **"Lower Arena"**, a 6,000 SF existing pole barn, a 2,056 SF existing stable with six (6) horse stables, five (5) 240 SF existing horse corral shade structures and one (1) 120 SF existing horse corral shade structures within the ten (10) existing horse paddocks, a 1,317 SF existing AG employee residence, a 390 SF existing pole barn, and two (2) 120 SF existing storage sheds, a proposed 630 SF storage building, two (2) proposed 240 SF horse shade structures for three (3) existing paddocks.

Various entitlement permits allow for public and private horse boarding, training, or stabling facilities and uses on the property. Currently, the overall use of the property is for the private and commercial stabling and training of horses. The number of horses on the property is expected to fluctuate from less than 35 to up to 42 depending on the season and operations on the property. Average number of horses on the property is estimated to be about 38 horses. The maximum number of horses allowed on the property is 54.

ANIMAL WASTE MANAGEMENT PLAN OPERATIONS AND COMPONENTS

The following information describes the Animal Waste Management Plan (AWMP) operations and components:

Volume of waste material generated per day. Onsite generated manure, spilled feed, and used bedding is estimated to average about 76 cubic feet a day, or about 2.8 cubic yards, based on an average animal population of 38 horses generating about 2 cubic feet of waste per day. Maximum generated waste is estimated at 108 cubic feet per day, or about 4 cubic yards, with maximum expected horse population of 54 horses.

Scaled Site Plan. A scaled site plan is included in the AWMP that depicts all animal holding areas, manure storage facilities and vehicular access. The plan shows the animal waste collection storage area which consists of one (1) 40-cubic yard roll out container adjacent to the hay barn (the "Primary Waste Container").

Collection Procedures. Collection procedures for the waste material (manure, soiled bedding and spilled feed) is collected by a boarding operation employee from stalls twice daily, and from pastures daily, and transported to the Primary Waste Container adjacent to the hay barn at the Upper Arena. Localized collection is performed by shoveling the waste into a wheel-barrow cart and then dumping into a trailer which is then hauled to and dumped into the Primary Waste Container at the Upper Arena.

Storage Procedures. Storage in the Primary Waste Container which is delivered by Waste Management. Waste Management delivers an empty steam-cleaned roll-off when the prior container is hauled away. The Primary Waste Container is covered in anticipation of any rain storms. The Animal waste storage area is located at least 100 feet from a waterway or water well. Stockpiling of waste on the ground is not permitted.

Disposal Procedure. Waste Management is contracted to pick-up the Primary Waste Container on an as-needed basis, and on a daily basis, if required. Disposal is accomplished by Waste Management transporting the wastes to an approved solid waste landfill when picking up the Primary Waste Container.

Contingency Plan. The AWMP contingency plan for equipment breakdown, adverse weather conditions or staffing absences includes (i) redundant collection trailers and hauling vehicles to collect and deposit waste if the primary trailer or vehicle is not operable and a location adjacent to the covered riding arena in the Lower Arena where a second 40-cubic yard roll-off container can be placed on a temporary basis; (ii) tarp and sand bag storage to cover waste in the various collection bins and roll-off area; and (iii) redundant employee training and tasking with waste collection procedures if the primary staff is absent. Note that one member of the boarding staff is dedicated to waste collection on a daily basis. Should the staff member charged with the collection of waste be absent from work; there are three other staff members on the ranch available to fill in for them in that capacity on a temporary basis.

ATTACHMENT 6
Biological Resources Summary Report

JBD Environmental Consulting

February 16, 2024

James Phelan
826 Ballard Canyon Road
Solvang, CA 93463

Biological Resources Summary for the Rancho Luis Boarding and Training Facility Project located in Santa Barbara County, California (21CUP-00015/21DVP-00020)

The applicant has retained JBD Environmental Consulting (JBD) to prepare this Biological Resources Study for the Rancho Luis Boarding and Training Facility Project (project) located at 826 Ballard Canyon Road in Santa Barbara County, California. This report documents the survey methods, results, and assessment of potential impacts associated with the project.

Project Background

The purpose of the project is to attain approval of a Conditional Use Permit and Development Plan from Santa Barbara County Planning & Development Department for the operation of a horse boarding and training facility on the property.

The proposed project includes the construction of a 2,165 square-foot vineyard storage and operations building, construction of a 630 square-foot tack room vineyard supply/storage building, converting a 720 square-foot portion of the existing barn into a one bedroom/one bathroom guest house, and constructing a new 4,200 square-foot agricultural barn.

The project is located at 826 Ballard Canyon Road (Assessor Parcel Number APN 137-120-073) in northern Santa Barbara County, California. The 25.09-acre property is depicted on the *Solvang*, *California* United States Geological Survey (USGS) 7.5-minute topographic quadrangle and is within the Santa Ynez Watershed, Hydrologic Unit Code Number 18060010 (USGS, NHD, 2023). Figure 1 in Appendix A provides a regional and vicinity location map. The property is surrounded by rural residences, existing paved and unpaved roads, ranchlands, agriculture, and open space/natural areas.

After completing a review of available background data, JBD conducted a biological field survey on the project site and 50-foot buffer (Survey Area) on December 14, 2023. Figure 2 in Appendix A provides a map of the Survey Area.

The purpose of this Biological Resources Study is to document existing conditions of the proposed project site and to evaluate the potential for any direct or indirect significant impacts on biological or jurisdictional resources, or adverse effects on any rare, threatened, or endangered plant or wildlife species (special-status species).

Methods

Prior to field survey, JBD biologists conducted a review of available background information including aerial photography of the project area (Google Earth). The review included the California Native Plant Society's *On-Line Inventory of Rare and Endangered Vascular Plants of California* (CNPS; Inventory) and 5-mile radius query results of the California Natural Diversity Data Base (CNDDB). The CNDDB provided a list and mapped locations of special-status plant and wildlife species, and natural communities of special concern that have been recorded in the region of the project site. The CNDDB records help to focus the field survey efforts and evaluation of potential project effects on specific species or habitats. A 5-mile radius was determined to be a sufficient search radius around the site to identify special

status resources that could potentially be present. It is noted that the CNDDB does not necessarily include all potential special-status species potentially occurring onsite or in the region, but rather only those that have been recorded by the CNDDB.

The National Wetland Inventory and Critical Habitat Portal maintained by the U.S. Fish and Wildlife Service (USFWS) and National Hydrography Dataset (NHD) were reviewed to identify the extent of mapped drainages, wetlands and critical habitat for federal threatened or endangered species in the immediate area. In addition, the Natural Resource Conservation Service's Web Soil Survey was queried to assist in the plant community and floristic survey effort.

JBD biologists Jamie Deutsch and Katherine Riordan conducted a field reconnaissance survey of the property on December 14, 2023. Weather during the field survey was generally clear, temperatures averaged approximately 70° Fahrenheit with winds ranging from zero to five miles per hour out of the west. The Survey Area was inspected on foot to evaluate existing conditions and assess the potential occurrence of species status species and other sensitive resources. Binoculars were also used in the field to identify birds and wildlife activity onsite and adjacent to the site to help with the overall assessment of the property's potential to support special status plant and animal species. The habitat requirements for each regionally occurring special status species were assessed and compared to the type and quality of the habitats observed on the property during the field survey. Sensitive species were eliminated from consideration as having potential to occur on site due to lack of suitable habitat, lack of suitable soils/substrate, and/or knowledge of regional distribution.

Mr. Deutsch and Ms. Riordan completed a tree inventory for all native oak trees within the proposed development /grading envelopes (pathways associated with the circulation plan/fire access road widening/proposed structures) plus a 50-foot buffer. The diameter measured at four and one-half feet above mean natural grade or diameter at breast height (DBH) was recorded and the canopy mapped for each tree. Multiple trunks were considered the same tree when physical contact of the trunks at the base of the tree could be observed. Refer to Appendix E for the tabular data collected for each tree during the tree inventory.

Mr. Deutsch mapped a potentially jurisdictional drainage feature that runs along the western property line. Mr. Deutsch recorded the existing conditions of the drainage and mapped the limits of potential jurisdiction. The lateral limits of U.S. Army Corps of Engineers (USACE) jurisdiction for non-wetland waters (other waters) were determined by the presence of characteristics indicative of the Ordinary High-Water Mark (OHWM). California Department of Fish and Wildlife (CDFW) and Regional Water Quality Control Board (RWQCB) jurisdictional limits were delineated at the top-of-bank or to the outer drip-line of associated riparian vegetation, when present. The proposed project components will not result in direct impacts to this feature; therefore, a formal jurisdictional delineation was not conducted and mapping of wetland hydrology, hydric soils, and hydrophytic vegetation was not a component of this field effort.

Results

Habitat Types and Plant Communities

The project area has been utilized as an existing equestrian facility and contains existing residences, barns, structures, stables, sheds, shade structures, pastures, roadways, vineyards, and trails. Within the Survey Area, vegetation communities were classified using

A manual of California vegetation, 2nd edition (Sawyer et al. 2009). Plant names used in this report follow *The Jepson Manual, Vascular Plants of California, Second Edition Thoroughly Revised and Expanded* (Baldwin et al. 2012). Each vegetation community was analyzed for characteristics to define the applicable Sawyer et al. vegetation community, such as dominant and/or co-dominant plant species and community membership rules. Vegetation communities were determined in the field and were mapped within the Survey Area. The Survey Area contains four vegetation communities and/or land cover types: annual grassland, coast live oak woodland, agriculture, and developed/landscaped/disturbed areas. A map showing the boundaries of each vegetation community and/or land cover type documented within the Survey Are is shown in Appendix A (Figure 3).

Agriculture

The areas classified as agriculture do not correspond to a classification in *A Manual of California Vegetation, Second Edition* (Sawyer et al. 2009). The majority of the agriculture areas delineated on the property are used for viticulture and are denude of vegetation. Along Ballard Canyon Road, the fields are primarily used for row crops and are tilled but not yet planted or currently planted. Due to frequent disturbance and tilling, these areas provide very low-quality habitat for burrowing wildlife species and/or species dependent on land cover.

Oak Woodland

The oak woodland habitat is characterized by stands of coast live oak (*Quercus agrifolia*) trees and most closely corresponds with the *Quercus agrifolia* Woodland Alliance in *A Manual of California Vegetation, Second Edition* (Sawyer et al. 2009). Intermittent valley oak (*Quercus lobata*) trees are also present. The stands are dense and overlapping of the tree canopies is common, though some areas have openings between the trees. The understory is very disturbed and frequently grazed by goats on the property. Non-native herbaceous species and grasses are dominate and include cheeseweed mallow (*Mallow parviflora*), seaside barley (*Hordeum marinum*), foxtail brome (*Bromus rubens*), horehound (*Marrubium vulgare*), summer mustard (*Hirschfeldia incana*), and red stemmed filaree (*Erodium cicutarium*). Native species are more prevalent along the drainage feature on the northwestern side of the property and include arroyo willow (*Salix lasiolepis*), mulefat (*Baccharis salicifolia*), umbrella sedge (*Cyperus eragrostis*), and poison oak (*Toxicodendron diversilobum*). The oak woodland habitat along the northwestern portion of the drainage feature is not as disturbed as the remainder of the property and provides the highest quality habitat for wildlife. The oak woodland habitat documented in the Survey Area is classified as a natural community of special concern by CDFW. In addition, the individual oak trees within the vegetation community are protected by the County of Santa Barbara. Figure 4 in Appendix A displays the locations of the individual oak trees mapped within the Survey Area.

Annual Grassland

A patch of non-native annual grassland runs along the western property between the property line and Ballard Canyon Road. The annual grassland habitat corresponds most closely with the *Avena* (*barbata, fatua*) Semi-Natural Herbaceous Stands alliance in *A Manual of California Vegetation, Second Edition* (Sawyer et al. 2009). This habitat is highly disturbed and displayed signs of frequent mowing and/or grazing. Due to frequent disturbance, the habitat quality for wildlife is extremely poor. Non-native grasses and herbs are common and consist of slender wild oat (*Avena barbata*), Bermuda grass (*Cynodon dactylon*), red-stem filaree, summer mustard, and foxtail brome.

Developed/Landscaped/Disturbed

The areas classified as developed/landscaped/disturbed do not correspond to a classification in *A Manual of California Vegetation, Second Edition* (Sawyer et al. 2009). As previously mentioned, the property is currently being utilized as an existing equestrian facility and contains existing residences, barns, structures, stables, sheds, shade structures, pastures, and roadways. These areas and their surrounding landscaped vegetation are classified under this land cover type. Where vegetation is present, the habitats have been heavily disturbed or altered such that natural vegetation has largely been removed. Vegetation composition in the pastures consists primarily of highly disturbed Bermuda grass and there is a large percentage of bare ground where existing development is not present.

Soils

The NRCS Web Soil Survey delineates five soil map units within the property boundary: Corralitos sand, 2 to 15 percent slopes; Terrace escarpments, loamy; Tierra sandy loam, 2 to 9 percent slopes, MLRA 14; Tierra sandy loam, 9 to 15 percent slopes, eroded; and Positas fine sandy loam, 2 to 9 percent slopes.

Corralitos sand, 2 to 15 percent slopes

This somewhat excessively drained soil is derived from sandy alluvium originating from alluvial fans. This soil type is limited to the area surrounding the drainage feature on the western side of the property. The minor component, Riverwash, is classified as hydric in drainageways and occupies an estimated one percent of the soil map unit's extent of the Soil Survey area. Note that the hydric rating status of a minor component in the Soil Survey does not necessarily mean that hydric soils are actually present on a specific site.

Terrace escarpments, loamy

Terrace escarpments occupy the majority of the property. This soil type is derived from loamy alluvium originating on escarpments. This soil type and its minor components are not classified as hydric soils.

Tierra sandy loam, 2 to 9 percent slopes, MLRA 14

This moderately well drained soil is derived from alluvium and sedimentary rock on terraces and hills. Tierra and similar soils occupy 85% of this soil's composition. The depth to the water tables in more than 80 inches and it has a very high runoff class. Its minor components consist of Chamise, Concepcion, and Diablo. None of these components have a hydric soil rating.

Tierra sandy loam, 9 to 15 percent slopes, eroded

This moderately well drained soil is derived from alluvium on terraces. The depth to the water tables in more than 80 inches and it has a very high runoff class. Its minor components consist of Pleasanton and Unnamed soils. None of the major or minor components have a hydric soil rating.

Positas fine sandy loam, 2 to 9 percent slopes

Positas fine sandy loam, 2 to 9 percent slopes is the second most common soil map unit documented in the Survey Area. This well drained soil is derived from alluvium on terraces. The depth to the water tables in more than 80 inches and it has a high runoff class. Positas and similar soils occupy 85% of its map unit composition. Its minor components are unnamed. None of the major or minor components have a hydric soil rating.

Hydrologic Features

The Survey Area is within the Santa Ynez Watershed, Hydrologic Unit Code Number 18060010 (USGS, NHD, 2024). An unnamed drainage feature enters the northwestern corner of the Survey Area and runs along the western side of the Survey Area before entering a culvert and crossing to the west side of Ballard Canyon Road. Downstream from the project area, the feature runs through the City of Buellton above and below ground through manmade culverts and concrete v-ditches and is likely part of the City's MS4. The drainage feature eventually connects to the Santa Ynez River approximately .60 mile southwest of the Survey Area. The Santa Ynez River has a direct hydrologic connection to the Pacific Ocean. The National Wetlands Inventory (NWI) describes the drainage as Riverine habitat. The feature is likely ephemeral (i.e., only conveying water during and immediately after rain events. A defined bed and bank were documented throughout the majority of the drainage; however, there is an area northeast of the existing pole barn where the channel opens up into a flat grassy swale that is hydrologically connected by sheet flow back into the defined channel. Figure 5 in Appendix A contains a map displaying the extent of the drainage feature and its associated riparian vegetation.

Sensitive Biological Resources

Special-status species are those plants and animals listed, proposed for listing, or candidates for listing as threatened or endangered by the USFWS or the National Marine Fisheries Service (NMFS) under the federal Endangered Species Act (FESA); those considered "species of concern" by the USFWS; those listed or proposed for listing as rare, threatened, or endangered by the CDFW under the California Endangered Species Act (CESA); animals designated as "Species of Special Concern" by the CDFW; and plants occurring on lists 1B, 2, and 4 of the *CNPS Inventory of Rare and Endangered Vascular Plants of California*. Natural Communities of Special Concern are habitat types considered rare and worthy of tracking in the CNDDB by the CNPS and CDFW because of their limited distribution or historic loss over time.

The search and review of the CNDDB revealed 22 special-status species composed of seven (7) special status plants and fifteen (15) special-status wildlife species. In addition, four (4) natural communities of special concern with recorded within the five-mile search radius of the proposed project site.

The following briefly describes or summarizes the special-status species issues and potential for occurrence on the project site. Tables B-1/B-2 in Appendix B provides a list of special-status species recorded in the CNDDB and includes scientific and common name and listing status. Figure 6 in Appendix A provides maps of CNDDB special-status plant and wildlife species respectively with recorded occurrences within approximately five-mile radius of the project site.

The property also contains oak trees, coast live oak woodland, and a potentially jurisdictional drainage feature. These sensitive resources are discussed in further detail below.

Special Status Botanical Species

The CNDDB revealed the recorded occurrences of seven (7) special-status plant species within a five-mile radius of the project site. None of the species documented within the radius are listed under the FESA or CESA. A list of the special-status plants identified by the

CNDDB within five miles of the project site is displayed on Figure 6 in Appendix A, and further detail is provided in Table B-1 of Appendix B.

The special-status plant species occurrences recorded in the CNDDB are commonly associated with a specific soil type, moisture regime, habitat, and/or elevation range that dictates the range or microhabitat of the species. None of the special status plant species documented in the vicinity have potential to occur onsite. This is either due to lack of suitable habitat and/or soils on the property. In addition, the property is highly disturbed and sign of ongoing grazing practices was documented throughout the Survey Area.

Special Status Wildlife Species

The CNDDB search conducted for this report contains records for fifteen (15) special status animal species within five miles of the site. A list of the special-status animals identified by the CNDDB within five miles of the project site is displayed on Figure 6 in Appendix A, and further detail is provided in Table B-2 of Appendix B. Nearly all of these species have highly specialized habitat requirements that are not present onsite. See below for a description of the species documented within five miles of the project site.

Mammals

- Pallid bat (*Antrozous pallidus*) - California Species of Special Concern (SSC)
- Townsend's big-eared bat (*Corynorhinus townsendii*) - SSC
- American badger (*Taxidea taxus*) – SSC

The project site is an operating equestrian facility with inhabited residences. There are no old uninhabited buildings, bridges, or caves on the property which could be utilized for bat roosting. Both pallid bat and Townsend's big-eared bat are extremely sensitive to human noise and disturbance. Neither of these species are expected to occur. The American badger is typically found in grasslands and requires friable soils for digging burrows. The small isolated patch of grassland habitat adjacent to Ballard Canyon Road is not suitable for this species. Additionally, the American badger can be easily detected by their distinctive burrows and digging activities. No badger dens or potential badger dens were observed within the Survey Area. This species is not expected to occur.

Fish

- Steelhead – Southern California Coast DPS (*Oncorhynchus mykiss irideus*) – Federally Endangered (FE)

The project site does not contain perennial streams required for steelhead. This species is not expected to occur.

Reptiles

- Northern California legless lizard (*Anniella pulchra*) - SSC
- Western pond turtle (*Emys marmorata*) – SSC
- Two-striped gartersnake (*Thamnophis hammondii*) – SSC

The oak woodland habitat at the bottom of the slope in the northwestern portion of the Survey Area may provide suitable habitat for Northern California legless lizard due to the presence of leaf litter and high moisture content. This species has potential to occur in the northwestern portion of the Survey Area; however, no ground disturbing activities are proposed in area. The project site does not contain permanent streams required for both

western pond turtle and two-striped garter snake. Both these species are highly aquatic and are not expected to occur.

Amphibians

- California red-legged frog (*Rana draytonii*) – State Threatened (ST) and SSC
- Western spadefoot (*Spea hammondii*) – SSC

The California red-legged frog (CRLF) is a highly aquatic species found in lowlands and foothills in or near permanent sources of deep water with dense, shrubby, emergent or riparian vegetation, none of which occur on the project site. The nearest recorded CRLF occurrence is the CNDDB 2/21/2007 record #1028 approximately 1.3 miles to the south of the project site in a landfill pond on the south side of the Santa Ynez River. There is no potential breeding habitat on the property for this species. The area proposed for development on the property does not support suitable habitat for the CRLF as it is mostly upland and surrounded by existing development. There are no CRLF records in the unnamed drainage feature, and the surrounding land use mosaic dominated by blocks of residential/commercial development and highways (HWY 246) would restrict the movement of CRLF across the landscape between the project site and the pond south of the Santa Ynez River. This species is not expected to occur. The western spadefoot is closely associated with vernal pool habitats that are not subject to flowing water. The project site does not support suitable habitat for this species and it is not expected to occur.

Birds

- Cooper's hawk (*Accipiter cooperii*) – Watch List (WL)
- Ferruginous hawk (*Buteo regalis*) – WL
- Southwestern willow flycatcher (*Empidonax traillii extimus*) – FE and State Endangered (SE)
- Prairie falcon (*Falco mexicanus*) – WL
- Purple martin (*Progne subis*) – SSC
- Least Bell's vireo (*Vireo bellii pusillus*) – FE and SE

The CNDDB includes occurrences for wide-ranging resident and migratory bird species known from the region of the project site. The Cooper's hawk has potential to nest in the larger oak trees on the property and may forage in the agricultural fields in the vicinity. The Survey Area does not contain suitable open grassland habitat for the ferruginous hawk and there are no cliffs of open terrain for the prairie falcon. Additionally, the site does not contain suitable dense riparian habitat for the Least Bell's vireo or Southwestern willow flycatcher. The purple martin is a colonial nesting species in trees or human-made structures, this species has potential to occur on the property. The Survey Area and surrounding habitats provide ample nesting opportunities for nesting birds protected under the Migratory Bird Treaty Act and California Fish and Game Code. No historical nests were observed during the 2023 field work; however, birds could utilize the shrubs, structures, and trees onsite in the future.

Sensitive Natural Communities and Oak Trees

The CNDDB identifies four (4) plant communities of special concern within 5- miles of the project site. Vegetation types on site were also compared with the List of *Vegetation Alliances and Associations* (California Department of Fish and Wildlife, 2010). According to the California Department of Fish and Wildlife's Vegetation Program, Alliances with State

ranks of S1-S3 are considered to be imperiled, and thus, potentially of special concern. Sensitive Natural Communities documented in the vicinity and their Global/State Ranks are listed below:

- Southern Willow Scrub (G3/S2.1)
- Southern Coast Live Oak Riparian Forest (G4/S4)
- Southern Cottonwood Willow Riparian Forest (G3/S3.2)
- Southern California Steelhead Stream (NR/NR)

Based on our field survey results, none of the four communities described above are present in the Survey Area. However; Coast Live Oak Woodland is present, which has Global and State Rank of (G4/S4). Coast Live Oak Woodland occupies 13.36 acres of the Survey Area. The individual oak trees within this vegetation community are also offered protection by the County of Santa Barbara pursuant to the *Environmental Thresholds and Guidelines Manual* (County of Santa Barbara, 2008) and *A Planner's Guide to Conditions of Approval and Mitigation Measures* (County of Santa Barbara, 2011). Two hundred and eighteen (218) oak trees were mapped within the Survey Area during the field survey. An additional 44 trees were mapped under Tree ID 69 which were of a younger age class (<5" DBH). Figure 4 in Appendix A displays the tree locations and tree ID. A summary table of the tree ID and tree sizes can be found in Appendix E.

Waters

As previously noted, an unnamed drainage feature enters the northwestern corner of the Survey Area and runs along the western side of the Survey Area before entering a culvert and crossing to the west side of Ballard Canyon Road. This drainage is ephemeral and likely only flows during and immediately after rain events.

This feature contains 0.42 acre (2,465 linear feet) of streambed below top of bank or to edge of riparian potentially subject to Section 1600 et seq. of the California Fish and Game Code and Porter-Cologne Water Quality Control Act. CDFW jurisdiction was delineated in accordance with Section 1602(a) of the California Fish and Game Code. The RWQCB's jurisdiction was delineated in accordance with Section 401 of the Clean Water Act and the Porter-Cologne Water Quality Control Act (i.e. Waters of the State). Intermittent coast live oak and mulefat were documented within the banks along portions of the drainage feature, the jurisdiction was extended around these features where present as they constitute riparian vegetation.

OHWM physical characteristics were also observed and include a break in bank slope, benches, surface relief, change in vegetation cover, and the presence of bed and bank. The OHWM averaged 2.5' along the linear length of the feature within the Survey Area. As previously noted, the drainage flows into the Santa Ynez River via the City of Buellton's MS4, which has direct connectivity to the Pacific Ocean, a Traditional Navigable Water (TNW) under the jurisdiction of the USACE/RWQCB. This feature contains .07 acre (2,465 linear feet) of Other Waters potentially subject to USACE/RWQCB jurisdiction under the Clean Water Act.

Impact Analysis and Mitigation Measures

The following mitigation measures are recommended to reduce project related impacts on sensitive biological resources to the maximum extent feasible.

Tree and/or vegetation removal activities have potential to significantly impacts nesting birds on the property. The following mitigation measure is recommended to reduce project related impacts to nesting birds, Cooper's hawk, and purple martin.

Mitigation Measure 1: Nesting Birds

Vegetation removal/tree trimming and initial site disturbance shall be conducted between September 1 and January 31 outside of the nesting season for birds. If vegetation and/or tree removal is planned for the bird nesting season (February 1 to August 31), then preconstruction nesting bird surveys shall be conducted by a qualified biologist to determine if any active nests would be impacted by project construction. If no active nests are found, then no further mitigation shall be required. If any active nests are found that would be impacted by construction, then the nest sites shall be avoided with the establishment of a non-disturbance buffer zone around active nests as determined by a qualified biologist. Nest sites shall be avoided and protected with the non-disturbance buffer zone until the adults and young of the year are no longer reliant on the nest site for survival as determined by a qualified biologist. As such, avoiding disturbance or take of an active nest would reduce potential impacts to Cooper hawk, purple martin, and other nesting birds.

Mitigation Measure 2: Oak Woodland and Oak Trees

The proposed project may result in impacts to oak trees and oak woodland habitat. *Appendix A of the Environmental Thresholds and Guidelines Manual* defines the oak tree protection zone as the dripline plus 6 feet (County of Santa Barbara, 2008). The proposed project may encroach on the 6-foot buffer from the dripline, referred to as the critical root zone. Therefore, the project may result in impacts to the critical root zone of oak trees. The following mitigation measures are recommended to reduce project related impacts to native oak trees and oak woodland habitat.

- Minimize impacting or removing oak trees to maximum feasible.
- Install exclusionary fencing around the perimeter of oak woodland habitat within 50-feet of ground disturbing activities to prevent unnecessary encroachment. The fencing shall be installed prior to commencing ground disturbing activities and can be removed once ground disturbing activities are complete in that area.
- Adequate tree protection measures (e.g., sturdy fencing) shall be shown on the construction plans. Protection measures shall remain in good working order during construction.
- Locate all structures, and construction activities, outside of the tree dripline, and where possible outside of the tree's critical root zone (tree dripline plus a 6-foot buffer).
- Trimming to about 15 vertical feet of any encroaching limbs should be done before any construction activities begin to avoid these limbs being irreparably ripped/broken by large vehicles.
- For trees identified as 'impacted' or 'to remain protected' they shall be marked in the field as such and protected to the extent possible prior to any ground disturbing

activities. Protective measures shall be visible to work crews and be able to remain in good working order for the duration of the construction work. All trees to remain on-site that are within 50 feet of construction or grading activities shall be marked for protection (e.g., with flagging) and their critical root zone fenced prior to any grading. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas.

- If project related activities result in removal of oak trees, a Tree Replacement Plan must be submitted to the County which provides the replacement, in kind at a 10:1 ratio for oak trees removed. A restoration plan will also be required and trees replaced shall be monitored and maintained for no less than 7 years from planting to ensure there is no net loss of trees when compared to those removed/impacted by the project.

Mitigation Measure 3: Waters

The project has been designed to avoid all potentially jurisdictional areas on the property and no impacts to the unnamed drainage feature or associated riparian vegetation are proposed. The following measures are recommended to ensure there are no direct and/indirect impacts to the drainage feature during project implementation.

- To avoid unnecessary encroachment into the drainage, the top of bank/edge of riparian should be clearly shown on project plans and the limits marked with highly visible flagging, rope, or similar materials in the field. Silt fencing or other measures should be used to protect this area from sediment transport or other indirect impacts that could result from adjacent construction.
- During construction, no litter or construction debris shall be placed within the drainage. All debris and waste will be picked up daily and properly disposed of at an appropriate site. In addition, all project-generated backfill and debris will not be placed in an area where such materials could be washed into the drainage.
- All refueling, maintenance, and staging of equipment and vehicles shall in a location where a potential spill would not drain directly toward the drainage. Prior to the onset of work activities, a plan will be in place for prompt and effective response to any accidental spills.

Conclusion

None of the special status plant species documented in the vicinity have potential to occur onsite. This is either due to lack of suitable habitat and/or soils on the property. In addition, the property is highly disturbed and sign of ongoing grazing practices was documented throughout the Survey Area. Therefore, no impacts to special status plants are expected.

Nearly all of the special status animal species documented in the vicinity have highly specialized habitat requirements that are not present onsite. However; the trees, shrubs, and structures have potential to support nesting birds, including Cooper's hawk and purple martin. Therefore, Mitigation Measure 1 is proposed to avoid potential project related impacts to nesting birds. In addition, the oak woodland habitat at the bottom of the slope in the northwestern portion of the Survey Area could provide suitable habitat for northern California legless lizard. However, no ground disturbing activities are proposed in this area and no impacts are expected.

Coast Live Oak Woodland was documented in the Survey Area. This is considered a sensitive vegetation community and occupies 13.36 acres of the Survey Area. The individual oak trees within this vegetation community are also offered protection by the County of Santa Barbara. Two hundred and eighteen (218) oak trees were mapped within the Survey Area during the field survey. An additional 44 trees were mapped under Tree ID 69 which were of a younger age class (<5" DBH). Project related impacts to this vegetation community and individual oak trees will be mitigated with the implementation of Mitigation Measure 2 described herein.

As previously mentioned, an unnamed drainage feature and associated riparian habitat occurs along the western side of the Survey Area. No direct impacts to the drainage or riparian habitat are expected. Inadvertent impacts to potentially jurisdictional areas and water quality will be mitigated with the implementation of Mitigation Measure 3.

Thank you for the opportunity to assist you with this important project. Please contact me if you have any questions or need additional information.

Sincerely,
JBD Environmental Consulting, LLC

Jamie Deutsch, QSP/D
Principal Biologist

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Appendix A – Site Maps

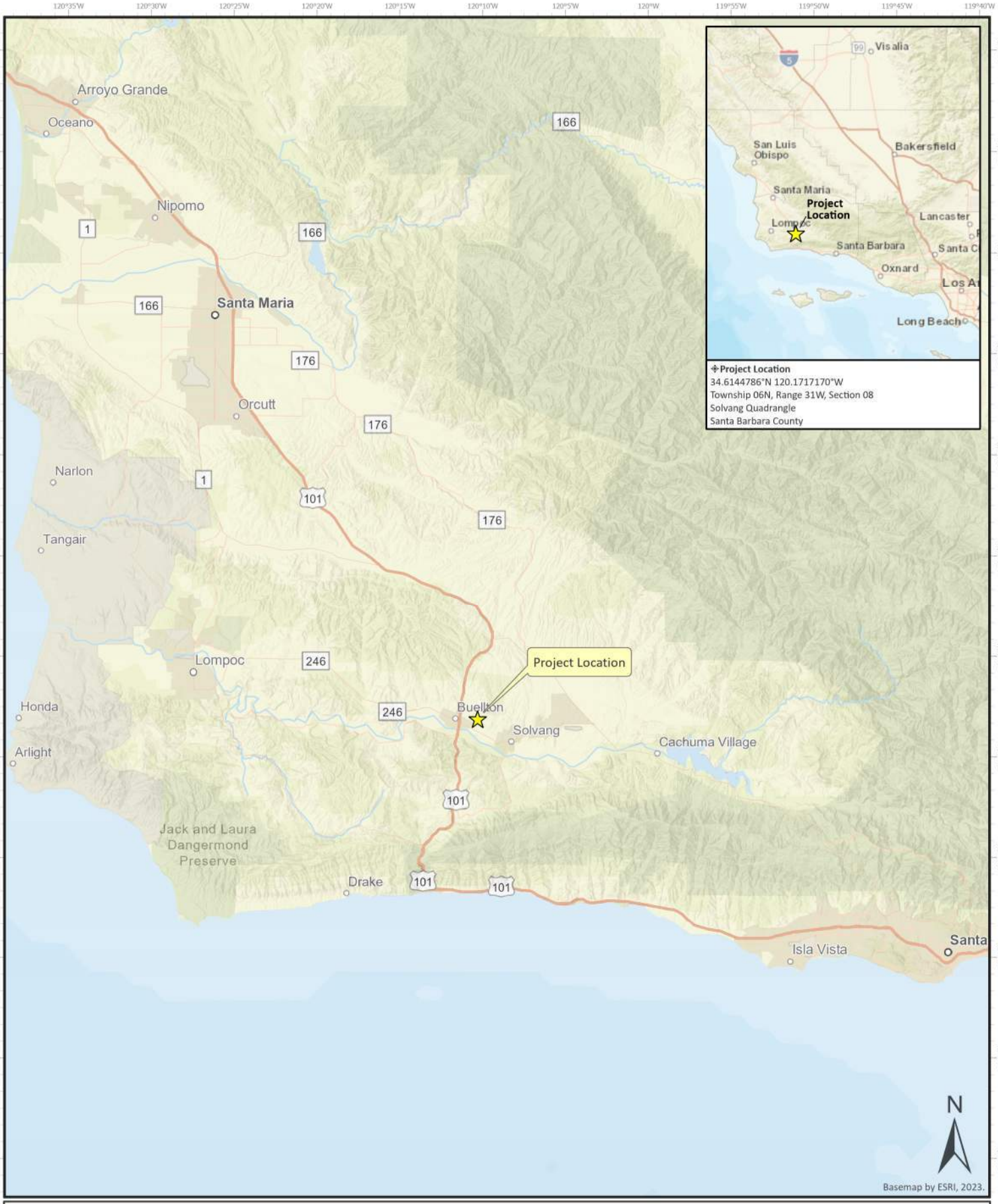

Figure 1. Regional Vicinity Map
Rancho Luis Boarding and Training Facility Project

Last Updated: 2/16/2024
Created by: SierraGIS

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere
Projection: Mercator Auxiliary Sphere
Scale 1:560,000

Miles: 0 5 10 20
Kilometers: 0 5 10 20

JBD Environmental Consulting

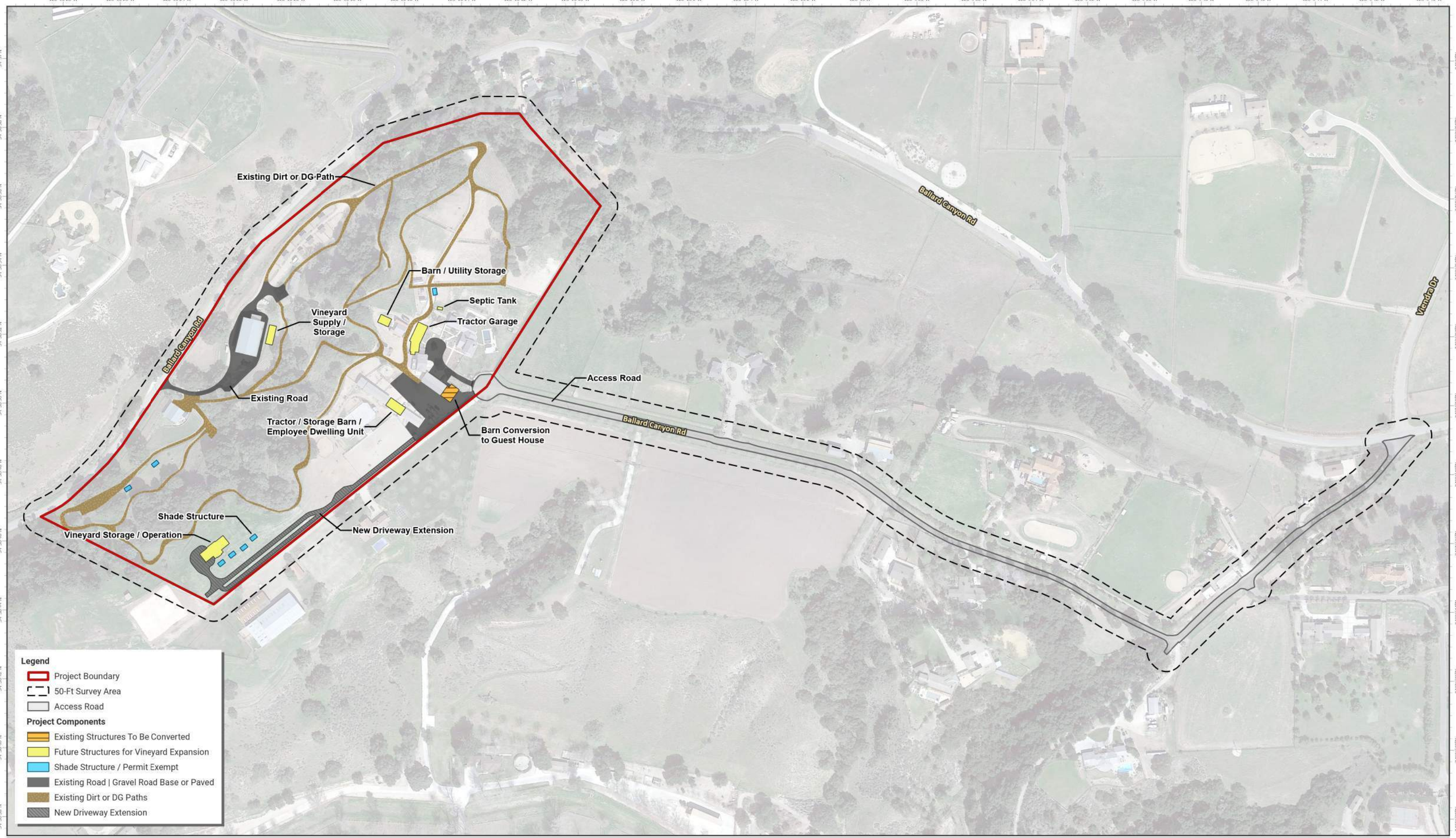

Figure 2. Survey Area and Project Components

Rancho Luis Boarding and Training Facility Project

Last Updated: 2/16/2024
Created by: SierraGIS

34.6144786°N 120.1717170°W
Township 06N, Range 31W, Section 08
Solvang Quadrangle
Santa Barbara County, California

Map Sources
Aerial Imagery by Google, 2023.

N

Coordinate System: NAD83 StatePlane CA V US-ft
Projection: Albers
Datum: North American 1983
Scale 1:3,100

Feet
0 250 500
Meters
0 75 150

JBD Environmental Consulting

Developed/Landscaped/Disturbed
Agriculture
Agriculture
Coast Live Oak Woodland
Developed/Landscaped/Disturbed
Annual Grassland
Developed/Landscaped/Disturbed
Ballard Canyon Rd
Agriculture
Agriculture
Ballard Canyon Rd
Developed/Landscaped/Disturbed
Agriculture
Agriculture
Agriculture
Coast Live Oak Woodland
Agriculture
Coast Live Oak Woodland
Ballard Canyon Rd
Ventura Dr

Legend

- Project Boundary
- 50-Ft Survey Area

Habitats

- Coast Live Oak Woodland
- Annual Grassland
- Agriculture
- Developed/Landscaped/Disturbed

Figure 3. Vegetation Map

Rancho Luis Boarding and Training Facility Project

Last Updated: 2/16/2024
Created by: SierraGIS

34.6144786°N 120.1717170°W
Township 06N, Range 31W, Section 08
Solvang Quadrangle
Santa Barbara County, California

Map Sources
Aerial Imagery by Google, 2023.

N

Coordinate System: NAD83 StatePlane CA V US-ft
Projection: Albers
Datum: North American 1983
Scale 1:3,100

Feet
0 250 500
Meters
0 75 150

JBD Environmental Consulting

Legend
- Project Boundary
- 50-Ft Survey Area
- Access Road

Oak Tree Canopy
- Coast Live Oak
- Valley Oak

Access Road Oak Trees Inset

Match-line

Ballard Canyon Rd

Access Road Oak Tree Inset Match-line

Figure 4. Oak Tree Map

Rancho Luis Boarding and Training Facility Project

Last Updated: 2/16/2024
Created by: SierraGIS

34.6144786°N 120.1717170°W
Township 06N, Range 31W, Section 08
Solvang Quadrangle
Santa Barbara County, California

Map Sources
Aerial Imagery by Google, 2023.

N

Coordinate System: NAD83 StatePlane CA V US-ft
Projection: Albers
Datum: North American 1983
Scale 1:2,100

Feet: 0, 175, 350
Meters: 0, 50, 100

JBD Environmental Consulting

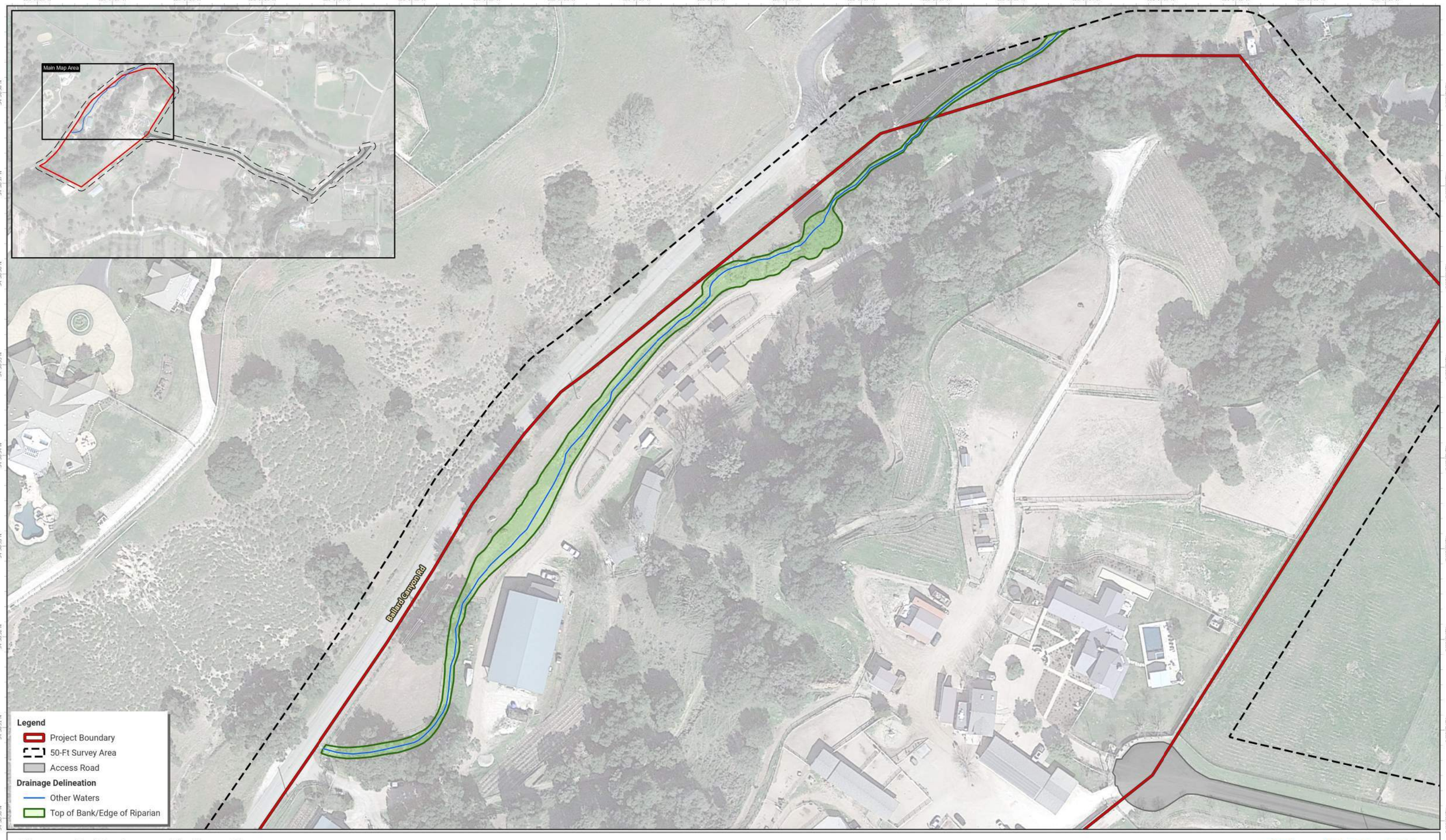

Figure 5. Drainage Delineation

Rancho Luis Boarding and
Training Facility Project

Last Updated: 2/16/2024
Created by: SierraGIS

34.6144786°N 120.1717170°W
Township 06N, Range 31W, Section 08
Solvang Quadrangle
Santa Barbara County, California

Map Sources
Aerial Imagery by Google, 2023.

Coordinate System: NAD83 StatePlane CA V US-ft
Projection: Albers
Datum: North American 1983
Scale 1:1,170

Feet: 0, 100, 200
Meters: 0, 25, 50

JBD Environmental Consulting

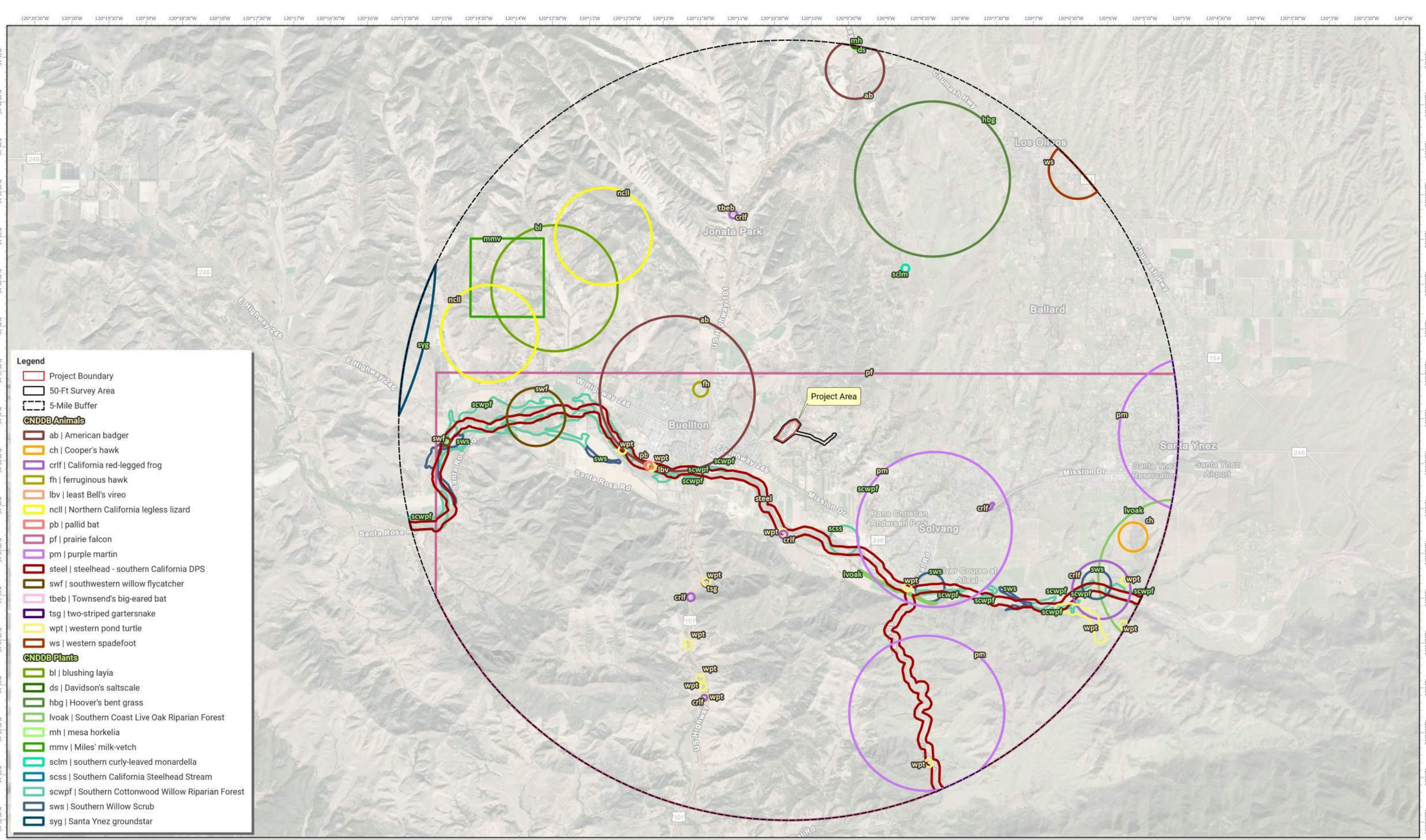

Figure 6. CNDDB Map

Rancho Luis Boarding and
Training Facility Project

Last Updated: 2/16/2024
Created by: SierraGIS

34.6144786°N 120.1717170°W
Township 06N, Range 31W, Section 08
Solvang Quadrangle
Santa Barbara County, California

Map Sources
Aerial Imagery by ESRI, 2024.

Coordinate System: NAD83 StatePlane CA V US-ft
Projection: Albers
Datum: North American 1983
Scale 1:70,000

Miles
0 1 2
Kilometers
0 1.5 3

JBD Environmental Consulting

Appendix B – CNDDB Special Status Species Occurrences

Table B-1 – CNDDB Special Status Botanical Occurrences

Scientific/ Common Name	Federal/State Status CRPR Rank	Blooming Period	Suitable Habitat	Observed/ Habitat Present	Habitat Suitability on site
Agrostis hooveri Hoover's bent grass	--/-- 1B.2	April - July	Perennial herb. Usually occurs in sandy soils within closed-cone coniferous forest, chaparral, cismontane woodland, and valley and foothill grassland. Elevations: 60-765m.	No/No	No suitable sandy soils present on site. Not expected to occur.
Ancistrocarphus keilii Santa Ynez groundstar	--/-- 1B.1	March - April	Chaparral, Cismontane woodland. Sandy. 40 - 130m. Annual herb.	No/No	No suitable sandy soils present on site. Not expected to occur.
Astragalus didymocarpus var. *milesianus* Miles' milk-vetch	--/-- 1B.2	March - June	Annual herb. Occurs in clay soils within coastal scrub. Elevations: 20-90m.	No/No	No suitable scrub habitat on site. Not expected to occur.
Atriplex serenana var. *davidsonii* Davidson's saltscale	--/-- 1B.2	April - October	Coastal bluff scrub, Coastal scrub. Alkaline. 10 - 200m. Annual herb.	No/No	No suitable habitat or soils present on site. Not expected to occur.

Scientific/ Common Name	Federal/State Status CRPR Rank	Blooming Period	Suitable Habitat	Observed/ Habitat Present	Habitat Suitability on site
Layia erubescens Blushing Layia	--/--	March - June	Annual herb. Occurs in sandy soils. Yellow Pine Forest, Red Fir Forest, Lodgepole Forest, Subalpine Forest, Foothill Woodland, Chaparral, Valley Grassland 15-21 m.	No/No	No CRPR or state status. No suitable sandy soils present on site. Not expected to occur.
Horkelia cuneata var. *puberula* mesa horkelia	--/-- 1B.1	February - September	Perennial herb. Occurs in chaparral, cismontane woodland, and coastal scrub in sandy or gravelly sites. Elevations: 15- 1,645m.	No/No	No suitable sandy or gravelly soils present on site. Not expected to occur.
Monardella sinuata ssp. sinuata southern curly-leaved monardella	--/-- 1B.2	April -September	Annual herb. Occurs in coastal dunes, coastal scrub, chaparral, and cismontane woodlands. Found in sandy soils. Elevations: 0-300m.	No/No	No suitable sandy soils present on site. Not expected to occur.

Table B-2 – CNDDB Special Status Animal Occurrences

Scientific/ Common Name	Federal/State Status CDFW Rank	Nesting/Breeding Period	Suitable Habitat	Observed/ Habitat Present	Habitat Suitability on site
Mammals					
Antrozous pallidus pallid bat	--/-- SSC	Spring - Summer	Deserts, grasslands, shrublands, woodlands & forests. Most common in open, dry habitats with rocky areas for roosting. Roosts must protect bats from high temperatures. Roosts under bridges and in some areas in old structures such as barns.	No/No	No suitable habitat present. No abandoned buildings or bridges. Species is not expected to occur.
Corynorhinus townsendii Townsend's big-eared bat	--/-- SSC	Spring – Summer	Throughout California in a wide variety of habitats. Most common in mesic sites. Roosts in the open, hanging from walls & ceilings. Roosting sites limiting. Extremely sensitive to human disturbance.	No/No	Site is an operating equestrian facility. Species is extremely sensitive to human disturbance. All structures are in operations and no abandoned buildings are present. Not expected to occur

Scientific/ Common Name	Federal/State Status CDFW Rank	Nesting/Breeding Period	Suitable Habitat	Observed/ Habitat Present	Habitat Suitability on site
Taxidea taxus American badger	--/-- SSC	February – May	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils. Needs sufficient food, friable soils & open, uncultivated ground. Preys on burrowing rodents. Digs burrows.	No/No	No significant prey base such as ground squirrels was observed. burrows or individuals were observed during the field survey. No suitable habitat or soils on site. Not expected to occur.
Fish					
Oncorhynchus mykiss irideus steelhead – southern California coast DPS	FE/--	February – April	Cool, swift, shallow water & clean loose gravel for spawning, & suitably large pools in which to spend the summer.	No/No	No suitable habitat is present. This species is not expected to occur.
Reptiles					
Anniella pulchra northern California legless lizard	--/-- SSC	May - September	Sandy or loose loamy soils under sparse vegetation. Soil moisture is essential. They prefer soils with high moisture content.	No/Yes	The oak woodland habitat at the bottom of the slope in the northwestern portion of the Survey Area could provide suitable habitat for this species, especially under areas of thick mats of leaf litter. However, no project related impacts are proposed in this area. Species may occur in this select location within the Survey Area.

Scientific/ Common Name	Federal/State Status CDFW Rank	Nesting/Breeding Period	Suitable Habitat	Observed/ Habitat Present	Habitat Suitability on site
Emys marmorata western pond turtle	--/-- SSC	April - August	A thoroughly aquatic turtle of ponds, marshes, rivers, streams & irrigation ditches, usually with aquatic vegetation, below 6,000ft elevation. Need basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water.	No/No	No suitable habitat is present on-site. Not expected to occur.
Thamnophis hammondii two-striped gartersnake	--/-- SSC	March – May	Coastal California from vicinity of Salinas to northwest Baja California. From sea to about 7,000 ft elevation. Highly aquatic, found in or near permanent fresh water. Often along streams with rocky beds and riparian growth.	No/No	There are no permanent streams within the Survey Area. This species is not expected to occur.
Amphibians					
Rana draytonii California red-legged frog	FT/-- SSC	January - September	Lowlands & foothills in or near permanent sources of deep water with dense, shrubby or emergent riparian vegetation.	No/No	Requires 11-20 weeks of permanent water for larval development. No suitable breeding habitat on property. Must have access to estivation habitat Not expected to occur.

Scientific/ Common Name	Federal/State Status CDFW Rank	Nesting/Breeding Period	Suitable Habitat	Observed/ Habitat Present	Habitat Suitability on site
Spea hammondii western spadefoot	--/-- SSC	January - August	Occurs primarily in grassland habitats, but can be found in valley-foothill hardwood woodlands. Vernal pools are essential for breeding and egg-laying.	No/No	Vernal pools are essential for breeding and egg-laying. Not expected to occur.
Birds					
Accipiter cooperii Cooper's hawk (nesting)	--/-- WL	February 1 – September 15	Forages and nests in open woodlands and wood margins, riparian forests.	No/Yes	No large stick nests observed during survey. Species may nest in larger oak trees on the property. Species may occur on-site.
Buteo regalis ferruginous hawk	--/-- WL	February 1 – September 15	Open grasslands, sagebrush flats, desert scrub, low foothills and fringes of pinyon and juniper habitats. Eats mostly lagomorphs, ground squirrels, and mice. Population trends may follow lagomorph population cycles.	No/No	No suitable habitat is present on-site. Not expected to occur.
Empidonax traillii extimus Southwestern willow flycatcher	FE / SE --	February 1 – September 15	Riparian woodlands in Southern California.	No/No	No suitable habitat is present on-site. Not expected to occur.

Scientific/ Common Name	Federal/State Status CDFW Rank	Nesting/Breeding Period	Suitable Habitat	Observed/ Habitat Present	Habitat Suitability on site
Falco mexicanus prairie falcon	--/-- WL	February 1 – September 15	Inhabits dry, open terrain, either level or hilly. Breeding sites located on cliffs. Forages far afield, even to marshlands and ocean shores.	No/No	No suitable habitat is present on-site. Not expected to occur.
Progne subis purple martin	--/-- SSC	February 1 – September 15	Inhabits woodlands, low elevation coniferous forest of Douglas-fir, ponderosa pine, & Monterey pine. Nests in old woodpecker cavities mostly, also in human-made structures. Nest often located in tall, isolated tree/snag.	No/Yes	The site contains marginally suitable habitat for foraging and nesting. Species may occur on-site.
Vireo bellii pusillus Least Bell's vireo	FE/SE --	February 1 – September 15	Summer resident of Southern California in low riparian in vicinity of water or in dry river bottoms; below 2000 ft. Nests placed along margins of bushes or on twigs projecting into pathways, usually willow, Baccharis, mesquite.	No/No	No suitable habitat is present on-site. Not expected to occur.

Appendix C – Photographs

Photograph 1. View north of existing agriculture (viticulture)

Photograph 2. View north of disturbed understory beneath coast live oak woodland

Photograph 3. View northeast of dirt pathway meandering through oak woodland.

Photograph 4. View east of disturbed pasture.

Photograph 5. View northeast and upstream of unnamed drainage feature. Mulefat can be seen in background

Photograph 6. View south of pasture consisting primarily of bermuda grass

Photograph 7. View west of where drainage feature leaves site and flows beneath Ballard Canyon Road.

Photograph 8. View north of southern portion of drainage feature.

Appendix D – Plant List

Scientific Name	Common Name
Baccharis pilularis	Coyote brush
Baccharis salicifolia	Mulefat
*Brassica nigra**	Black mustard
*Bromus diandrus**	Ripgut brome
*Bromus hordeacous**	Soft chess
*Bromus madritensis ssp. rubens**	Red brome
*Carduus pycnocephalus**	Italian thistle
*Chenopodium murale**	Nettle leaf goosefoot
*Cirsium vulgare**	Bull thistle
*Cynodon dactylon**	Bermuda grass
Cyperus eragrostis	Umbrella sedge
*Erodium cicutarium**	Red-stemmed filaree
*Festuca perenne (=Lolium multiflorum)**	Italian ryegrass
*Hirschfeldia incana**	Summer mustard
*Olea europaea**	Olive
Pholistoma membranaceum	White fiesta flower
Pinus Sp.	Pine
*Plantago lanceolata**	English plantain
Quercus agrifolia	Coast live oak
Quercus lobata	Valley Oak
*Rumex crispus**	Curly dock
Salix lasiolepis	Arroyo willow
Sambucus nigra	Black elderberry
*Schinus mole**	Peruvian pepper tree
Schoenoplectus californicu	California bulrush
Solidago velutina	California goldenrod
Toxicodendron diversilobum	Poison oak
*Typha angustifolia**	Narrow leaf cattail
Vitis vinifera	Wine grape
*Vulpia myuros**	Rattail fescue

**Asterisk identifies non-native species*

Appendix E – Oak Tree Inventory

Tree ID	Species	Number of Stems	Stem(s) DBH	Total DBH
1	live oak	1	5	5
2	live oak	2	3.5, 4	7.5
3	live oak	1	18	18
4	live oak	2	7, 10	17
5	live oak	1	13	13
6	live oak	2	19.5, 20	39.5
7	live oak	2	14, 14	28
8	live oak	1	22.5	22.5
9	live oak	3	5, 7.5, 6	18.5
10	live oak	3	16, 18.5	34.5
11	live oak	3	1.5, 4, 3.5	9
12	live oak	3	12.5, 13.5, 13	39
13	live oak	1	19	19
14	live oak	2	15, 16.5	31.5
15	live oak	2	7.5, 8.5	17
16	live oak	1	7.5	7.5
17	live oak	1	9	9
18	live oak	1	9	9
19	live oak	1	9.5	9.5
20	live oak	1	9.5	9.5
21	live oak	1	32	32
22	valley oak	1	29.5	29.5
23	live oak	1	27	27
24	valley oak	1	26	26
25	live oak	1	48	48
26	live oak	1	10	10
27	live oak	1	19	19
28	live oak	1	20.5	20.5
29	live oak	3	20, 19, 18.5	144.5
30	live oak	1	6	6
31	live oak	1	7	7
32	live oak	1	5	5
33	live oak	2	8, 7	38
34	live oak	2	5.5, 6.5	30
35	live oak	1	5	5
36	live oak	2	8, 9	43
37	live oak	2	23, 29	129
38	live oak	1	16.5	16.5
39	valley oak	1	20.5	20.5
40	valley oak	1	5	5

Tree ID	Species	Number of Stems	Stem(s) DBH	Total DBH
41	valley oak	1	5.5	5.5
42	valley oak	1	11	11
43	live oak	2	13, 16	29
44	live oak	2	12, 8	20
45	live oak	1	21	21
46	live oak	2	24, 17.5	41.5
47	live oak	1	3	3
48	live oak	1	6.5	6.5
49	live oak	1	12	12
50	live oak	1	15	15
51	live oak	1	14	14
52	live oak	1	9	9
53	live oak	1	28	28
54	valley oak	1	12	12
55	valley oak	1	17	17
56	valley oak	1	15	15
57	valley oak	1	15	15
58	live oak	1	12	12
59	live oak	1	16	16
60	valley oak	1	18	18
61	live oak	1	13	13
62	live oak	1	12	12
63	live oak	2	9, 10	19
64	valley oak	1	16	16
65	live oak	1	32	32
66	live oak	1	26	26
67	valley oak	1	53	53
68	valley oak	2	18, 20	38
69	live oak	44 Trees	All <5	minimum 220
70	live oak	1	61	61
71	live oak	2	24, 30	54
72	live oak	3	2, 5, 6	13
73	live oak	2	4, 6	10
74	valley oak	1	23	23
75	live oak	1	5	5
76	live oak	1	4	4
77	live oak	2	15, 16	31
78	valley oak	1	19	19
79	valley oak	1	21	21
80	live oak	1	6	6

Tree ID	Species	Number of Stems	Stem(s) DBH	Total DBH
81	live oak	1	25	25
82	live oak	1	41	41
83	live oak	1	40	40
84	live oak	1	38	38
85	live oak	2	30, 29	59
86	live oak	1	42	42
87	live oak	1	23	23
88	live oak	1	22	22
89	live oak	1	18	18
90	live oak	1	10	10
91	live oak	1	46	46
92	live oak	1	21	21
93	live oak	1	23	23
94	live oak	1	19	19
95	live oak	1	18	18
96	live oak	1	17.5	17.5
97	live oak	1	42	42
98	live oak	3	6, 10, 19	35
99	live oak	1	11.5	11.5
100	live oak	2	10, 12.5	22.5
101	live oak	2	12, 11.5	23.5
102	live oak	1	13.5	13.5
103	live oak	2	9.5, 10.5	30
104	live oak	3	15, 18.5, 23	56.5
105	live oak	1	14	14
106	live oak	1	14.5	14.5
107	live oak	3	10, 16, 24	50
108	live oak	2	16, 31	47
109	live oak	1	18	18
110	live oak	3	14, 12.5, 13	39.5
113	valley oak	1	22	22
114	live oak	1	26	26
115	live oak	3	10, 15.5, 14	39.5
116	live oak	2	17, 15	32
117	live oak	1	10	10
118	live oak	2	6, 5	11
119	live oak	1	13	13
120	live oak	4	12, 8, 13.5, 16	49.5
121	live oak	1	22	22
123	live oak	1	12.5	12.5

Tree ID	Species	Number of Stems	Stem(s) DBH	Total DBH
124	live oak	1	33	33
125	live oak	2	41, 9	50
126	live oak	1	15.5	15.5
127	live oak	1	20	20
128	live oak	2	21, 23	44
129	live oak	3	13, 14, 14.5	41.5
130	live oak	1	10	10
131	live oak	1	9	9
132	live oak	3	5, 6, 6.5	17.5
133	live oak	1	10	10
134	live oak	1	11	11
135	live oak	1	22	22
136	live oak	1	57	57
137	live oak	1	52	52
138	live oak	1	59	59
139	live oak	1	42	42
140	live oak	1	54	54
141	live oak	2	22, 24	26
142	live oak	3	18, 30, 20	68
143	live oak	3	17, 20, 11	48
144	live oak	2	17.5, 19	36.5
145	live oak	1	24	24
146	live oak	1	75	75
147	live oak	5	16, 15, 16.5, 20.5, 17	85
148	live oak	1	11	11
149	live oak	2	19, 12	31
150	live oak	2	13, 11	24
152	live oak	1	13	13
153	live oak	2	15, 19	34
154	live oak	1	13	13
155	live oak	1	15, 19	34
156	live oak	2	13	13
157	live oak	2	27	27
158	live oak	3	8, 10	18
159	live oak	1	19, 20	39
160	live oak	1	9, 11, 25	45
161	live oak	3	10, 8, 11	29
162	live oak	1	29	29
163	live oak	1	30	30
164	live oak	3	5, 7, 18	30

Tree ID	Species	Number of Stems	Stem(s) DBH	Total DBH
165	live oak	3	8, 10, 9.5	27.5
166	live oak	2	5, 10.5	15.5
167	live oak	1	9	9
168	live oak	1	25	25
169	live oak	3	11.5, 11, 14	36.5
170	live oak	1	22	22
171	live oak	2	8, 12.5	20.5
172	live oak	3	12, 13, 15	40
173	live oak	2	22, 19	41
174	live oak	1	42	42
175	valley oak	1	25	25
176	live oak	1	36	36
177	live oak	2	43, 41	84
178	live oak	3	20, 13.5, 16	49.5
179	live oak	1	28	28
180	live oak	3	20, 11.5, 27	58.5
181	live oak	2	24, 21	44
182	live oak	2	13, 16.5	29.5
183	live oak	3	25, 20, 22	67
184	live oak	3	31, 30.5, 39.5	101
185	live oak	3	21.5, 40, 39.5	101
186	live oak	1	20	20
187	live oak	1	32	32
188	live oak	1	25	25
189	live oak	1	22	22
190	live oak	1	17	17
191	live oak	2	22, 26.5	48.5
192	live oak	1	41.5	41.5
193	live oak	1	33	33
194	live oak	4	48, 20, 21, 23	112
195	valley oak	1	22	22
196	live oak	1	19	19
197	live oak	1	16	16
198	live oak	1	14	14
199	live oak	2	16,12	28
200	live oak	1	10	10
201	valley oak	1	13	13
202	live oak	2	11	11
203	live oak	2	16, 8	23
204	live oak	1	14	14

Tree ID	Species	Number of Stems	Stem(s) DBH	Total DBH
205	valley oak	1	16	16
206	live oak	2	14, 19	33
207	live oak	1	11	11
208	live oak	1	9	9
209	live oak	2	13, 16	29
210	live oak	2	14, 11	25
211	live oak	1	19	19
212	live oak	1	16	16
213	live oak	1	14	14
214	live oak	1	9	9
215	live oak	3	13, 11, 9	33
216	live oak	2	14, 10	25
217	live oak	2	13, 17	30
218	live oak	1	14	14

ATTACHMENT 7

Trip Generation Report

OEG Ref 22-306

July 14, 2022

Mr. C.J. Horstman
MW Architects
330 S Halcyon Road
Arroyo Grande, CA 93420

Subject: Trip Generation Report – Equestrian Use – 826 Ballard Canyon Road, Solvang

Dear Mr. Horstman:

Orosz Engineering Group, Inc. (OEG) has prepared the following letter report for a trip generation evaluation for the subject project. Based the project description provided, an existing equestrian facility is boarding horses and is requesting a Conditional Use Permit (CUP). The County is requesting study to determine the traffic generated by the site. The owners of OEG have personally operated an equestrian facility in the Santa Ynez Valley. The owners have had several horses personally and have boarded 25-30 horses for others.

Project Description

The property owner will continue to board up to a maximum of 54 animals in 16 stalls, 25 paddocks or 8 turnout pastures on site. These operations have been occurring with a combination of owner animals and boarded animals for over 25 years. A maximum of 10 boarding clients will be allowed to board horses on the upper half of the ranch which is accessed from 826 Ballard Canyon Road (private). All other boarding clients will continue to access the ranch from 648 Ballard Canyon Road (County). The boarding and ranch operations have been occurring for many years at this point. The project application is to formalize the historic equestrian operations. The property owner has requested that they be allowed to have an occasional training clinic to be held in the lower ranch arena with access only to/from 648 Ballard Canyon Road up to 4 times per year. Since these events are occasional, they are not counted in the typical daily traffic generation for projects.

Project Trip Generation

The ranch operations are separated into two parts – Upper Ranch 826 Ballard Canyon Road and Lower Ranch 648 Ballard Canyon Road. No changes to the current and historic ranch operations are planned. Since the normal ranch operations do not require a permit, those related trips (residential uses, vineyard operations, ranch manager, trash, deliveries, etc.) are not included in this analysis.

The trip generation for this type of use is not covered in typical traffic generation resources. Therefore, the traffic associated with the animal boarding operation can best be projected based upon comprehensive experience with horse needs and sound equestrian management. Based on our hands-on experience with equestrian facilities, the horses require daily feeding and stall cleaning. This service is provided by the ranch and does not generate any new trips. Waste disposal would likely occur at least once monthly. Occasional trips by the farrier (once every six weeks), veterinarian (twice per year for annual care), feed and grain deliveries (once a month) have been normal. Since the ranch owner also has their own animals, some of these trips are included in the normal ranch operations.

Boarding clients will visit their animal anywhere from daily to weekends only to occasional visits (once per month) depending on their normal work schedule, training schedule or normal equestrian exercise schedule.

To estimate daily trips associated with the animal boarding operations at the upper ranch, vehicle counts were collected by the ranch manager over a six-month period of time. During this time period (when there were eight boarding clients in the upper ranch facilities), the average weekday trip generation varied from three to seven visits per day (six-14 trips per day). On the weekends, the average trip generation varied from six-10 visits per weekend day or 12-20 trips per day. These boarding client trips are consistent with our experience with horse care and operations. Weekday peak hour trips would be about 25% of the daily trips totaling two to three weekday peak hour trips.

The ranch manager traffic counts match our estimates for the daily visits by boarders at this facility.

The property owner currently has 12 large animals (horses, donkeys, cows, llamas, and/or alpacas) on the property for the use of the owner's family and in ranch operations. The owner also has smaller animals such as sheep, goats, and pigs on-site as part of the normal ranch operations with the number varying depending on the season. Traffic trips associated with these animals are not part of the conditional use permit.

Some boarding clients have more than one animal boarded. Based on historic operations, about one-half of the boarding clients (currently five of the 10) have two or more animals boarded.

The remaining two boarding clients on the lower ranch would be expected to generate traffic trips like the upper ranch access. Based on 0.75 to 1.75 trips per weekday and 1.5 to 2.5 trips per weekend day, the lower ranch access to 648 Ballard Canyon Road would continue to generate two-four trips per weekday and three to five daily trips on the weekend. Weekday peak hour trips would be expected to be about 25% of the daily trips.

Summary

The current and historic equestrian (and other animals) operations continue to generate an average of six to 14 trips per day at the upper ranch access to 826 Ballard Canyon Road, and an average of 12-20 trips per weekend day. Weekday peak hour trips would total two to three trips per weekday peak hour.

This concludes our traffic evaluation for the proposed project. Should you have any questions, feel free to contact us.

Sincerely,

Stephen A Orosz

Stephen A. Orosz, P.E.
Traffic Engineer
Orosz Engineering Group, Inc.