



# County of Santa Barbara Planning and Development

Lisa Plowman, Director

Jeff Wilson, Assistant Director

November 1, 2021

VIA CERTIFIED MAIL

Julie Tumamait-Stenslie  
Chair, Barbareño/Ventureño Band of Mission Indians  
365 N. Poli Avenue  
Ojai, CA 93023

Also sent via email to: [jtumamait@hotmail.com](mailto:jtumamait@hotmail.com)

RE: Tribal Cultural Resources under the California Environmental Quality Act, AB 52 (Gatto, 2014). Formal Notification of determination that a Project Application is Complete or Decision to Undertake a Project, and Notification of Consultation Opportunity, pursuant to Public Resources Code (PRC) § 21080.3.1

Goerner New SFD, Detached Guesthouse, Grading and Retaining Walls  
Case Nos. 08DVP-00000-00022 and 09CUP-00000-00007  
1017 Hot Springs Road  
APN 011-010-008

Dear Chair Tumamait-Stenslie:

The Santa Barbara County Planning & Development Department has determined that the project application is complete for the Goerner New SFD project. The project site is located on a 40-acre parcel in the Montecito Community Plan area (APN 011-010-008).

Below please find a description of the proposed project, the name of our project point of contact, and an attached map showing the project location, pursuant to PRC § 21080.3.1 (d). Please note that a Phase 1 Archeological Report was prepared for the project by Compass Rose Archaeological, Inc. on September 5, 2008. The report concludes that no cultural materials have been previously recorded within or adjacent to the subject property, and no cultural resources, either prehistoric or historical, were identified during the field investigation. The report is also included as an attachment to this letter.

## **Description of the Proposed Project**

- 1. Case No. 08DVP-00000-00022:** A Development Plan to construct a new single-family dwelling of approximately 4,083 [net] square feet, with an attached garage of approximately 1,842 [gross] square feet, a new guesthouse of approximately 655 [gross] square feet and driveway improvements that include the construction of approximately 2,260 linear feet of retaining walls ranging between 5 feet and 16.3 feet in height, and approximately 600 linear feet of retaining walls ranging between 4 feet and 10 feet in height for the new dwelling and guesthouse.
- 2. Case No. 09CUP-00000-00007:** A Conditional Use Permit for the construction of retaining walls that exceed the exempt height of six (6) feet when located within the required 10 foot setback from the property line.

**Grading:** Grading would be approximately 4,000 cubic yards of cut and 3,300 cubic yards of fill.

**Access:** Access would be provided off of Hot Springs Road. The property is a 40-acre parcel zoned RMZ-40 and shown as Assessor's Parcel Number 011-010-008, located at 1017 Hot Springs Road in the Montecito Community Plan Area, First Supervisorial District.

**Utilities and Service:** The parcel would be served by private water, private septic and the Montecito Fire Protection District.

**Lead Agency Point of Contact**

Sean Stewart, Planner  
County of Santa Barbara Planning & Development Department  
Development Review Division  
123 E. Anapamu Street  
Santa Barbara, CA 93101  
(805) 568-2517  
[sestewart@countyofsb.org](mailto:sestewart@countyofsb.org)

Pursuant to PRC § 21080.3.1 (b), you have 30 days from the receipt of this letter to request consultation, in writing, with the Santa Barbara County Planning & Development Department.

Goerner New SFD, Detached Guesthouse, Grading and Retaining Walls  
Case Nos. 08DVP-00000-00022 and 09CUP-00000-00007  
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Very Respectfully,



Lisa Plowman, Director  
Santa Barbara County Planning & Development

Attachments: Project Location Map  
Phase 1 Archeological Report

CC: Sean Stewart, Planning & Development





# County of Santa Barbara Planning and Development

Lisa Plowman, Director

Jeff Wilson, Assistant Director

November 1, 2021

VIA CERTIFIED MAIL

Kenneth Kahn, Tribal Chairman  
Santa Ynez Band of Chumash Indians  
PO Box 517  
Santa Ynez, CA 93460

Also sent via email to: [kkeeper@sybmi.org](mailto:kkeeper@sybmi.org)

RE: Tribal Cultural Resources under the California Environmental Quality Act, AB 52 (Gatto, 2014). Formal Notification of determination that a Project Application is Complete or Decision to Undertake a Project, and Notification of Consultation Opportunity, pursuant to Public Resources Code (PRC) § 21080.3.1

Goerner New SFD, Detached Guesthouse, Grading and Retaining Walls  
Case Nos. 08DVP-00000-00022 and 09CUP-00000-00007  
1017 Hot Springs Road  
APN 011-010-008

Dear Mr. Kahn:

The Santa Barbara County Planning & Development Department has determined that the project application is complete for the Goerner New SFD project. The project site is located on a 40-acre parcel in the Montecito Community Plan area (APN 011-010-008).

Below please find a description of the proposed project, the name of our project point of contact, and an attached map showing the project location, pursuant to PRC § 21080.3.1 (d). Please note that a Phase 1 Archeological Report was prepared for the project by Compass Rose Archaeological, Inc. on September 5, 2008. The report concludes that no cultural materials have been previously recorded within or adjacent to the subject property, and no cultural resources, either prehistoric or historical, were identified during the field investigation. The report is also included as an attachment to this letter.

## **Description of the Proposed Project**

- 1. Case No. 08DVP-00000-00022:** A Development Plan to construct a new single-family dwelling of approximately 4,083 [net] square feet, with an attached garage of approximately 1,842 [gross] square feet, a new guesthouse of approximately 655 [gross]

square feet and driveway improvements that include the construction of approximately 2,260 linear feet of retaining walls ranging between 5 feet and 16.3 feet in height, and approximately 600 linear feet of retaining walls ranging between 4 feet and 10 feet in height for the new dwelling and guesthouse.

2. **Case No. 09CUP-00000-00007:** A Conditional Use Permit for the construction of retaining walls that exceed the exempt height of six (6) feet when located within the required 10 foot setback from the property line.

**Grading:** Grading would be approximately 4,000 cubic yards of cut and 3,300 cubic yards of fill.

**Access:** Access would be provided off of Hot Springs Road. The property is a 40-acre parcel zoned RMZ-40 and shown as Assessor's Parcel Number 011-010-008, located at 1017 Hot Springs Road in the Montecito Community Plan Area, First Supervisorial District.

**Utilities and Service:** The parcel would be served by private water, private septic and the Montecito Fire Protection District.

**Lead Agency Point of Contact**

Sean Stewart, Planner  
County of Santa Barbara Planning & Development Department  
Development Review Division  
123 E. Anapamu Street  
Santa Barbara, CA 93101  
(805) 568-2517  
[sestewart@countyofsb.org](mailto:sestewart@countyofsb.org)

Pursuant to PRC § 21080.3.1 (b), you have 30 days from the receipt of this letter to request consultation, in writing, with the Santa Barbara County Planning & Development Department.

Very Respectfully,



Lisa Plowman, Director  
Santa Barbara County Planning & Development

Goerner New SFD, Detached Guesthouse, Grading and Retaining Walls

Case Nos. 08DVP-00000-00022 and 09CUP-00000-00007

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Attachments: Project Location Map  
Phase 1 Archeological Report

CC: Sean Stewart, Planning & Development  
Sam Cohen, Government Affairs and Legal Officer, [scohen@sybmi.org](mailto:scohen@sybmi.org)







# County of Santa Barbara Planning and Development

**Lisa Plowman, Director**

Jeff Wilson, Assistant Director

November 1, 2021

To: Responsible and Trustee Agencies

Re: Goerner New SFD, Detached Guesthouse, Grading and Retaining Walls  
Case Nos. 08DVP-00000-00022 and 09CUP-00000-00007  
1017 Hot Springs Road  
APN 011-010-008

Santa Barbara County is currently processing an application for a project that requires preparation of an Initial Study under the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15063(g), we would appreciate your review as to the project's possible impacts based on the information enclosed with this letter and any recommendations you may have as to whether a Negative Declaration or an Environmental Impact Report (EIR) should be prepared.

Your comments and recommendations, including any conditions of approval and/or proposed mitigation measures, should be sent to us within two weeks upon receipt of this letter. If we do not receive your comments or recommendations, we will assume that you have no comment as to the appropriate level of environmental review or any impacts the project may have on affected resources.

Feel free to contact the project planner at (805) 568-2507 or [sestewart@countyofsb.org](mailto:sestewart@countyofsb.org) for more information or if you have any questions. We thank you for your time and consideration.

Sincerely,

*Sean Stewart*

Sean Stewart

Enclosures:

Project description

Site plans and relevant studies available via

<https://cosantabarbara.box.com/s/ifiqcx7stg5qs7wfl7355g3bmelqad5n>

**Project description:**

The proposed project is for a Development Plan to allow construction of a new single-family dwelling (SFD) of approximately 4,083 [net] square feet, with an attached garage of approximately 1,842 [gross] square feet, a new guesthouse of approximately 655 [gross] square feet and driveway improvements that include the construction of a bridge and approximately 2,260 linear feet of retaining walls. The proposed project also includes a Minor Conditional Use Permit (CUP) for the sections of retaining walls that exceed the exempt height of six (6) feet when located within the required 10 foot setback from the property line. Total grading for the project would be approximately 5,450 cubic yards of cut and 3,500 cubic yards of fill. No trees are proposed for removal, but several protected oaks will have encroachment into the "dripline + 5 feet" area and will require an arborist report to address mitigation measures. The parcel would be served by private water, private septic and the Montecito Fire Protection District. Access would be provided off of Hot Springs Road. The properties that would have driveway improvements occurring within an existing access easement benefitting the subject property would include Assessor's Parcel Nos. 011-010-015, 011-030-041, 011-030-043, and 011-030-036. The property is a 40-acre parcel zoned RMZ-40 and shown as Assessor's Parcel Number 011-010-008, located at 1017 Hot Springs Road in the Montecito Community Plan Area, First Supervisorial District.



*Santa Ynez Band of Chumash Indians  
Tribal Elders' Council*

*P.O. Box 517 ♦ Santa Ynez ♦ CA ♦ 93460*

*Phone: (805)688-7997 ♦ Fax: (805)688-9578 ♦ Email: elders@santaynezchumash.org*

November 2, 2021

County of Santa Barbara Planning & Development Department  
Development Review Division  
123 E. Anapamu Street  
Santa Barbara, Ca 93101

Att.: Sean Stewart, Planner

Re: Goerner New SFD, Detached Guesthouse, Grading and Retaining Walls Case Nos.  
08DVP-00000-00022 and 09CUP-00000-00007  
1017 Hot Springs Road  
APN 011-010-008

Dear Mr. Stewart:

Thank you for contacting the Tribal Elders' Council for the Santa Ynez Band of Chumash Indians.

At this time, the Elders' Council requests no further consultation on this project; however, we understand that as part of NHPA Section 106, we must be notified of the project.

Thank you for remembering that at one time our ancestors walked this sacred land.

Sincerely Yours,

Kelsie Shroll  
Administrative Assistant | Elders' Council and Culture Department  
Santa Ynez Band of Chumash Indians | Tribal Hall  
(805) 688-7997 ext. 7516  
kshroll@santaynezchumash.org