



County of Santa Barbara Planning and Development

John Baker, Director

Dianne Black, Director Development Services

John McInnes, Director Long Range Planning

June 19, 2008

Joe Power, Principal
Rincon Consultants, Inc.
790 E. Santa Clara Street
Ventura, CA 93001

RE: Ballantyne Single-Family Residence, Accessory Structures and Water Line
Case Numbers: 06APL-00000-00045, 05LUP-00000-00611 and 08CDP-00000-00006
Assessor Parcel Number: 079-090-036; 500 Farren Road, Goleta Area

Dear Mr. Power:

We received your June 12, 2008 memorandum regarding revisions to the Draft Mitigated Negative Declaration for the Ballantyne Single-Family Residence, Accessory Structures and Water Line. Your memorandum states, "... our recommendation would be to prepare a focused EIR ..." Your recommendation was based largely on public comments regarding the importance of Farren Road as a public viewing place. We believe your recommendation is premature because you have not provided any further analysis of views of the project as seen from Farren Road and the associated on-road trail. In addition, you have not analyzed whether the Key Observation Points (KOP) used in the Environmental Impact Report for the Santa Barbara Ranch Project are relevant to the Ballantyne Project.

Please add new paragraphs to the aesthetics section of the Draft Mitigated Negative Declaration that analyze these points. Specifically, please describe and analyze the views of the proposed project as seen from Farren Road. This analysis needs to reflect the four aesthetics thresholds listed on page 6 of the Draft Mitigated Negative Declaration. Additionally, please analyze the purpose and nature of the KOP's used in the Environmental Impact Report for the Santa Barbara Ranch Project comparing and contrasting these with the Ballantyne Project. In part, you need to consider the applicability of the viewsheds seen from the KOPs to the Ballantyne Project.

The new paragraphs and your revisions to other sections of the Draft Mitigated Negative Declaration should be submitted as part of a revised Mitigated Negative Declaration. The Board of Supervisors' hearing on the Ballantyne Project is scheduled for July 15. To meet the deadline for submitting materials for this hearing, please submit the revised Mitigated Negative Declaration by Monday, June 23, 2008.

Thank you for your time and assistance. Please contact us if you have any questions or need additional information.

Development Review
Building & Safety
Energy, Administration
123 E. Anapamu Street
Santa Barbara, CA 93101
Phone: (805) 568-2000
FAX: (805) 568-2030

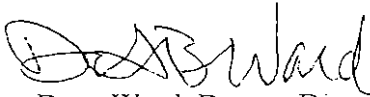
Long Range Planning
30 E. Figueroa St, 2nd Floor
Santa Barbara, CA 93101
Phone: (805) 568-3380
FAX: (805) 568-2076

Building & Safety
185 West Hwy 246, Ste 101
Buellton, CA 93427
Phone: (805) 686-5020
FAX: (805) 686-5028

Development Review
Building & Safety
Agricultural Planning
624 W. Foster Road
Santa Maria, CA 93455
Phone: (805) 934-6250
FAX: (805) 934-6258

Joe Power
June 19, 2008
Page 2

Sincerely,

A handwritten signature in black ink that reads "Dave Ward". The signature is written in a cursive style with a large, stylized initial "D".

Dave Ward, Deputy Director
Development Review Division

cc Case File (Allen Bell)
John Baker, Director, P&D
Dianne Black, Director Development Services, P&D
June Pujo, Supervising Planner, P&D
Michael Ghizzoni, Chief Deputy, County Counsel

G:\GROUP\PERMITTING\Case Files\LUP\05 cases\05LUP-00000-00611\CEQA\Joe Power 06 18 08.doc