

CALENDAR ITEM
C28

MINUTE ITEM
This Calendar Item No. C28
was approved as Minute Item
No. 28 by the State Lands
Commission by a vote of 3
to 0 at its May 3, 1995
meeting.

A 33, 35
S 18

05/03/95
W 24970 PRC 7819
Lynch
Jacobs

GENERAL LEASE - PUBLIC AGENCY USE

APPLICANT:

County of Santa Barbara, Sheriff's
Department
C/O Lt. James R. Anderson
751 Burton Mesa Road
Lompoc, California 93436

AREA, TYPE LAND AND LOCATION:

A 3.04 acre parcel of sovereign land located within the
Burton Mesa Management Area, near Vandenberg Village, Santa
Barbara County.

LAND USE:

Construction and maintenance of an equestrian training
facility.

PROPOSED LEASE TERMS:

Lease period: 15 years beginning May 3, 1995.

CONSIDERATION:

The public health and safety; with the State reserving the
right at any time to set a monetary rental if the Commission
finds such action to be in the State's best interest.

BASIS FOR CONSIDERATION:

Pursuant to 2 Cal. Code of Regs. 2003

PREREQUISITE CONDITIONS, FEES AND EXPENSES:

Filing Fee has been received.

STATUTORY AND OTHER REFERENCES:

A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.

B. Cal. Code Regs.: Title 2, Div. 3; Title 14, Div. 6.

AB 884:

N/A

BACKGROUND:

In 1991 the State received approximately 5,125 acres of property from UNOCAL as part of a settlement agreement between the State Lands Commission (SLC) and UNOCAL (Exhibit "A"). This property was acquired as and assumed the character of "Sovereign Land" and is under the jurisdiction of the State Lands Commission (SLC). The land was acquired because of the high value of its biological resources, particularly the rich botanical diversity of the parcel's Burton Mesa chaparral vegetation.

The entire parcel is known as the Burton Mesa Management Area (BMMA). Planning is under way by staff of the SLC and the County of Santa Barbara to ensure the long-term management of the BMMA for habitat preservation and other compatible land uses.

At the request of the SLC, the Santa Barbara County Planning and Development staff prepared a draft Burton Mesa Management Plan "Plan" for the state parcel, which was released for public review and comment in 1994. The SLC is currently in the process of working with County staff to finalize the Management Plan and conduct the appropriate environmental processing of the Plan under the California Environmental Quality Act (CEQA).

The Santa Barbara County Sheriff's Department currently maintains its Lompoc substation on Burton Mesa Boulevard, east of Harris Grade Road, near the center of the State's 5,125 acre property. Adjacent to the Sheriff's station is a county fire facility. Both Sheriff and fire stations are located on a parcel of county-owned land which is surrounded on three sides by state-owned BMMA lands, with the fourth side being Burton Mesa Boulevard, a county road. (See Exhibit "B")

The Sheriff's Department has made application to the SLC to construct and maintain an equestrian police training facility on state land adjacent to their existing station (Exhibit "C"). The proposed lease area consists of approximately 3.0 acres, not all of which would be subject to grading or other major land disturbance. The final lease area would be calculated from the as-built construction plans.

Much of the site for the proposed project was cleared in 1986, prior to State ownership. It was previously covered primarily with Burton Mesa chaparral vegetation. The clearing was done to create a landing pad for helicopters in anticipation of the large numbers of people visiting nearby Vandenberg Air Force Base to

view the planned landing of the Space Shuttle. With the elimination of this program, the pad was never used, but the disturbance to the ground is still visible. The proposed project in its amended configuration would be oriented on the site to utilize previously cleared area to the maximum extent possible.

The remaining minor impacts on chaparral will be mitigated to insignificance by the presence of mounted Sheriff's officers increasing enforcement on the entire BMMA, as well as the commitment by the Sheriff's Department to provide work crews for maintenance activities on the BMMA, as explained below.

Although the Sheriff's Mounted Unit is a fully authorized subdivision within the Sheriff's Department, funding is limited and most of the expenses are borne by the volunteer members of the Mounted Unit. As such, the Unit membership will construct the facilities themselves or utilize donated materials and services. The Sheriff's Department has requested that SLC processing fees be waived.

Sheriff's patrols of the State-owned property would be incorporated into the training to help protect this preserve. Benefits to the BMMA and the public will include the presence of the Mounted Unit on preserve lands. The unit is also available for emergency and fire situations.

The members of the Mounted Unit, who are all Police Officers Standard Training (POST) Certified, are required to participate in both on-duty and off-duty training with their horses. The on-duty training, consisting of 8 hours per month for the Unit, will normally be conducted in the training arena as well as on existing BMMA trails. In addition, Mounted Unit members are required to perform sufficient hours of off-duty training to maintain fitness and skills of horse and rider. It is anticipated that Unit members will ride through the BMMA frequently, at least biweekly, especially those members who choose to board their horses full time at the facility. Suspicious or unauthorized activities will be reported to on-duty officers, or direct action could be taken as appropriate.

The Sheriff's Department will also provide work crews for trail maintenance or other management activities, such as weeding or planting, on the entire BMMA. It is estimated that inmate crews would be available a minimum of one or two weekends per year.

Members of the Mounted Unit would perform maintenance work in the event that inmate crews are not sufficiently available. All work performed on the BMMA would be under the direction of the staff of SLC or designee, thereof.

OTHER PERTINENT INFORMATION:

1. The SLC is the Lead Agency under the provisions of the California Environmental Quality Act (CEQA) for the proposed equestrian police training center. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Code Regs. 15025), the staff has prepared a Proposed Negative Declaration identified as ND 667, State Clearinghouse No. 95021027, attached as Exhibit "D". Such Proposed Negative Declaration was prepared and circulated for public review pursuant to the provisions of CEQA.

Based upon the Initial Study, the Proposed Negative Declaration, and the comments received in response thereto, there is no substantial evidence that the project will have a significant effect on the environment. (14 Cal. Code Regs. 15074(b))

2. Subsequent to the circulation of the Proposed Negative Declaration, SLC and Sheriff's department staff devised a slight alteration to the site plan which incrementally lessens the direct impacts to chaparral vegetation. The revised plan involves locating the horse stalls parallel to the existing fence line, rather than perpendicularly, and moving the trailer parking area to be directly across from the access driveway. The revised plan is shown in Exhibit "C". Because the potentially adverse impacts of the project as originally proposed were already determined in the above cited proposed Negative Declaration to be reduced to a level of insignificance, and because the revised plan creates no new adverse impacts and, in fact, reduces further the area of disturbance and, therefore, the level of potential for adverse impacts to chaparral vegetation, no new circulation of the Negative Declaration is required, pursuant to Section 21080(f) of the Public Resources Code and [Leonoff v. Monterey County Board of Supervisors (1990)222 Cal App3d 1337, 1356-7]. The revised site plan is considered to be

discussed and its potential impacts reduced to a level of insignificance within the scope of the analysis of ND 667, State Clearinghouse no. 95021027.

3. A Mitigation Monitoring Plan, attached as Exhibit "E", has been prepared for the proposed project, as amended and shown in Exhibit "C", in conformance with Section 21081.6 of the Public Resources Code.

As part of the Mitigation Monitoring Program, SLC staff will conduct a final preconstruction inspection of the intended clearing, grading and facilities placement. It is understood that the exact dimension of the leased area may change during construction to reduce environmental damage and that within ninety days of the completion of construction the county will provide State Lands Commission with an accurate set of as-built plans.

4. This activity involves lands which have NOT been identified as possessing significant environmental values pursuant to P.R.C. 6370, et seq. However, the Commission has declared that all tide and submerged lands are "significant" by nature of their public ownership (as opposed to "environmental significant"). Since such declaration of significance is not based upon the requirements and criteria of P.R.C. 6370, et seq., use classifications for such lands have not been designated. Therefore, the finding of the project's consistency with the use classification as required by 2 Cal. Code Regs. 2954 is not applicable.

APPROVALS OBTAINED:

County of Santa Barbara has granted a preliminary approval of grading/building permit.

FURTHER APPROVALS REQUIRED:

State Lands Commission

EXHIBITS:

- A. Burton Mesa Management Area
- B. Location Map
- C. Site Map
- D. Negative Declaration and Addendum

- E. Mitigation Monitoring Plan
- F. Land Description

IT IS RECOMMENDED THAT THE COMMISSION:

1. CERTIFY THAT A PROPOSED NEGATIVE DECLARATION, ND 667, STATE CLEARINGHOUSE NO. 95021027, WAS PREPARED FOR THIS PROJECT PURSUANT TO THE PROVISIONS OF THE CEQA AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN AND ANY COMMENTS RECEIVED IN RESPONSE THERETO.
2. ADOPT THE NEGATIVE DECLARATION AND DETERMINE THAT THE PROJECT, AS AMENDED AND APPROVED, WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
3. ADOPT THE MITIGATION MONITORING PLAN, AS CONTAINED IN EXHIBIT "E", ATTACHED HERETO.
4. AUTHORIZE ISSUANCE TO COUNTY OF SANTA BARBARA SHERIFF'S DEPARTMENT OF A 15-YEAR GENERAL LEASE - PUBLIC AGENCY USE BEGINNING MAY 3, 1995; IN CONSIDERATION OF THE PUBLIC HEALTH AND SAFETY, WITH THE STATE RESERVING THE RIGHT AT ANY TIME TO SET A MONETARY RENTAL IF THE COMMISSION FINDS SUCH ACTION TO BE IN THE STATE'S BEST INTEREST; FOR CONSTRUCTION AND MAINTENANCE OF AN EQUESTRIAN TRAINING FACILITY ON THE LAND DESCRIBED ON EXHIBIT "F" ATTACHED AND BY REFERENCE MADE A PART HEREOF.
5. WAIVE STATE LANDS COMMISSION STAFF PROCESSING COSTS.

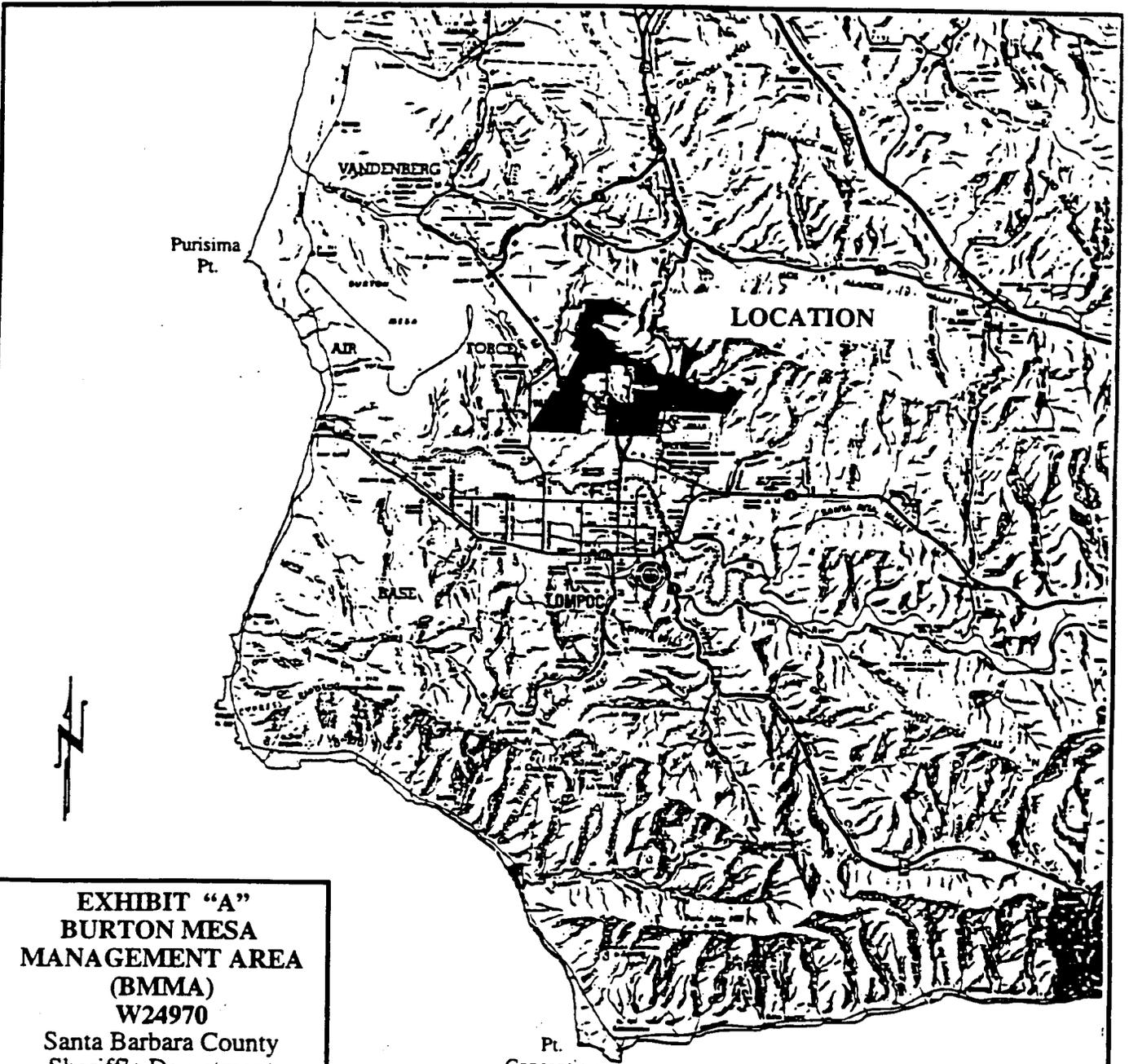


EXHIBIT "A"
BURTON MESA
MANAGEMENT AREA
(BMMA)
W24970
 Santa Barbara County
 Sheriff's Department
 Equestrian Training Center



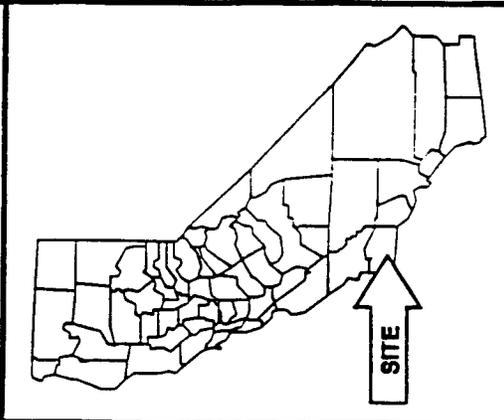
PACIFIC OCEAN

This Exhibit is solely for purposes of generally defining the lease premises, and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in subject or any other property.

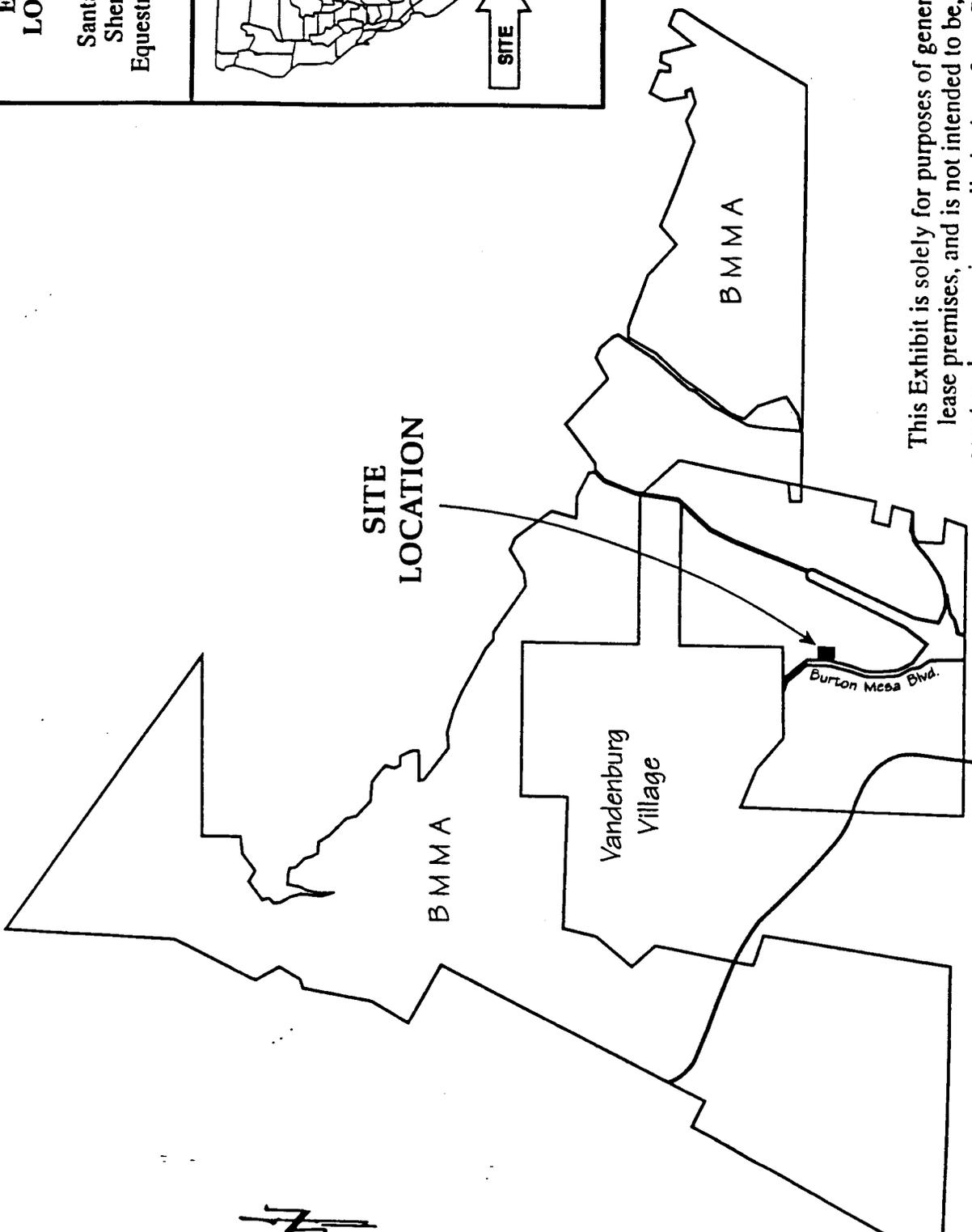
No Scale

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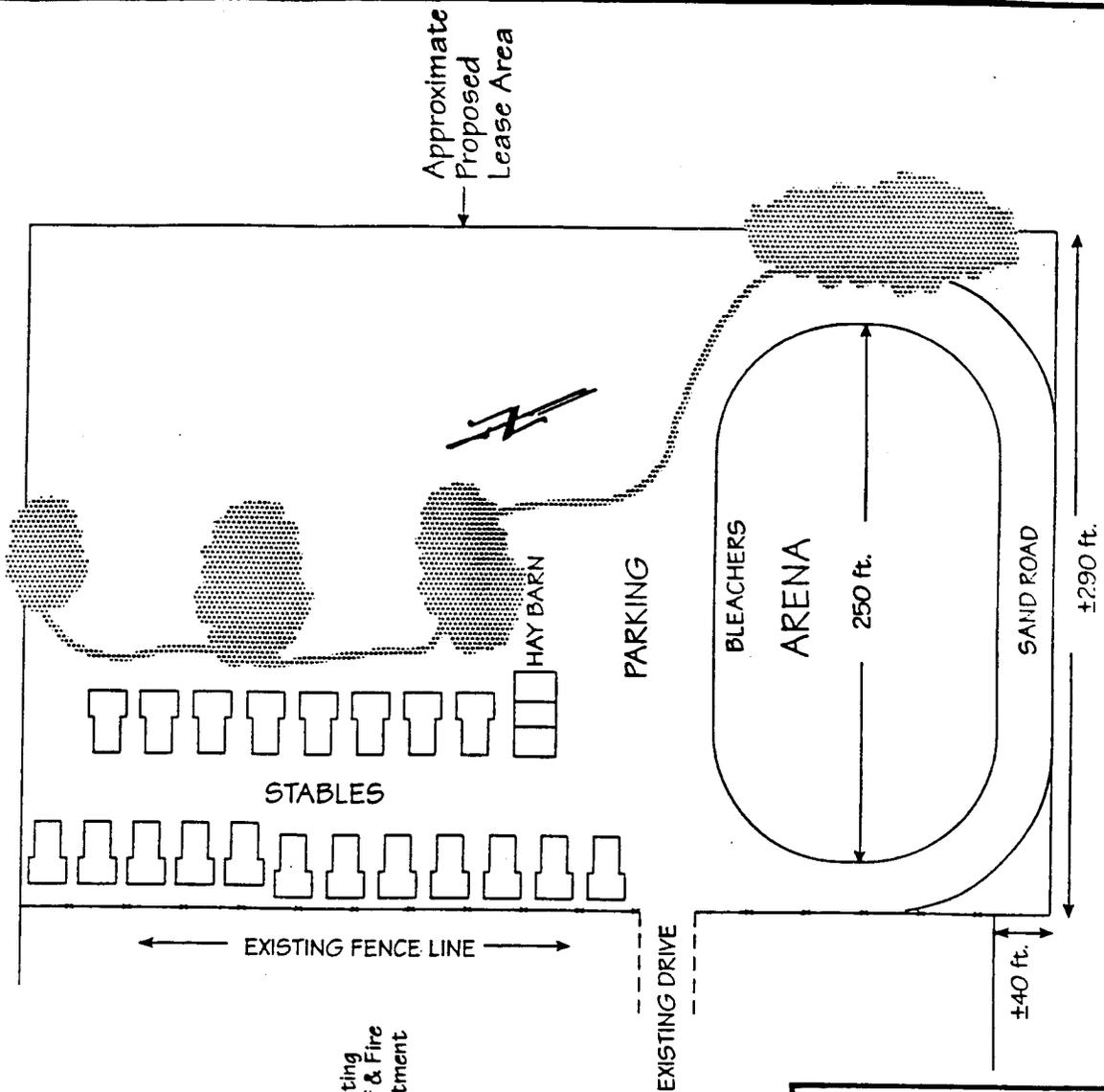
EXHIBIT "B"
LOCATION MAP
W24970
Santa Barbara County
Sheriff's Department
Equestrian Training Center



No Scale



This Exhibit is solely for purposes of generally defining the lease premises, and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.



PROPOSED ARENA AND HORSE STABLES

This Exhibit is solely for purposes of generally defining the lease premises, and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

EXHIBIT "C"
SITE MAP
W24970
 Santa Barbara County
 Sheriff's Department
 Equestrian Training Center



STATE LANDS COMMISSION

GRAY DAVIS, *Lieutenant Governor*
KATHLEEN CONNELL, *Controller*
RUSSELL S. GOULD, *Director of Finance*

EXECUTIVE OFFICE
1807 - 13th Street
Sacramento, CA 95814-718

ROBERT C. HIGHT
Executive Officer

February 21, 1995

File: W 24970
ND 667

**NOTICE OF PUBLIC REVIEW
AND INTENT TO ADOPT A
PROPOSED NEGATIVE DECLARATION
(SECTION 15073 CCR & SECTION 21092 PRC)**

A Negative Declaration has been prepared pursuant to the requirements of the California Environmental Quality Act (Section 21000 et seq., Public Resources Code), the State CEQA Guidelines (Section 15000 et seq., Title 14, California Code Regulations), and State Lands Commission Regulations (Section 2901 et seq., Title 2, California Code Regulations) for a project application currently being processed by the staff of the State Lands Commission.

This document is attached for your review. Comments should be addressed to the State Lands Commission office shown above with attention to the undersigned. All comments must be received by March 24, 1995.

The Negative Declaration will be considered for adoption at a meeting of the State Lands Commission no earlier than March 24, 1995. You will be notified of the date and location at least 10 days prior to the meeting.

Should you have any questions or need additional information, please call the undersigned at (916) 445-5034.



DIANA JACOBS
Division of Environmental
Planning and Management

Attachment

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STATE LANDS COMMISSION

GRAY DAVIS, *Lieutenant Governor*
 KATHLEEN CONNELL, *Controller*
 RUSSELL S. GOULD, *Director of Finance*

EXECUTIVE OFFICE
 1807 - 13th Street
 Sacramento, CA 95814-7111

ROBERT C. NIGHT
 Executive Officer

PROPOSED NEGATIVE DECLARATION

File: W24970

ND 667

Project Title: Equestrian Training Facility

Proponent: Santa Barbara County Sheriff's Department

Project Location: Off Burton Mesa Boulevard, between Vandenberg Village and Mission Hills.

Project Description: Construction and Operation of a Mounted Police Training facility, including 20 horse stalls, a hay barn, a training ring/arena and ancillary parking facilities.

Contact Person: Diana Jacobs Telephone: (916)445-5034

This document is prepared pursuant to the requirements of the California Environmental Quality Act (Section 21000 et seq., Public Resources Code), the State CEQA Guidelines (Section 15000 et seq., Title 14, California Code Regulations) and the State Lands Commission regulations (Section 2901 et seq., Title 2, California Code Regulations).

Based upon the attached Initial Study, it has been found that:

This project will not have a significant effect on the environment.

Mitigation measures included in the project will avoid potentially significant effects.

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ENVIRONMENTAL IMPACT ASSESSMENT CHECKLIST - PART II
Form 13.20 (7/82)

File Ref.: W24970

I. BACKGROUND INFORMATION

A. Applicant:

Santa Barbara County Sheriff's Department
4434 Calle Real
Santa Barbara, California 93160

B. Checklist Date: 8 / 24 / 94

C. Contact Person: Diana Jacobs

Telephone: (916) 445-5034

D. Purpose: Santa Barbara County Sheriff's Equestrian Training Facility

E. Location: Off Burton Mesa Boulevard, between Vandenberg Village and Mission Hills.

F. Description: Construction of a Mounted Police Training facility, including 20 horse stalls, a hay barn, a training ring/arena, an access road and ancillary parking facilities, on approximately three acres.

G. Persons Contacted: Elihu M. Gevirtz, Burton Mesa Project Manager
James C. Gillibrand, State Game Warden, Region Five

II. ENVIRONMENTAL IMPACTS. (Explain all "yes" and "maybe" answers)

A. Earth. Will the proposal result in:

	Yes	Maybe	No
1. Unstable earth conditions or changes in geologic substructures?	—	—	x
2. Disruptions, displacements, compaction, or overcovering of the soil?	x	—	—
3. Change in topography or ground surface relief features?	x	—	—
4. The destruction, covering, or modification of any unique geologic or physical features?	—	—	x
5. Any increase in wind or water erosion of soils, either on or off the site?	x	—	—
6. Changes in deposition or erosion of beach sands, 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
7. Exposure of all people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	x	—	—

	Yes	Maybe	No
B. Air. Will the proposal result in:			
1. Substantial air emissions or deterioration of ambient air quality?	___	___	<u>X</u>
2. The creation of objectional odors?	___	<u>X</u>	___
3. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?	___	___	<u>X</u>
C. Will the proposal result in:			
1. Changes in the currents, or the course or direction of water movements, in either marine or fresh waters?	___	___	<u>X</u>
2. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff?	<u>X</u>	___	___
3. Alterations to the course or flow of flood waters?	___	___	<u>X</u>
4. Change in the amount of surface water in any water body?	___	___	<u>X</u>
5. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	___	___	<u>X</u>
6. Alteration of the direction or rate of flow of ground waters?	___	<u>X</u>	___
7. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	___	___	<u>X</u>
8. Substantial reduction in the amount of water otherwise available for public water supplies?	___	___	<u>X</u>
9. Exposure of people or property to water-related hazards such as flooding or tidal waves?	___	___	<u>X</u>
10. Significant changes in the temperature, flow or chemical content of surface thermal springs?	___	___	<u>X</u>
D. Plant Life. Will the proposal result in:			
1. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?	___	<u>X</u>	___
2. Reduction of the numbers of any unique, rare or endangered species of plants?	___	<u>X</u>	___
3. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	___	<u>X</u>	___
4. Reduction in acreage of any agricultural crop?	___	___	<u>X</u>
E. Animal Life. Will the proposal result in:			
1. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms, or insects)?	___	<u>X</u>	___
2. Reduction of the numbers of any unique, rare or endangered species of animals?	___	<u>X</u>	___

- | | Yes | Maybe | No |
|---|-----|----------|----------|
| 3. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals? | — | — | <u>X</u> |
| 4. Deterioration to existing fish or wildlife habitat? | — | <u>X</u> | — |
| F. Noise. Will the proposal result in: | | | |
| 1. Increase in existing noise levels? | — | — | <u>X</u> |
| 2. Exposure of people to severe noise levels? | — | — | <u>X</u> |
| G. Light and Glare. Will the proposal result in: | | | |
| 1. The production of new light or glare? | — | — | <u>X</u> |
| H. Land Use. Will the proposal result in: | | | |
| 1. A substantial alteration of the present or planned land use of an area? | — | — | <u>X</u> |
| I. Natural Resources. Will the proposal result in: | | | |
| 1. Increase in the rate of use of any natural resources? | — | — | <u>X</u> |
| 2. Substantial depletion of any nonrenewable resources? | — | — | <u>X</u> |
| J. Risk of Upset. Does the proposal result in: | | | |
| 1. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation) in the event of an accident or upset conditions? | — | — | <u>X</u> |
| 2. Possible interference with emergency response plan or an emergency evacuation plan? | — | — | <u>X</u> |
| K. Population. Will the proposal result in: | | | |
| 1. The alteration, distribution, density, or growth rate of the human population of the area? | — | — | <u>X</u> |
| L. Housing. Will the proposal result in: | | | |
| 1. Affecting existing housing, or create a demand for additional housing? | — | — | <u>X</u> |
| M. Transportation/Circulation. Will the proposal result in: | | | |
| 1. Generation of substantial additional vehicular movement? | — | — | <u>X</u> |
| 2. Affecting existing parking facilities, or create a demand for new parking? | — | — | <u>X</u> |
| 3. Substantial impact upon existing transportation systems? | — | — | <u>X</u> |
| 4. Alterations to present patterns of circulation or movement of people and/or goods? | — | — | <u>X</u> |
| 5. Alterations to waterborne, rail, or air traffic? | — | — | <u>X</u> |
| 6. Increase in traffic hazards to motor vehicles, bicyclists, or pedestrians? | — | — | <u>X</u> |

Yes Maybe No

N. Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:

- 1. Fire protection? Yes Maybe No
- 2. Police protection? Yes Maybe No
- 3. Schools? Yes Maybe No
- 4. Parks and other recreational facilities? Yes Maybe No
- 5. Maintenance of public facilities, including roads? Yes Maybe No
- 6. Other governmental services? Yes Maybe No

O. Energy. Will the proposal result in:

- 1. Use of substantial amounts of fuel or energy? Yes Maybe No
- 2. Substantial increase in demand upon existing sources of energy, or require the development of new sources? Yes Maybe No

P. Utilities. Will the proposal result in a need for new systems, or substantial alterations to the following utilities

- 1. Power or natural gas? Yes Maybe No
- 2. Communication systems? Yes Maybe No
- 3. Water? Yes Maybe No
- 4. Sewer or septic tanks? Yes Maybe No
- 5. Storm water drainage? Yes Maybe No
- 6. Solid waste and disposal? Yes Maybe No

Q. Human Health. Will the proposal result in:

- 1. Creation of any health hazard or potential health hazard (excluding mental health)? Yes Maybe No
- 2. Exposure of people to potential health hazards? Yes Maybe No

R. Aesthetics. Will the proposal result in:

- 1. The obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view? Yes Maybe No

S. Recreation. Will the proposal result in:

- 1. An impact upon the quality or quantity of existing recreational opportunities? Yes Maybe No

T. Cultural Resources

- 1. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archeological site? Yes Maybe No

- | | Yes | Maybe | No |
|---|-----|----------|----------|
| 2. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object? | — | <u>X</u> | — |
| 3. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values? | — | — | <u>X</u> |
| 4. Will the proposal restrict existing religious or sacred uses within the potential impact area? | — | — | <u>X</u> |

U. Mandatory Findings of Significance.

- | | | | |
|--|---|---|----------|
| 1. Does the project have the potential to degrade the quality of the environment, 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, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | — | — | <u>X</u> |
| 2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? | — | — | <u>X</u> |
| 3. Does the project have impacts which are individually limited, but cumulatively considerable? | — | — | <u>X</u> |
| 4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | — | — | <u>X</u> |

III. DISCUSSION OF ENVIRONMENTAL EVALUATION (See Comments Attached)

IV. PRELIMINARY DETERMINATION

On the basis of this initial evaluation:

- I find the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find 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 described on an attached sheet have been added to the project. A **NEGATIVE DECLARATION** will be prepared.
- I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

Date: 2/14/95

For the State Lands Commission

INITIAL STUDY

SANTA BARBARA COUNTY SHERIFF'S EQUESTRIAN TRAINING FACILITY

INTRODUCTION

The California State Lands Commission (SLC) is the Lead Agency under the provisions of the California Environmental Quality Act (CEQA) for a proposed equestrian police training center located on state-owned lands in Santa Barbara County. The project applicant is the Santa Barbara County Sheriff's Department, which proposes to construct and operate the facility on approximately 3 acres of State land adjacent to the existing Lompoc sheriff's station on Burton Mesa Boulevard in northern Santa Barbara County.

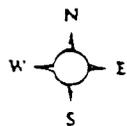
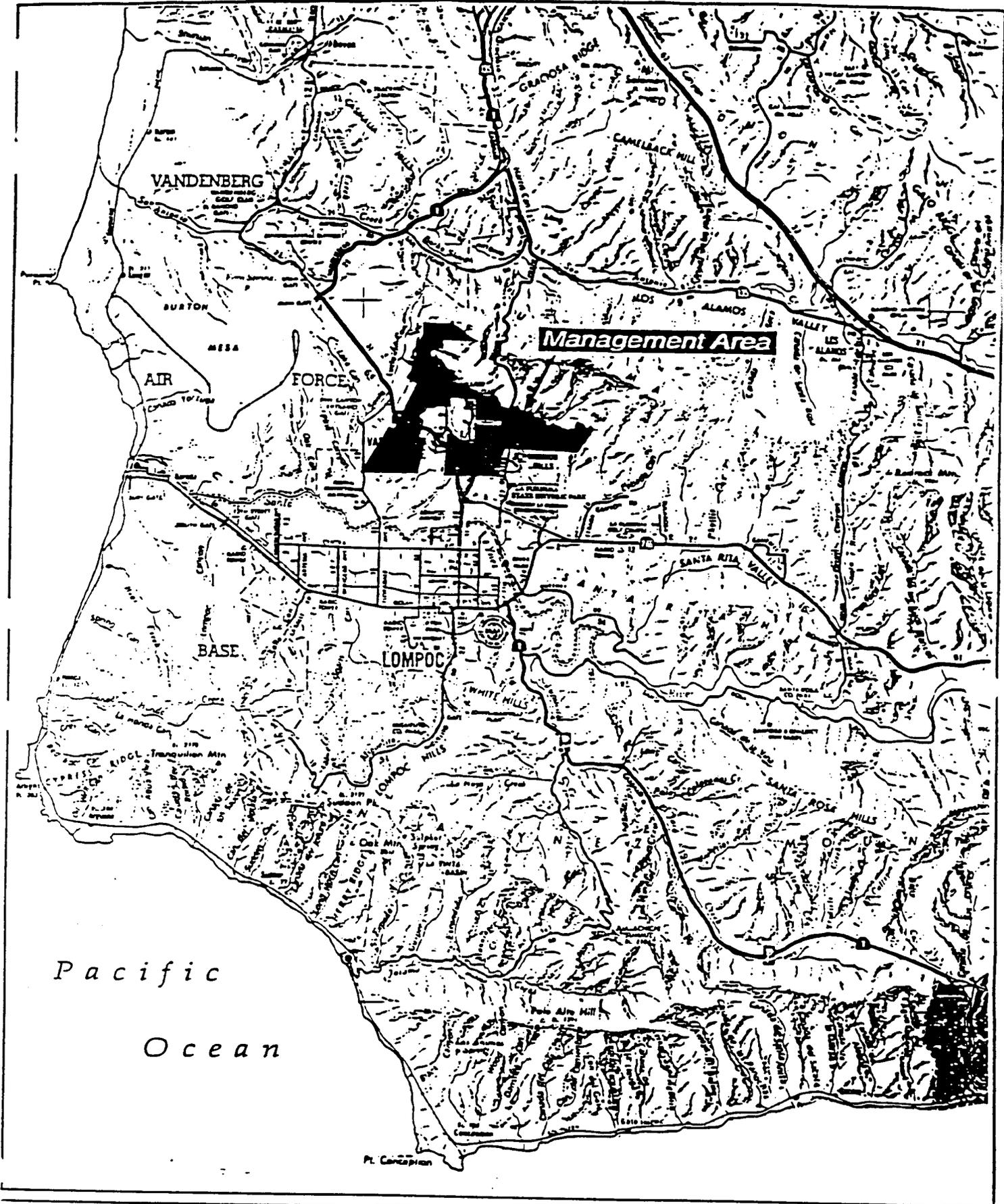
The project is located on a portion of a 5,125 acre parcel owned by the State of California as sovereign land under the jurisdiction of the State Lands Commission. The entire parcel is known as the Burton Mesa Management Area (BMMA) and possesses significant biological resources, particularly unique plant species and vegetation communities (Figure 1.). Planning is currently underway by the SLC and Santa Barbara County Planning and Development staff for the long-term management of the BMMA for ecological preservation and limited public recreational access.

At the request of the SLC, Santa Barbara County Planning and Development staff prepared a draft Burton Mesa Management Plan for the state parcel. The draft plan was released for public review and comment in January, 1994, and in May, 1994, the Santa Barbara County Board of Supervisors approved its transmittal to the SLC for further environmental processing under CEQA.

The draft Management Plan contemplated the equestrian training facility proposed by the Sheriff's Department, as shown in the plan excerpt in Figure 2. Rather than delay the consideration of the Sheriff's facility until environmental review is complete for the entire BMMA plan, the SLC has been requested by the Planning and Development staff, on behalf of the Board of Supervisors, to process this project in advance.

The Santa Barbara County Planning and Development staff is closely coordinating with the SLC on the proposed Sheriff's Department project and has assisted in the preparation of this Initial Study. The Santa Barbara County Department of Public Works will be issuing a grading/building permit and has notified the applicant of a preliminary approval.

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Scale in Miles

Burton Mesa Management Area - Project Region

CALENDAR PAGE

Figure 1

227.17

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PROJECT DESCRIPTION

The Santa Barbara County Sheriff's Department Mounted Unit proposes to develop an Equestrian Police training facility on three acres of land within the BMMA. This facility would consist of 20 horse stalls, a hay barn, a training ring/arena, an access road and parking. The proposed buildings would occupy approximately 3,000 square feet. The originally proposed site plan is shown in Figures 3a and 3b. To avoid disturbance of Burton Mesa chaparral vegetation to the maximum extent possible, the applicant has agreed to modify the facility site plan, as depicted in Figure 3c.

The siting modifications include the following: the arena, stables, barn, and perimeter roads will be shifted approximately 23 feet to the west and 60 feet to the south; the hay barn will be placed further south, nearer to the arena; and the parking area will be turned forty-five degrees and shifted as far west as possible. No vegetation will be cleared other than that which is necessary to place the buildings, access roads, and parking area.

The facility would be used exclusively by the County Sheriff's Department. Training would take place at the proposed facility approximately once per month. An average of six to eight horses would be stabled and cared for at the facility.

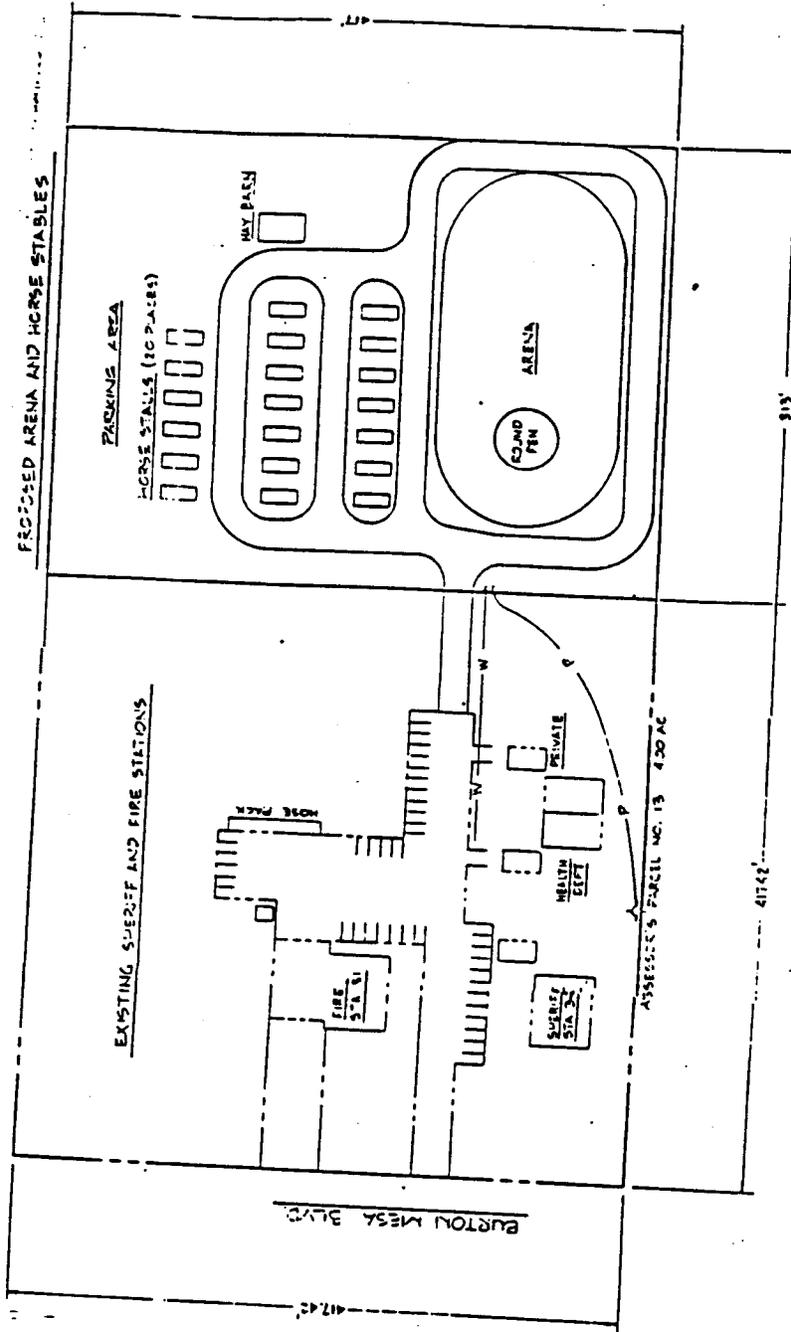
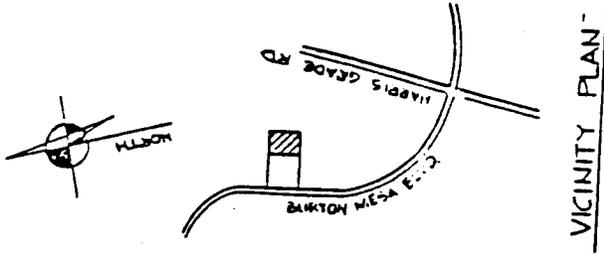
The proposed project would be constructed by Mounted Unit personnel and inmate labor. Various County departments will assist as necessary and available. Materials and equipment will be obtained through donations. Because of this, it is difficult to give a precise construction schedule, although it is expected that the project would take from two to three months to complete.

The Sheriff's Department originally proposed to landscape the facility with ornamental plantings. Because of the siting changes, it is not expected that there will be a need for any additional planting. However, if any minor landscaping proves to be desirable, a landscaping plan shall be submitted to the SLC and Santa Barbara County Planning and Development for approval. Because of the sensitivity of the BMMA, particularly with regard to the botanical resources, it is important that the project applicant prevent the spread of invasive non-native weedy plant species into the adjacent lands. The Sheriff's Department shall maintain a weed control program as a regular component of routine maintenance of the facility.

The program of weeding shall eliminate veldt grass, iceplant, and any other invasive, non-native species to the maximum extent feasible. Weeding shall be performed by hand tools as much as possible to avoid the use of potentially damaging heavy equipment or herbicides. The Sheriff's Department shall work cooperatively with the biological staff of the future management authority for the BMMA.

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FIGURE 3a



PROPOSED ARENA AND HORSE STABLES
 FOR SANTA BARBARA COUNTY
 SHERIFF'S MOUNTED UNIT
 LOMPOC, CALIFORNIA
 SHEET NO. 93

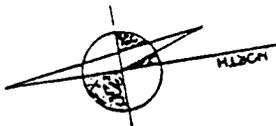


FIGURE 3b

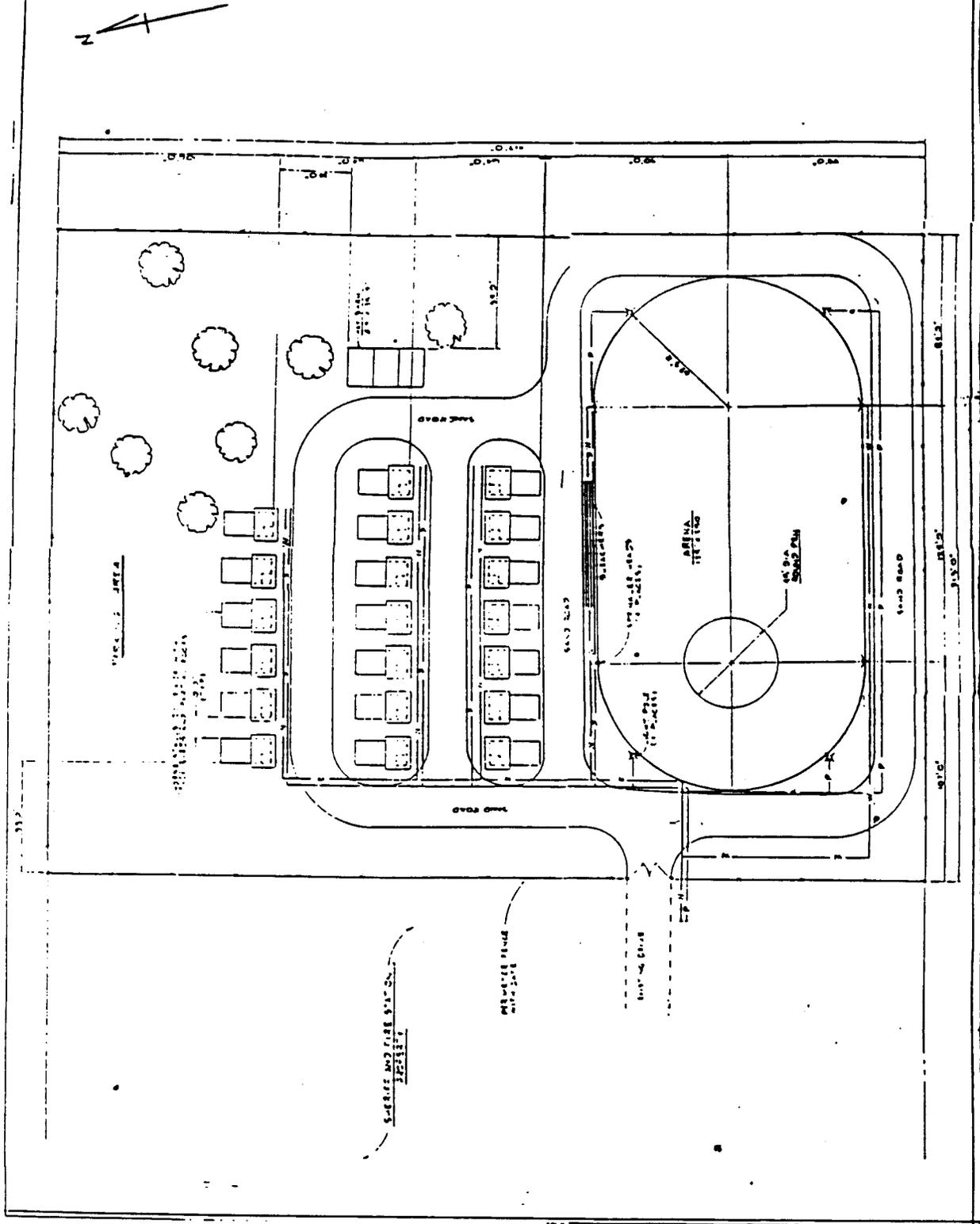
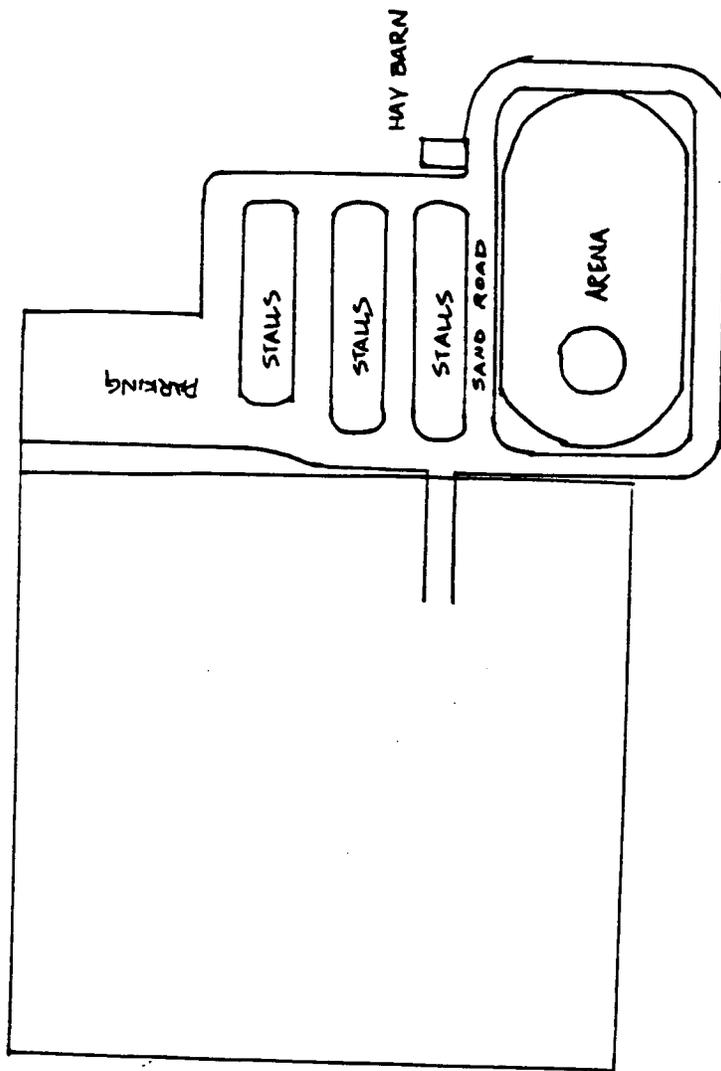
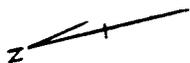


FIGURE 3c

Modified Site Plan



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Approximately 5,000 cubic yards of cut and fill will be required to level the site. Although no prehistoric sites are known at the project location, the Sheriff's Department will employ a Native American Monitor familiar with procedures for handling artifacts, during all initial earth moving activities.

To eliminate any potential impacts due to soil erosion, all grading, site preparation and any major landscaping shall be done prior to November 1 or after March 1. Drainage would be directed towards the existing buildings and onto Burton Mesa Boulevard. In addition, a grading plan shall be submitted to the SLC and Santa Barbara County for approval prior to construction.

In the future, if any erosion problems arise, they will be remedied as quickly as possible by the Sheriff's Department. Methods to control erosion include hay bales, silt fences, minor berms and swales, or low retaining walls made of telephone poles or railroad ties.

The proposed project would require approximately 1.8 acre-feet of water per year for the horses and landscaping. This would be supplied through an existing 2-inch metered supply to the adjacent Sheriff's station.

Large flood lamps are proposed to allow some night training in the arena. Such night training shall be limited to a maximum of three nights per month. All unnecessary lighting will be kept to a minimum, and to the maximum extent possible, lights will be aimed or shaded to avoid routinely lighting the adjacent wildland areas.

The boarding of horses will result in the creation of manure, which is proposed to be disposed of by tilling back into the soil on the existing landscaping on the adjacent site. In the event of excess manure, the applicant shall provide for composting and/or removal to an off-site disposal area. No manure shall be disposed of within the BMMA other than within cultivated areas, or without prior consent of the SLC.

As a part of the Mounted Unit training, the Sheriff's Mounted Unit will patrol the Burton Mesa Ecological Reserve on an as needed basis to enforce County ordinances and the policies of the Burton Mesa Management Plan. The patrol schedule will remain flexible. Mounted Unit members would patrol in groups of two riders, with as many as twelve riders patrolling in various areas of the reserve at one time during training days.

ENVIRONMENTAL SETTING

The BMMA is located in northern Santa Barbara County at the east end of Burton Mesa, about four miles north of the City of Lompoc. The BMMA is approximately 20 miles due north of Point Conception and ranges from 7 to 13 miles inland from the Pacific Ocean. It is approximately 5,125 acres in size and essentially surrounds the community of Vandenberg Village.

The biological diversity on the Burton Mesa is extraordinary in comparison to other temperate shrublands. The plants in the chaparral of the Burton Mesa and adjoining Purisma Hills are particularly unique, with at least ten varieties of plants that occur in no other region of the world. This high diversity has been attributed in part to the location of the Burton Mesa in a transitional region between northern and southern California.

The Burton Mesa Chaparral is a type of vegetation classified as "Maritime Chaparral" which generally describes chaparral that is only associated with the coastal environment of California. The extent of this "Maritime Chaparral" has been greatly reduced at all three of its primary historical locations: the Central Coast region, Monterey Bay and San Diego County, and has only been spared significant destruction on the Point Reyes Peninsula. Of the approximately 22,000 acres of "Maritime Chaparral" that once existed on the Burton Mesa, only 12,700 acres remain today. The Burton Mesa is one of the few places in central coastal California where maritime chaparral remains intact and protected, and as such, is considered a highly significant biological resource. It is also habitat for sensitive species such as the legless lizard and coast horned lizard. The significance of this unique plant community is discussed in detail in the Draft Burton Mesa Management Plan (Santa Barbara County 1994).

A portion of the proposed project site was cleared in 1986, prior to State ownership. The clearing was done to create a landing pad for helicopters, in anticipation of the large numbers of people visiting nearby Vandenberg Air Force Base to view the planned landing of the Space Shuttle. With the dropping of this program, the pad was never used, but the disturbance to the ground is still visible (see Figure 4).

The proposed project site is fairly flat, with sandy soils. The soil is highly erosive and drains rapidly. The site is vegetated with approximately 1.6 acres of moderately disturbed Burton Mesa Chaparral and 1.4 acres of degraded chaparral, which is slowly recovering on the previously disturbed area. Non-native species in the disturbed area include veldt grass (*Erhartra sp.*) and iceplant (*Carpobrotus edulis*), both of which pose a threat to the chaparral due to their invasive tendency.

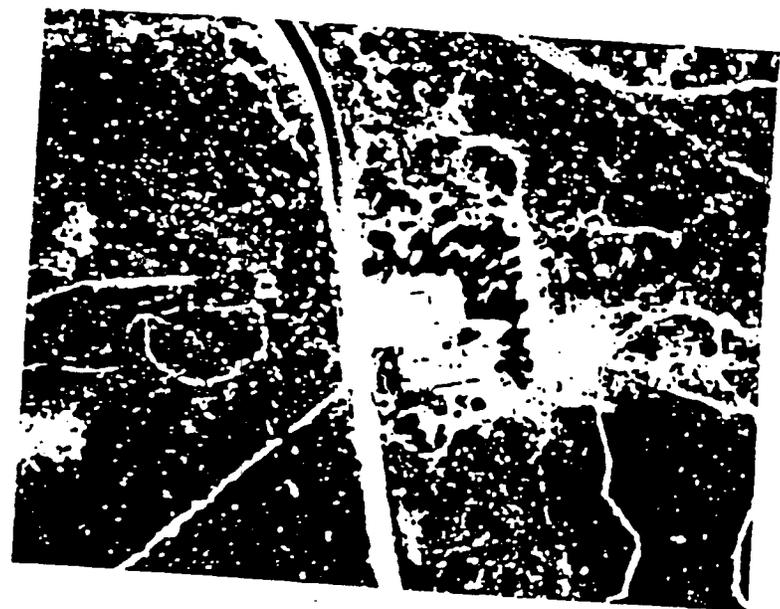
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FIGURE 4

Existing facility



Proposed Site



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SUMMARY OF MITIGATION MEASURES INCORPORATED INTO THE PROJECT:

1. To avoid disturbance of Burton Mesa chaparral vegetation to the maximum extent possible, the facility site plan will be modified as follows: the arena, stables, barn, and perimeter roads will be shifted approximately 23 feet to the west and 60 feet to the south; the hay barn will be placed further south, nearer to the arena; and the parking area will be turned forty-five degrees and shifted as far west as possible.
2. No vegetation will be cleared other than that which is necessary to place the buildings, access roads, and parking area.
3. Because of the siting changes, it is not expected that there will be a need for any additional planting. However, if any minor landscaping proves to be desirable, a landscaping plan shall be submitted to the SLC and Santa Barbara County Planning and Development for approval.
4. Because of the sensitivity of the BMMA, particularly with regard to the botanical resources, it is important that the project applicant prevent the spread of invasive non-native weedy plant species into the adjacent lands. The Sheriff's Department shall maintain a weed control program as a regular component of routine maintenance of the facility.

The program of weeding shall eliminate veldt grass, iceplant, and any other invasive, non-native species to the maximum extent feasible. Weeding shall be performed by hand tools as much as possible to avoid the use of potentially damaging heavy equipment or herbicides. The Sheriff's Department shall work cooperatively with the biological staff of the future management authority for the BMMA.
5. Although no prehistoric sites are known at the project location, the Sheriff's Department will employ a Native American Monitor familiar with procedures for handling artifacts, during all initial earth moving activities.
6. To eliminate any potential impacts due to soil erosion, all grading, site preparation and any major landscaping shall be done prior to November 1 or after March 1. Drainage would be directed towards the existing buildings and onto Burton Mesa Boulevard. In addition, a grading plan shall be submitted to the SLC and Santa Barbara County for approval prior to construction.
7. In the future, if any erosion problems arise, they will be remedied as quickly as possible by the Sheriff's Department. Methods to control erosion include hay bales, silt fences, minor berms and swales, or low retaining walls made of telephone poles or railroad ties.
8. Large flood lamps are proposed to allow some night training in the arena. Such night training

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shall be limited to a maximum of three nights per month. All unnecessary lighting will be kept to a minimum, and to the maximum extent possible, lights will be aimed or shaded to avoid routinely lighting the adjacent wildland areas.

9. The boarding of horses will result in the creation of manure, which is proposed to be disposed of by tilling back into the soil on the existing landscaping on the adjacent site. In the event of excess manure, the applicant shall provide for composting and/or removal to an off-site disposal area. No manure shall be disposed of within the BMMA other than within cultivated areas, or without prior consent of the SLC.

10. As a part of the Mounted Unit training, the Sheriff's Mounted Unit will patrol the Burton Mesa Ecological Reserve on an as needed basis to enforce County ordinances and the policies of the Burton Mesa Management Plan. The patrol schedule will remain flexible. Mounted Unit members would patrol in groups of two riders, with as many as twelve riders patrolling in various areas of the reserve at one time during training days.

DISCUSSION OF ENVIRONMENTAL CHECKLIST

A. Earth

1. No. Only minor grading will take place on the project site. No construction activity will be deep enough to affect the geologic substructure.
2. Yes. The project site must be leveled for the placement of the arena, stables and barn. Approximately 5,000 cubic yards of fill will be required to accomplish this leveling. As the site currently has very little relief, this is considered an insignificant impact.
3. Yes. See response to Item 2, above.
4. No. There are no unique geological or physical features on the three acre site.
5. Yes. The soil on the site is highly erosive sand. Construction could easily lead to the rapid loss of this soil cover in the event of wet weather. Upon completion of the project, the new covering materials will be less susceptible to erosion, and will protect the site. To prevent the potentially significant erosion during construction, the project will be constructed only prior to November 1 or after March 1, to avoid the rainy season.
6. No. The project site is not on the ocean beach, a river or other watercourse.
7. Yes. The project site is located in a seismically active area, and the use of the training facility will expose the members of the Mounted Unit to geologic hazards. The project is low density, however, and the exposure is no greater than the members would face in their homes or other work sites in the area.

B. Air

1. No. The construction is of short duration. There will be some additional light truck traffic during construction, and during the transportation of horses to the facility, but this is not seen as a significant impact.
2. Maybe. There will be 20 stables erected on the site, but plans are for only 6-8 horses to be kept on site most of the time. Regular maintenance and cleaning of the stables will keep odors to a minimum.
3. No. The small scale of the stables and barn, and the openness of the arena will prevent any changes to air circulation in the project area.

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C. Water

1. No. There are no watercourses on the project site.
2. Yes. The fill material used to level the site is not as porous as the sand which currently covers the site. An erosion control plan will be designed as the site is built, and will be administered by the Sheriff's Department as part of the operation of the facility. With this mitigation, the remaining impact is considered insignificant.
3. No. The site is above any existing flood plains or channels, and will not impact them.
4. No. No bodies of water exist on or near the project site.
5. No. See item C4, above.
6. Maybe. As discussed in item C2, above, there is a possibility that the rate of percolation from the site will change with the placement of the new fill. Due to the small size of the site in relation to the surface area of the groundwater basin, this is not seen as a significant impact.
7. No. No construction will go deep enough to intercept any aquifers, and water on-site will be provided by the local water district.
8. No. The amount of water to be used on the project site, for landscaping and for the horses, is 1.8 acre-feet per year. The threshold of significance in Santa Barbara County is 12 acre-feet per year. Therefore, groundwater withdrawal is an insignificant impact.
9. No. The project site is above any flood plains or coastal areas subject to flooding.
10. No. No springs exist on the site.

D. Plant Life

1. Maybe. The proposed project would result in the clearing of Burton Mesa Chaparral vegetation. This impact is considered significant. To reduce the impacts, the project applicant has agreed to alter the site plan to better make use of the area previously cleared for a helipad and to eliminate unnecessary clearing and landscaping.

Vegetation Impacts:	Original <u>Proposal</u>	Modified <u>Project</u>
Moderately disturbed		
Burton Mesa Chaparral	1.6 acres	0.7 acres
Previously cleared area	1.4	1.4

The establishment of equestrian training center will allow better patrolling of the BMMA. This will significantly reduce destructive off-road vehicle use of the area and will provide long-term mitigation for the remaining vegetation losses on the site.

2. Maybe. See comment D1, above.

3. Maybe. The proposed project will enlarge a disturbed area in the Burton Mesa Chaparral which has the potential to expand areas of veldt grass and iceplant, two invasive species. This spread into the interior of the Mesa, especially following fires, could threaten to eliminate the chaparral over time. The Sheriff's Department will maintain a weed control program as a regular component of routine maintenance of the facility over the life of the project. The on-going weed control program shall eliminate veldt grass, iceplant and any other non-native invasive weedy species to the maximum extent possible. This weeding shall be done by hand as much as possible to avoid the use of damaging machinery and/or herbicides. The need for landscaping has been reduced and any minor landscaping shall avoid the use of invasive non-native plants and will be approved by the SLC and Santa Barbara County prior to installation.

4. No. There are no agricultural croplands on the project site.

E. E. Animal Life

1. Maybe. The site has been inspected by the Area Warden from the California Department of Fish and its small size and nearness to the existing Sheriff's station is expected to result in most sensitive species avoiding the site. Because of the loss of Burton Mesa Chaparral vegetation, as described in Section D.1., there will be some impacts to wildlife habitat values. As for vegetation, the Sheriff's patrolling of the BMMA will mitigate this impact.

2. Maybe. See Comment E.1.

3. No. The construction and operation of the training facility will not introduce any new animal species into the area.

4. Maybe. See Comment D1, above.

F. Noise

1. No. The construction of the facility will only use some light equipment; most of the work will be done by hand. The operation of the facility does not include any equipment.

2. No. No additional noise will be generated by the project in the long-term.

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G. Light and Glare

1. No. Security lighting will be provided from the existing Sheriff's station. Some lighting will be provided for the Arena, but it will only be used intermittently, when training is going on. Night training will be limited to a maximum of three nights per month. Lighting will be directed away from the adjacent wildland area to the maximum extent possible.

H. Land Use

1. No. The project site is adjacent to an existing Sheriff's station and a fire station. The site is currently open space, and will consist of small stables, a barn and the training arena when complete.

I. Natural Resources

1. No. Only hay for the horses will be expended in the operation of the facility.
2. No. No nonrenewable resources will be expended in the course of this project.

J. Risk of Upset

1. No. No hazardous materials will be stored on the project site.
2. No. The project site is off of existing roads, and does not block any access.

K. Population

1. No. No changes in population will take place as a result of this project.

L. Housing.

1. No. No houses will be constructed as a part of this project, and no new housing will be required.

M. Transportation / Circulation

1. No. The project is too small to generate much additional traffic during construction. A few light truck loads of material will be delivered to the site. During operation 6 to 8 horses will be trailered to the site, and Mounted Unit personnel will arrive at the site by private car.

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2. No. There will be room on site for the Mounted Unit personnel to leave their cars and horse trailers.
3. No. The small number of trips, spaced out over the life of the project, will have an insignificant impact on the County transportation system.
4. No. See comment M3, above.
5. No. No water, air or rail transport will be used during construction or operation of this project.
6. No. The increased patrols in the Reserve area should reduce hazards to pedestrians in the project area.

N. Public Services

1. No. The project is adjacent to an existing fire station.
2. No. The project is a Sheriff's Department facility.
3. No. No facilities for children are included in this project.
4. Yes. The use of the facility to provide patrols in the BMMA will improve the safety of those using the parks and trails in the area.
5. No. See comment M3, above.
6. No. No additional government services will be required by this project.

O. Energy

1. No. The use of energy by the Mounted Unit personnel involved in this project is insignificant, and the horses only use hay.
2. No. See comment O1, above.

P. Utilities

1. No. Electrical power can be provided from the existing service to the Fire and Sheriff's stations adjacent to the site.
2. No. No additional communications facilities are planned for, or required by, this project.

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3. No. Water can be provided from the existing service to the Fire and Sheriff's stations adjacent to the site.
4. No. No sewer service or septic tanks are planned as a part of the proposed project.
5. No. Natural percolation will drain the project site.
6. No. Wastes generated by the operation of the project will be added as amendments to the existing soil. Litter would be disposed of at the adjacent Fire and Sheriff's stations.

Q. Human Health

1. No. No health hazards will be generated by the construction or operation of the facility.
2. No. See comment Q1, above.

R. Aesthetics

1. No. The project site is screened from view by the existing Fire and Sheriff's stations. The site is approximately one mile from existing residential areas.

S. Recreation

1. Yes. People using the BMMA for recreational purposes will find that the additional patrols by the Mounted Unit will improve safety in the area.

T. Cultural Resources

1. No. No prehistoric sites are known at the project location.
2. Maybe. Although no prehistoric sites are known at the project location, the Sheriff's Department will employ a Native American Monitor familiar with procedures for handling artifacts, during all initial earth moving activities.
3. No. The light use proposed at a location with no known cultural values will not affect ethnic values.
4. No. There are no known religious or sacred uses in the project area.

J. Mandatory Findings of Significance

1. No. The overall impact of the project is increased protection for the BMMA.
2. No. The overall impact of the project is long-term improvement of resource protection within the BMMA.
3. No. The project and its cumulative impacts are both limited.
4. No. No adverse effects on human beings will result from this project.

SANTA BARBARA COUNTY SHERIFF EQUESTRIAN TRAINING FACILITY
 MITIGATION MONITORING PLAN Page 1

<i>Impact</i>	<i>Mitigation</i>	<i>Monitoring Action</i>	<i>Responsibility</i>	<i>Timing</i>
Loss of Burton Mesa chaparral vegetation	Minimize grading, construction, and clearing according to revised site plan. No vegetation is to be cleared other than the minimum necessary.	Prior to construction, SLC on-site biologist will stake or otherwise identify work perimeter and advise applicant's work supervisor of same. SLC monitor will be present at initial ground-breaking and periodically thereafter to inspect and ensure boundaries are maintained.	SLC and Sheriff's Department	Prior to and during construction
Invasion of Burton Mesa chaparral by non-native weedy plants	Enforce trespass, fire, vandalism and related laws, regulations and ordinances.	Sheriff's Department Mounted Unit members will function as a patrol of BMMMA during their routine training rides, which will be confined to established trails. They will report, and abate as appropriate, all unauthorized and/or damaging activities.	SLC and Sheriff's Department	During operation
Disturbance of chaparral wildlife by night lighting	Sheriff's Department shall maintain a weed control program around the Equestrian Training Facility and will provide work crews for periodic weeding in other locations of the BMMMA. All weeding to be done with hand tools. Night training shall be limited to a maximum of 3 nights per month. All unnecessary lighting shall be kept to a minimum and, to the maximum extent possible, lights will be aimed or shaded to avoid routinely lighting the adjacent wetland areas.	SLC or designee will periodically inspect facility for adequacy of weed control program and will direct weed work crews in BMMMA lands.	SLC	During operation
		SLC will inspect lighting installation and inform Sheriff's Department of conditions.	SLC	During operation

SANTA BARBARA COUNTY SHERIFF EQUESTRIAN TRAINING FACILITY
MITIGATION MONITORING PLAN Page 2

<i>Impact</i>	<i>Mitigation</i>	<i>Monitoring Action</i>	<i>Responsibility</i>	<i>Timing</i>
Possible to disturbance to archeological resources	Any artifacts encountered during earth-moving activities will be handled by approved procedures for archiving and protecting resources.	Sheriff's Department will employ a qualified Native American monitor during all earth-moving facilities.	Sheriff's Department	Prior to and during initial clearing and grading
Soil erosion could result from site grading	All grading and site preparation will be done after March 1 and before November 1. A grading plan shall be submitted to the SLC and Santa Barbara County Public Works prior to construction. Drainage shall be directed toward Burton Mesa Boulevard.	SLC and County Public works will review and approve grading plans prior to construction. During initial grading SLC monitor will be present on-site thereafter SLC will inspect periodically.	SLC and Santa Barbara County Public Works.	Prior to and during construction
Excess manure could lead to nuisance odor or water contamination	In the future, if any erosion problems arise, they will be remedied as soon as possible by the Sheriff's Department, with the review and approval of SLC or designee. Sheriff's Department will follow recommended "Guidelines for Management of Animal Wastes" from the Santa Barbara County Environmental Health Services Department (see attached). Some manure is expected to be tilled into the soil within the existing landscaped area on the adjacent county parcel. The remainder will be collected in a trailitized container and disposed of off-site at either nearby county or state parks or at an authorized waste disposal site.	Sheriff's Department shall observe site conditions after or during rain events. SLC shall be consulted as to actions taken, and inspect installation periodically as necessary. Sheriff's Department will be instructed as to requirements prior to operations. During operations, SLC or designee will inspect facility periodically for compliance.	Sheriff's Department and SLC SLC	During operation During operation

SANTA BARBARA COUNTY SHERIFF EQUESTRIAN TRAINING FACILITY
MITIGATION MONITORING PLAN Page 3

<i>Impact</i>	<i>Mitigation</i>	<i>Monitoring Action</i>	<i>Responsibility</i>	<i>Timing</i>
Minor dust during construction and operation could create public nuisance complaints	Sheriff's Department shall adhere to Santa Barbara Air Pollution Control District's standard dust control requirements (see attached)	Sheriff's Department will be instructed as to requirements prior to construction. During initial grading SLC monitor will be present on-site; thereafter SLC will inspect periodically for compliance.	SLC and Sheriff's Department	During operations

Key to Abbreviations:

- SLC : California State Lands Commission
- BBMA : Burton Mesa Management Area; 5,000+ acres state-owned land under jurisdiction of State Lands Commission



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November, 1989

GUIDELINES FOR MANAGEMENT OF ANIMAL WASTES

The following guidelines are provided to assist owners or operators of animal confinement facilities in preparing plans for the proper management of animal wastes. Manure, urine and used bedding material may cause surface or ground water contamination, fly breeding and foul odors if improperly managed. Although these guidelines apply most directly to horse boarding operations, the principles are the same for other types of animal confinement facilities. For additional information, the reader may wish to consult the references listed at the end of the guidelines or contact Environmental Health Services.

1. VOLUME OF WASTE MATERIAL:

The animal population and types of animals should be specified. The total volume of manure, spilled feed and used bedding material generated each day should be determined. (As a general rule, a 1000 pound horse should produce 1 to 2 cubic feet of manure per day.)

2. SITE PLAN:

A scaled site plan should show all animal holding areas, manure storage facilities and vehicular access to them. A detailed drainage plan should be provided and any adjacent watercourses should be identified.

3. COLLECTION:

- a) All manure, soiled bedding and spilled feed must be collected a minimum of twice a week. Wet spots from urine or spilled water should be dried as much as possible by raking and/or adding absorbent material.

- b) Manure deposited at wash racks or other wet areas should be immediately collected. Study areas should be cleaned daily.

Other wet areas CALENDAR PAGE Study areas should	227.38
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4. STORAGE:

- a) Animal wastes may be stored in an approved container for a maximum of four days. The container must be thoroughly emptied of all waste material at least twice a week. Provision should be made to steam-clean the container or otherwise remove all residue at least monthly.
- b) Appropriate storage containers include a trailer or truck bed, a three-walled concrete storage pit with coved floor-wall junctures or a commercial refuse bin. All containers must be cleanable and protected from rainfall. Stockpiling manure on bare ground should be avoided.

5. DISPOSAL:

- a) The most expedient method of disposal is taking the wastes to an approved solid waste landfill or transfer station via a commercial refuse hauler. Minimum removal frequency is twice a week to prevent completion of fly breeding cycles.
- b) If sufficient flat land and a manure spreader are available, animal wastes may be disposed of by spreading in a one inch layer to dry the material, followed within 24 hours by discing or spring-tooth harrowing into the soil. Grazing areas should not be used for this purpose. Minimum spreading/discing frequency is also twice a week.
- c) Composting is not generally recommended as a manure management method due to the equipment, facilities and labor necessary to maintain a successful composting operation. Concerns include adequate aeration, odors, fly problems, proper temperatures, leachate carbon/nitrogen ratio and use or disposal of the completed compost. Composting operations may require a Solid Waste Facility Permit if they are large-scale or include material other than manure.

6. DRAINAGE/FLOOD PROTECTION:

- a) All animal confinement facilities must be designed and maintained to: (1) divert surface drainage away from animal confinement and manure storage areas, (2) prevent ponding of water, (3) minimize erosion and runoff from areas used to confine animals or dispose of manure and (4) prevent the off-site migration of

animal wastes. These measures should be incorporated in a facility drainage plan and shown on the site plan described in Item #2.

- b) Water supplies should be leak-free and kept away from feed bins. Water troughs should be placed on cement slabs and/or located so spillage stays outside the paddock.
- c) Animal confinement and manure storage areas may not be located within 50 feet of the top of the bank of any watercourse nor within 100 feet of any water well. In addition, manure storage areas should be protected from 100-year peak stream flows. For this purpose, "watercourse" means any natural or artificial channel for the passage of water and includes rivers, streams, creeks, arroyos, gulches, washes and drainage channels, whether containing water or dry.

7. SANITATION:

- a) All refuse and waste materials should be collected and removed regularly. Organic wastes, such as spilled feed, fruit or vegetable culls and grass clippings can also support fly development.
- b) Animal confinement areas should have good air circulation and some exposure to sunlight. Shaded areas may need special attention to prevent fly and odor problems.
- c) Weeds should be controlled around confinement areas. This will improve air circulation and minimize breeding and resting places for flies, gnats, and mosquitoes.

8. SUPPLEMENTAL MEASURES:

- a) Chemical insecticides may be needed at times to adequately control fly populations. These should be used only as a supplement to good sanitation and manure management, and in accordance with their registered use and label directions. Specific recommendations should be obtained from a licensed pest control advisor or Cooperative Extension farm advisor.

- b) Biological control agents, such as "fly predators" may also be a helpful supplement to good sanitation and manure management.
- c) If special circumstances occur and stockpiled manure cannot be moved within 4 days, fly breeding can be prevented by covering the manure for several days with black plastic and keeping the edges sealed.

9. EQUIPMENT:

Necessary equipment will depend on the management methods to be utilized. Examples include a tractor with a front-end loader, an appropriate truck or trailer, a manure spreader, a harrow or disc, tarps, a loading ramp, a steam-cleaner, a wheelbarrow, and shovels and rakes. All equipment and back-up provisions should be specified.

10. CONTINGENCIES:

An animal waste management plan needs to address measures to be taken in case of equipment breakdown, absence of staff or rainy weather. Proper waste management must be assured, even under adverse conditions.

11. REFERENCES:

- a) "Fly Control on the Horse Ranch", University of California Leaflet No. 2335 (1975).
- b) "Minimum Guidelines for Protection of Water Quality from Animal Wastes", California State Water Resources Control Board (1973).
- c) California Administrative Code, Title 23, Chapter 3, Subchapter 15 (1984).
- d) Bulletin 74-81, Water Well Standards: State of California (1981).

RM:lh

V-16P

SANTA BARBARA COUNTY
AIR POLLUTION CONTROL DISTRICT
STANDARD DUST CONTROL REQUIREMENTS

1. Dust generated by the development activities shall be retained onsite and kept to a minimum by following the dust control measures listed below. Reclaimed water shall be used whenever possible.

- a. During clearing, grading, earth moving or excavation, water trucks or sprinkler systems are to be used in sufficient quantities to prevent dust from leaving the site and to create a crust, after each day's activities cease.
- b. After clearing, grading, earth moving or excavation is completed, the disturbed area must be treated by watering, or revegetating; or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
- c. During construction, water trucks or sprinkler systems are to be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this will include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency will be required whenever the wind speed exceeds 15 mph.

2. Importation, Exportation and Stockpiling of Fill Material:

Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.

Trucks transporting fill material to and from the site shall be tarped from the point of origin.

3. Activation of Increased Dust Control Measures:

The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading of the structure.

4. Recordation of Mitigation Measures:

Prior to land use clearance, the applicant shall include, as a note on a separate informational sheet to be recorded with map, these dust control requirements. All requirements shall be shown on grading and building plans.

CALENDAR PAGE	227.42
MINUTE PAGE	646.1

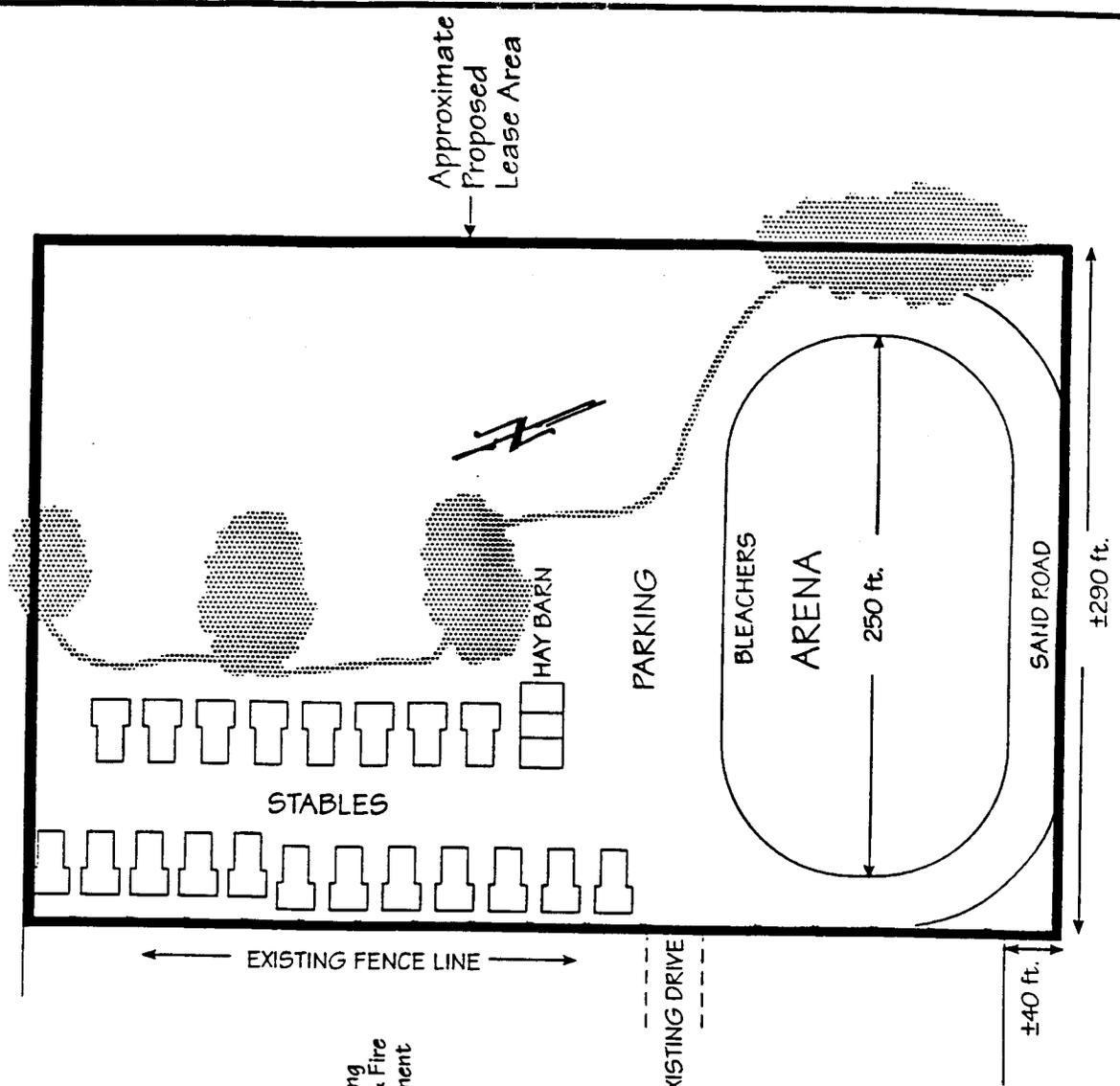


EXHIBIT "F"
LEASE DESCRIPTION
W24970
 Santa Barbara County
 Sheriff's Department
 Equestrian Training Center

LEASE DESCRIPTION

This Exhibit is solely for purposes of generally defining the lease premises, and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.



CALENDAR PAGE 227.48
 MINUTE PAGE 646.2

No Scale