



County of Santa Barbara Planning and Development

John Baker, Director

Dianne Black, Director Development Services

John McInnes, Director Long Range Planning

September 18, 2007

Richard E. Adam, Jr.
Brenneman, Juarez & Adam LLP
625 East Chapel Street
Santa Maria, CA 93454

RE: Revised Request for Additional Information for CEQA Review
Ballantyne Single-Family Residence and Accessory Structures
Assessor Parcel Number: 079-090-036; 500 Farren Road, Goleta Area
Case Numbers: Residence/Accessory Structures, 06APL-00000-00045 and 05LUP-00000-00611
Water Tanks, 07LUP-00000-00184
Mobile Home, 07CUP-00000-00020

Dear Mr. Adam:

We appreciate the time that you, Lynn Ballantyne, Randy Welty and Andy Caldwell spent meeting with Michael Brown, Dave Ward, June Pujio, Mike Ghizzoni, Allen Bell and me on September 12, 2007. The purpose of this letter is to document the decisions that Mr. Brown made regarding the information that the applicants need to submit for the environmental review process for the residence and accessory structures. This letter updates and supersedes the County's previous requests for information, including the letters from Allen Bell to you dated July 13, 2007 and August 9, 2007. This letter also summarizes our discussions regarding the unpermitted water tanks and mobile home on the property.

Additional Information

Visual Simulations and Site Sections. Visual simulations and additional site sections and story poles will not be required provided you adequately document the information and methodology used to prepare the photo compositions and site sections submitted to the County on October 18, 2006. The documentation that you need to submit is outlined on the enclosure titled "Documentation for Photo Compositions and Site Sections."

For your information, the photo compositions submitted on October 18, 2006 are titled "Southwest View from Calle Real," "South View from Hwy 101" and "Southwest View from Hwy 101" (B3 Architects, October 14, 2006). There are three separate photographs for each viewpoint, including existing site photo, proposed residence without berm and proposed residence with berm. The site sections are titled "Site Sections," Sheets A1.2, A1.3 and A1.4 (B3 Architects, October 14, 2007).

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Development Review
Building & Safety
Agricultural Planning
624 W. Foster Road
Santa Maria, CA 93455
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Final Plans. You do not need to submit copies of the revised plans that the applicant submitted to the County on October 18, 2006. As necessary, the County will make copies of the revised plans for our internal use. The County will bill the applicant for copying costs.

Utilities. Please show the location of electric, telephone and other public utilities on a separate version of the "Conceptual Grading and Drainage Plan" (Flowers and Associates) or a similar site plan. If the utilities would be extended from points beyond the area shown on the "Conceptual Grading and Drainage Plan," please submit an additional site plan showing the existing public utilities and the subject parcel. Specify whether the utilities would be above or below ground and identify the point of connection to the existing public utilities.

Water Supply. At our meeting on September 12, 2007, Mr. Welty described several water supply options for the project. Please make a determination and describe in writing the type of water supply system that would be used (e.g., on-site water well, public water supply). Show the location of all water supply infrastructure on a separate version of the "Conceptual Grading and Drainage Plan" (Flowers and Associates) or a similar site plan. If a public connection would be extended from a point beyond the area shown on the "Conceptual Grading and Plan," please submit an additional site plan showing the existing water line and the subject property.

The applicant submitted a "Water Service Classification Notice" from the Goleta Water District (GWD), dated April 18, 2005. This notice is sufficient if the applicant chooses to obtain water from the Goleta Water District. You do not need to submit a "Can and Will Serve Letter" or other similar letter or notice for the environmental review process.

Sewage Disposal. Please have a qualified engineer describe in writing the sewage disposal system (e.g., dry well, septic field). Submit three percolation tests and one deep boring and show the location of all sewage disposal infrastructure on a version of the "Conceptual Grading and Drainage Plan" or a similar site plan. Please ensure that your engineer explains whether the sewage disposal system would incorporate the two unpermitted water storage water tanks on the property. (See further discussion below under "Water Tanks.") Your engineer may contact Paul Jenzen, Environmental Health Services, at (805) 346-8461 for more information on the percolation tests, deep boring and other requirements for sewage disposal systems.

Height Calculations. You do not need to submit new height calculations based on the current height calculation methodology. The environmental review process will use the height calculations included on Sheets A2.4 and A3.1 as well as building elevations and related information previously submitted to extrapolate information regarding applicable height regulations.

Preliminary Grading Plan. You do not need to submit a geotechnical (soil) engineering report for the environmental review process. However, the "Conceptual Grading and Drainage Plan" does omit some information required to evaluate various aspects of the project. In addition, the estimated earthwork quantities on the plan do not match the quantities provided in other application materials. Please have your engineer submit the following information:

- Delineate limits of grading on the grading plan on the “Conceptual Grading and Drainage Plan.”
- Specify grading estimates for the quantity of material to be graded, excavated and filled, including over excavation (subsurface) for the keyways and benches for the berm. Please provide a total grading estimate and individual grading estimates for the driveway, main residence, accessory structures and berm. This information needs to be included on the “Conceptual Grading and Drainage Plan.”
- Provide cross sections for the project. In part, the cross sections need to include an elevation scale, existing grade, finished grade, keyways and benches for the berm and finished grade slopes (e.g., 3:1, 2:1). Please identify and show the location of the cross sections on the “Conceptual Grading and Drainage Plan.”

Landscape Plan. Thank you for submitting a landscape plan on July 26, 2007, titled “500 Farren Road, Residence” (Charles E. Kaczmarek, no date). Please submit three additional copies of this plan.

Building Material/Color Sample Board. The applicant’s representatives presented a color/building material board to the Planning Commission on October 4, 2006. Please submit this or an identical board.

Archaeological Report. We understand you have hired an archaeologist to prepare a Phase 1 archaeological survey report. Please submit a copy of the final report.

Project Description. Allen Bell’s letter to you dated July 13, 2007 included a draft project description. Please review this project description carefully and suggest any necessary changes. At a minimum, we expect to update information on water supply, sewage disposal, building height and grading. The Initial Study will be based on the final project description.

Unpermitted Water Tanks and Mobile Home

Water Tanks. During the Planning Commission hearing on October 4, 2006, the applicant’s representatives stated that the two unpermitted water tanks on the property would be part of a wastewater treatment system. Water from these tanks would be used for irrigation. As a result, the Planning Commission approved the residence and accessory structures with a condition of approval requiring the applicant to obtain a Minor Conditional Use Permit for the water tanks. Alternatively, the applicant could remove the water tanks from the property (Condition 3).

In April 2007, the applicant submitted an application for a Land Use Permit for the water tanks (Case Number 07LUP-00000-00184). The application states that the water tanks would be used as agricultural accessory structures for irrigating on-site trees and a nursery. The application did not specify a source of permanent water for the water tanks.

Please confirm the use of the water tanks and identify the source of permanent water for the water tanks. Also clarify whether the water tanks would be part of the sewage disposal system. This information will be used to analyze the water tanks in the Initial Study and related environmental documents. In addition, P&D will use this information to determine whether the water tanks can be

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incorporated into the Land Use Permit for the residence and accessory structures or whether they will require a separate Minor Conditional Use Permit.

Watchman's Trailer. In March 2007, the applicant submitted an application for a Minor Conditional Use Permit for the unpermitted mobile home on the property (Case Number 07CUP-00000-00020). During our meeting last week, Ms. Ballantyne and Mr. Welty stated that they plan to remove the mobile home from the property. This would allow P&D to close this application and apply the remaining permit fees to your account for the residence and accessory structures (Case Number 05LUP-00000-00611). Please notify us in writing as soon as the mobile home has been removed from the property.

Conclusion

Please send me letter or email stating when you expect to submit the information outlined above. As we discussed, Rincon Consultants cannot begin preparing the Initial Study and related environmental documents until we receive the required information. Please contact me at (805) 568-2085 if you have any questions or need additional details.

Sincerely,



John Baker, Director
Planning and Development Department

Enclosure: Documentation for Photo Compositions and Site Sections

cc: Case File (Allen Bell)
Lynn Ballantyne (P.O. Box 8184, Goleta, CA 93117)
Michael Brown, Chief Executive Officer
Dianne Black, Assistant Director, P&D
Dave Ward, Deputy Director, Development Review Division, P&D
June Pujo, Supervising Planner, Development Review Division, P&D
Michael Ghizzoni, Chief Deputy, County Counsel
David Allen, Deputy, County Counsel

Documentation for Photo Compositions and Site Sections
Ballantyne Single-Family Residence and Accessory Structures

September 18, 2007

Photo Compositions

- Provide the name and qualifications of surveyor, architect or other person(s) who prepared photo compositions.
- Submit a vicinity map with topography showing locations of camera positions relative to location of residence. Describe locations of camera positions with GPS coordinates and elevations.
- Identify the title, source and date of architectural plans (e.g., plan views/footprints, roof plans, elevations) previously submitted to the County which were used to prepare the photo compositions. If the photo compositions were based on architectural plans not previously submitted to the County, submit a copy of the applicable architectural plans.
- Identify and submit topographic data used to prepare photo compositions, including current and proposed topography of building site and berm. Indicate whether three-dimensional topography of project site and vicinity was used. Provide a digital copy, if available.
- Submit a copy of any air photograph(s) used to prepare photo compositions (title, source and date), including resolution.
- Provide camera specifications, such as resolution(s), tilt(s), bearing (s) and focal length(s).
- Describe the software (e.g., Photoshop, Print Shop Pro, Autodesk 3ds Max) and the methodology used to prepare photo compositions.
- Indicate whether three-dimensional model of residence was used to prepare photo compositions. Provide a digital copy, if available.
- Describe any methodology used to verify accuracy of photo compositions, such as story poles or field survey by professional surveyor. If story poles were used, provide the following details: name of person who erected poles, date poles were erected, site plan showing location of poles, description of poles, photographs of poles taken from project site and nearby roads and highways. If a field survey was used, provide the following details: name of surveyor, steps taken to analyze accuracy of photo compositions and results of analysis.
- Submit digital version of photo compositions, if available.

Site Sections

- Provide the name and qualifications of surveyor, architect or other person(s) who prepared site sections.
- Submit a vicinity map with topography showing locations of viewpoint positions relative to location of residence. Describe locations of viewpoints with GPS coordinates and elevations.
- Identify the title, source and date of architectural plans (e.g., plan views/footprints, roof plans, elevations) previously submitted to the County which were used to prepare the site sections. If the site sections were based on architectural plans not previously submitted to the County, submit a copy of the applicable architectural plans.
- Submit topographic data used to prepare site sections (title, source and date), including current and proposed topography of building site and berm. Show individual site sections on topographic map, grading plan or similar map or plan with contour lines drawn to scale.
- Submit field notes and survey data used to prepare site sections.
- Describe the software and methodology used to prepare site sections.
- Describe any methodology used to verify accuracy of site sections. If story poles were used, provide the following details: name of person who erected poles, date poles were erected, site plan showing location of poles, description of poles, photographs of poles taken from project site and nearby roads and highways.

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