

**ATTACHMENT 5: Planning Commission Staff Report dated February 1,
2022**

SANTA BARBARA COUNTY PLANNING COMMISSION
Staff Report for the Vandebos Appeal of the Adamson Single-Family Dwelling

Hearing Date: February 9, 2022
Staff Report Date: February 1, 2022
Case Nos.: 21APL-00000-00042 and 21LUP-00000-00146
Environmental Document: Exempt pursuant to Section 15303 and 15304 of the State CEQA Guidelines

Deputy Director: Travis Seawards
Division: Development Review
Supervising Planner: Travis Seawards
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OWNER / APPLICANT:

Thano and Kathy Adamson
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South Pasadena, CA 91030
(626) 695-2225

AGENT:

Brett Jones / Jones Land Use Planning
P.O. Box 847
Los Olivos, CA 93441
(805) 688-4974

APPELLANT:

Jan Vandebos
2005 Alamo Pintado Road
Solvang, CA 93463
(415) 613-2097



The project site is identified as Assessor Parcel Number 137-020-054, located at 2017 Alamo Pintado Road in the Santa Ynez Valley Community Plan area, Third Supervisorial District.

Land Use Approval: August 11, 2021
Appeal Filed: August 20, 2021

1.0 REQUEST

Hearing on the request of the appellant, Jan Vandebos, to consider Case No. 21APL-00000-00042, an appeal of the Planning Director's approval of Case No. 21LUP-00000-00146 in compliance with Section 35.102 (Appeals) of the Santa Barbara County Land Use and Development Code (LUDC). The subject property is zoned Agricultural I (AG-I-10) and is located at 2017 Alamo Pintado Road (Assessor Parcel No. 137-020-054) in the Santa Ynez Valley Community Plan area, Third Supervisorial District.

2.0 RECOMMENDATION AND PROCEDURES

Staff recommends that the Commission:

1. Deny the appeal, Case No. 21APL-00000-00042.
2. Make the required findings for approval of the modified project as specified in Attachment A of this staff report, including California Environmental Quality Act (CEQA) findings.
3. Determine the project is exempt from CEQA pursuant to CEQA Guidelines Section 15303 and 15304, included as Attachment C.
4. Grant *de novo* approval of the modified project, Case No. 21APL-00000-00146, subject to the conditions included as Attachment B.

Refer back to staff if your Commission takes other than the recommended action for appropriate findings and conditions.

3.0 JURISDICTION

The County Planning Commission's consideration of this appeal is based on Section 35.82.110.D.2 of the LUDC, which states: "The action of the Director is final subject to appeal in compliance with Section 35-102 (Appeals)." Given that the Land Use Permit was approved by the Director and subsequently appealed, the County Planning Commission is the decision-making body on this appeal pursuant to Section 35.102.040.A.3.d of the Land Use and Development Code.

4.0 ISSUE SUMMARY

On August 11, 2021, the Director of the Planning & Development Department approved the Adamson Single-Family Dwelling Land Use Permit application (Case No. 21LUP-00000-00146), finding the project consistent with the County development standards for Land Use Permits (LUDC Section 35.82.110.E). The proposed project includes construction of a new 2,645 square foot single-family dwelling, a 960 square foot detached garage, and a 16' x 40' swimming pool and spa.

A timely appeal of the Director's approval was filed on August 20, 2021, during the 10-day appeal period. The appellant cites the following issues as the basis of the appeal:

1. Location and Current Conditions of Proposed Project Access
2. Location of Swimming Pool/Spa
3. Historical and Legal Status of Demolished Barn

Staff reviewed the appeal and finds that the proposed project is consistent with the Santa Barbara County Comprehensive Plan, the Santa Ynez Valley Community Plan (SYVCP), and the Land Use and Development Code (LUDC). The information included in this staff report supports *de novo* approval of the Adamson Single-Family Dwelling Land Use Permit, Case No. 21LUP-00000-00146.

5.0 PROJECT INFORMATION

5.1 Site Information

Site Information	
Comprehensive Plan Designation	A-I-10 (Agriculture I)
Ordinance, Zone	Land Use and Development Code (LUDC), AG-I-10 (10-acre minimum gross lot size)
Site Size	9.63 acres net, 10.00 acres gross
Present Use & Development	420 square foot feed structure
Surrounding Uses/Zone(s)	North: AG-I-10; single-family dwelling, barn South: AG-I-10; single-family dwelling, horse barn, outdoor horse arena East: AG-I-5; vineyards, single-family dwelling West: AG-I-10; single-family dwellings
Access	Private driveway off of Random Oaks Road
Public Services	Water Supply: Private Well Sewage: Private Onsite Wastewater Treatment System Fire: County Fire Department Police Services: County Sheriff

5.2 Project Description

The project description has been revised since the LUP was approved in August 2021. The project now also includes a 960 square foot detached garage, and the footprint of all proposed development has been moved approximately 20 feet east of the originally proposed locations in order to keep the project further from the toe of slope located west of the building area (see Attachment E). The revised project is described below.

The proposed project is a request for a Land Use Permit to allow construction of a new 2,645 square foot two-story, single-family dwelling. The first floor will be 1,908 square feet and the second floor will be 737 square feet. There will be 870 square feet of ground floor patios, and 230 square feet of second floor patios. The new single-family dwelling will have a maximum height of 24'-2". A new 960 square foot detached garage with a restroom and outdoor shower is

also proposed. The new garage will have a maximum height of 16'-3". A new 16' x 40' swimming pool and spa and associated pool equipment is also proposed. A new built in BBQ will be located under a 6' x 6' wood trellis. Proposed exterior lighting fixtures will be Dark Sky Compliant as required per the Santa Ynez Valley Community Plan. The proposed single-family dwelling will be built in the approximate footprint area of a 2,420 square foot barn that was recently demolished under Case No. 21BDP-00000-00692. Water will be provided by an onsite private well and a single parcel water system. Sewer services will be provided by a new private septic system. No grading or tree removal is proposed. Approximately 6,650 square feet of new landscaping is proposed. The existing 12-foot wide private driveway will remain in order to provide access to the proposed pool equipment area, and a new 16-foot wide gravel driveway with a Fire Department turnaround will be added east of the proposed dwelling. The property is a 9.63 acre parcel, zoned AG-I-10, and located at 2017 Alamo Pintado Road (Assessor's Parcel Number 137-020-054) in the Santa Ynez Valley Community Plan area, Third Supervisorial District.

5.3 Background Information

The subject property is a 9.63 acre parcel that is currently developed with a 420 square foot feed structure. A 2,420 square foot barn was recently demolished under permit No. 21BDP-00000-00692. The proposed single-family dwelling will be located in approximately the same footprint as the demolished barn. The subject parcel was validated with a Conditional Certificate of Compliance, dated May 27, 2014 (Case No. 14COC-00000-00001, see Attachment H), which included a requirement to obtain all necessary permits for the barn and feed structure. A Land Use Permit (Case No. 14LUP-00000-00211) was issued on June 13, 2014, for the feed structure and barn.

Access to the lot is currently provided from an existing 12-foot wide private driveway off of Random Oaks Road. Random Oaks Road is located on the applicant's property and is also subject to a non-exclusive easement held by other parties for ingress and egress, public utilities, and water pipelines that cross over the subject parcel. The non-exclusive access easement over Random Oaks Road provides access to several parcels west of Alamo Pintado Road, including the appellant's parcel (see Attachment F).

The applicant submitted a Land Use Permit Application to Planning and Development (P&D) on March 17, 2021. Staff reviewed the Land Use Permit application and the Director subsequently approved the application on August 11, 2021. The Director's approval was based on the project's compliance with the applicable Comprehensive Plan policies, including policies contained in the Santa Ynez Valley Community Plan, and standards contained in the LUDC. The appellant filed a timely appeal of the Director's approval on August 20, 2021 (Attachment D). The appeal issues and staff's responses are addressed in Section 6.1 below.

6.0 PROJECT ANALYSIS

6.1 Appeal Issues

On August 20, 2021, the appellant submitted an appeal (Attachment D) citing three issues as the basis of the appeal. Each appeal issue is summarized below, followed by staff's analysis.

Appeal Issue #1 – Location and Current Conditions of Proposed Project Access

The appellant owns and operates a neighboring farm with a riding arena where horses are rehabilitated. The appellant contends that it will be difficult and dangerous to move horses on and off trailers to go to the clinic with large construction trucks on Random Oaks Road. The appellant also contends that it would be safer for neighbors and the community if the applicant took access directly off of Alamo Pintado Road (during construction and for the long-term). Additionally, the appellant states that the proposed access is unacceptable because the trees along this portion of Random Oaks Road have become overgrown.

Staff Response

The proposed project's use of Random Oaks Road does not pose a safety or public nuisance threat, and the access to the property is valid and meets all County requirements. As stated above in Section 5.3, Random Oaks Road is on the applicant's property and other parties hold a non-exclusive access easement to use the road for ingress and egress. Access to the barn (now demolished) on the subject parcel has historically been provided via a 12-foot driveway from Random Oaks Road. As mentioned in the project description, this 12-foot wide driveway will remain in order to provide access to the proposed pool equipment area, and a new 16-foot wide driveway will be located approximately 60 feet east of the existing driveway. There is no evidence that the new 16-foot wide driveway will pose new or different impacts on neighbors that also utilize Random Oaks Road, and there is no evidence of safer conditions if the applicant took access directly off Alamo Pintado Road. In addition, the applicant has the full legal authority to use Random Oaks Road as it is located on the applicant's property, as demonstrated in the applicant's title report (Attachment F).

The Appellant's concern about the potential impact of construction vehicles on Random Oaks Road is addressed by the conditions of approval imposed on the proposed project. Condition of Approval No. 5, Attachment B, requires that parking for all construction-related vehicles, equipment staging, and storage areas be located onsite and outside of any road right of way, including Random Oaks Road. This condition will ensure that project construction does not impede use of Random Oaks Road by neighbors. Therefore, as conditioned, the proposed project will not interfere with access or use of Random Oaks Road and will not pose any public safety or nuisance threats.

The appellant's concern with respect to the overgrown trees lining Random Oaks Road is addressed by conditions of approval imposed on the proposed project by the County Fire

Department. Random Oaks Road is required to meet the County Fire Department established standards for safety and vertical clearance requirements. Upon application for a Building Permit and associated Fire Protection Certificate (FPC), the Santa Barbara County Fire Department reviews proposed projects for compliance with established standards, such as access requirements, defensible space, water storage, and addressing. The proposed access was appropriately reviewed by the Santa Barbara County Fire Department and the FPC condition letter for this project is included with this staff report as Attachment G. The Fire Department is requiring that Random Oaks Road be widened to 20-feet starting from Alamo Pintado Road up to the oak tree prior to the proposed driveway. Additionally, the Fire Department requires that 13 feet, 6 inches of vertical clearance be provided and maintained for the life of the project for emergency apparatus access. The applicant is responsible for required road widening and maintenance (including tree trimming to maintain vertical clearance) related to the proposed project. To the extent there is a conflict regarding the non-exclusive easement that is not resolved by the improvements required for compliance with Fire Department regulations, it is a private civil matter that is outside the jurisdiction of the Planning Commission.

Appeal Issue #2 – Location of Swimming Pool/Spa

The appellant asserts that City of Solvang Municipal Code (Title 11-12-12) prohibits a pool/spa from being built in the required front or side yard setback area.

Staff Response

The proposed project is not within the jurisdiction of the City of Solvang and therefore is not subject to the City of Solvang Municipal Code. The County LUDC states that swimming pools, spas, and appurtenant equipment shall not be located in the required front or side setback area. The proposed pool, spa, and appurtenant equipment are not located in the front or side setback areas. The required setbacks in the AG-I Zone District are 20 feet from the side property lines and 20 feet from the edge of the right-of-way (front property line). The proposed pool/spa and appurtenant equipment are set back more than 70 feet from the nearest side property line and more than 400 feet from the front property line and is therefore consistent with all setback regulations. The proposed pool/spa and appurtenant equipment are set back approximately 20 feet from the edge of the non-exclusive access easement area and therefore will not impede or interfere with the use of Random Oaks Road.

Appeal Issue #3 – Historical and Legal Status of Demolished Barn

The appellant identifies three specific appeal issues related to the historical and legal status of the demolished barn as follows:

- a. The appellant asserts that the barn demolished under 21BDP-00000-00692 was not originally legalized with a Building Permit as required pursuant to Certificate of Compliance No. 14COC-00000-00001.
- b. The appellant asserts that the demolished barn was historic and the “Historic Society” was not notified of the demolition.

- c. The appellant asserts that the “Hazardous Waste Bureau of the State” was not notified of the barn demolition and this presented health risks related to asbestos.

Staff Response

The applicant received all necessary approvals from Planning and Development for demolition of the barn, and the demolished barn is not considered potentially historic. Staff responses to each corresponding appeal issue are further outlined below.

- a. As discussed in Section 5.3, the subject parcel was granted a Conditional Certificate of Compliance (14COC-00000-00001) on May 27, 2014. The recorded Certificate of Compliance states that the fulfillment and implementation of the set of conditions as approved shall be required prior to subsequent issuance of a permit or other grant of approval for development of the property (see Attachment H). Special Condition 02 states that the owner shall obtain all necessary permits for the existing barn within six months of recordation of the subject Conditional Certificate of Compliance. A Land Use Permit for the barn was issued on June 13, 2014. Based on a letter from the Director of Planning and Development (P&D), dated February 5, 2015 (Attachment I), it was determined that the barn would require a building permit, but the previous property owner never obtained a building permit to follow the issued Land Use Permit. The Surveyor’s Office reports that conditions on a Certificate of Compliance are merely notice to the public about what is needed to bring the division of land into compliance with subdivision codes so that whoever buys it will have adequate notice. The conditions do not need to be met for the conditional certificate of compliance to be valid, as stated in Subdivision Map Act Section 66499.35. Although the barn could be considered a building violation based on the Director’s Determination Letter, a violation case was never opened and the recent demolition of the barn resolved the building violation.
- b. The demolished barn is not listed as a potential historical resource, a place of historical merit, or a landmark in any State or local registers of historical resources. The Planning and Development Environmental Thresholds and Guidelines Manual (available here: <https://cosantabarbara.app.box.com/s/vtxutf2n52jme97lgm66os7pp3lm5>) states that, in general, a site must be at least 50 years of age to be considered for an assessment of historical significance. The P&D Director Determination letter dated February 5, 2015 (Attachment I) states that the subject barn was built in 1987, therefore staff did not require a historic resources report for the barn demolition. Further, staff reviewed aerial imagery of the site that was taken in 1978 and confirmed that the subject barn was not constructed at that time. This supports the fact that the barn was less than 50 years in age, and therefore was not historically significant.
- c. The applicant obtained a demolition permit (21BDP-00000-00692) from the Building and Safety Division for the demolition of the subject barn. The Santa Barbara County Air Pollution Control District (APCD) oversees and regulates asbestos-containing materials. During the processing of 21BDP-00000-00692, Building and Safety staff determined that the barn met the criteria of an exempt agricultural structure and therefore the barn was

not considered an APCD regulated facility¹. The contractor that performed the demolition has confirmed that there was not asbestos-containing materials such as drywall or vinyl.

6.2 Environmental Review

The proposed project is exempt from environmental review under CEQA pursuant to Section 15303 [New Construction or Conversion of Small Structures] and Section 15304 [Minor Alterations to Land] of the State CEQA Guidelines. Section 15303 exempts the construction of one single-family residence. Section 15304 exempts private alterations in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature, scenic trees except for forestry and agricultural purposes, including the installation of new landscaping. See the Notice of Exemption (Attachment C) for a more detailed discussion of the CEQA exemption.

6.3 Comprehensive Plan Consistency

LAND USE DEVELOPMENT POLICIES	
REQUIREMENT	DISCUSSION
<p>Land Use Development Policy 4: <i>Prior to issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e. water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan.</i></p>	<p>Consistent: The proposed project is consistent with Land Use Development Policy 4, which requires that adequate public or private resources are available to serve the proposed project. The following resources are available and will be provided to the proposed single-family dwelling:</p> <p><i>Water:</i> Domestic water will be provided by a private well and single parcel water system, which has been reviewed preliminarily by Environmental Health Services (EHS). EHS approval of the single parcel water system will be required prior to issuance of a building permit.</p> <p><i>Sewer:</i> Sewage disposal will be provided by a proposed onsite wastewater treatment system</p>

¹ A regulated facility is defined by the Santa Barbara Air Pollution Control District as any institutional, commercial, public, industrial, or residential structure, installation, or building (including any structure, installation, or building containing condominiums or individual dwelling units operated as a residential cooperative, but excluding residential buildings having four or fewer dwelling units). Single-family residences and associated outbuildings are exempt from APCD Notification for Renovation and Demolition.

which has been reviewed preliminarily by Environmental Health Services (EHS) for feasibility. EHS final approval of the onsite wastewater treatment system will be required prior to issuance of a building permit.

Roads: Access to the site will continue to be provided from a private driveway off of Random Oaks Road, which is a non-exclusive easement that crosses over the subject parcel directly from Alamo Pintado Road. The portion of Random Oaks Road extending from Alamo Pintado Road to the proposed driveway will be widened to 20 feet as discussed in Section 6.1 of this staff report.

Fire & Police: Fire protection services will be provided by the Santa Barbara County Fire Department, and Police Services will be provided by the County Sheriff.

GOAL LUG-SYV: *Maintain the Santa Ynez Valley's rural character and agricultural tradition while accommodating some well-planned growth within township boundaries that is compatible with surrounding uses.*

Policy LUG-SYV-4: *Land Use and Zoning designations shall provide for reasonable use and development of property within given site constraints.*

Consistent: The proposed project is consistent with the Santa Ynez Valley Community Plan goals and policies to maintain the valley's rural, scenic, and agricultural character. The proposed project is a residential use that is proposed on a 9.63-acre, AG-I parcel. The residential use of the subject parcel does not impact the rural and agricultural nature of the area, and the proposed structures are designed to match the surrounding rural and agricultural character. The Central Board of Architectural Review granted preliminary approval of the single-family dwelling on July 16, 2021. A condition of approval (Condition No. 3) is applied, which requires that the applicant obtain CBAR final approval prior to issuance of the Land Use Permit, and that all project elements conform in all respects to CBAR's approval. As shown in section 5.1 of this staff report, all parcels surrounding the subject property are developed with single-family

	<p>dwelling, so this project will be compatible with surrounding uses.</p> <p>A single-family dwelling with residential accessory structures is an allowable permitted use within AG-I Zones in the Inland area. The proposed project is therefore a reasonable use on the subject parcel when in compliance with the AG-I development standards.</p>
VISUAL RESOURCES POLICIES	
<p>Policy Vis-SYV-2: <i>All plans for new or altered buildings and structures within the Design Control Overlay shall be reviewed by the County Board of Architectural Review.</i></p> <p>Policy VIS-SYV-3: <i>The night sky of the Santa Ynez Valley shall be protected from excessive and unnecessary light associated with new development and redevelopment.</i></p>	<p>Consistent: The proposed project complies with the requirements of the Santa Ynez Valley Outdoor Lighting Ordinance and all project components have been reviewed by the Central Board of Architectural Review (CBAR). CBAR granted preliminary approval of the single-family dwelling on July 16, 2021 with positive comments regarding the design and scale of the proposed single-family dwelling. The proposed garage was reviewed by CBAR conceptually on October 8, 2021, with positive comments. A condition of approval (Condition No. 3) is applied, which requires that that applicant obtain CBAR final approval prior to issuance of the Land Use Permit, and that all project elements conform in all respects to CBAR’s approval. Proposed exterior lighting fixtures are Dark Sky Compliant as required per the Santa Ynez Valley Community Plan.</p>
<p>Noise Element Policy 1: <i>In the planning of land use, 65 dB Day-Night Average Sound Level should be regarded as the maximum exterior noise exposure compatible with noise-sensitive uses unless noise mitigation features are included in project designs.</i></p>	<p>Consistent: The project is consistent with Noise Element Policy 1, which requires noise exposure to be limited. Chapter 40 of the County Code (Nighttime Noise Restrictions) currently sets restrictions for noise disturbance that are enforced by the County Sheriff. Additionally, the County of Santa Barbara Noise Element requires that “65 dB Day-Night Average Sound Level should be regarded as the maximum exterior noise exposure compatible with noise-sensitive uses,” such as residential</p>

	<p>uses. The project will have the potential to create short-term impacts to neighboring residences during construction. A condition of approval (Condition No. 4) is applied in order to limit construction activities to between 7:00 a.m. and 4:00 p.m. Monday through Friday. No construction will be permitted to occur on weekends or State holidays. With the application of this condition and existing regulations, the proposed project will not cause any significant noise impacts to the surrounding area.</p>
<p>HILLSIDE AND WATERSHED PROTECTION POLICIES</p>	
<p>Hillside and Watershed Protection Policy 1: <i>Plans for development shall minimize cut and fill operations. Plans requiring excessive cutting and filling may be denied if it is determined that the development could be carried out with less alteration of the natural terrain.</i></p> <p>Hillside and Watershed Protection Policy 2: <i>All developments shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited to development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.</i></p>	<p>Consistent: The project is consistent with all applicable policies related to hillside development and watershed protection. Due to the site topography and terrain, no grading will be required to prepare the site for the new single-family dwelling, swimming pool, garage, and driveway. Since no grading is necessary, the project will not cause permanent changes in the topography or the removal or impacts to existing onsite natural features including trees and vegetation. The proposed single-family dwelling will be built in the approximate footprint area of a 2,420 square foot barn that was recently demolished, so minimal disturbance is expected.</p>

6.4 Zoning: Land Use and Development Code Compliance

A single-family dwelling is an allowed use in the AG-I-10 Zone District. The proposed dwelling meets AG-I requirements for residential density, setbacks, height limits, and parking:

Development Feature	Allowed	Proposed
Residential Density	One one-family dwelling per lot; plus one accessory dwelling unit per lot where allowed in compliance with Section 35.42.015 (Accessory Dwelling Units); plus agricultural employee housing where allowed by Table 2-1 and applicable standards provided that the lot complies with Section 35.21.040 (Agricultural Zones Lot Standards).	Consistent: One single-family dwelling proposed.
Setbacks	<u>Front:</u> 50 ft. from road centerline and 20 ft. from edge of right-of-way. <u>Side:</u> 20 ft. <u>Rear:</u> 20 ft.	Consistent: Structures are approximately 393 feet from the centerline of Alamo Pintado Road and 367 feet from the edge of the public right-of-way. All structures are setback at least 20 feet from side property lines and approximately 900 feet from the rear property line.
Height Limit	35 ft. for a residential structure, no limit otherwise.	Consistent: Maximum height of approximately 25 feet.
Parking	2 spaces per dwelling unit.	Consistent: Two spaces provided.

The subject parcel is 10.00-acres (gross) and therefore meets the minimum required gross lot area for the AG-I-10 Zone. The subject parcel is a legal lot created by 14COC-00000-00001 (Instrument Number 2014-0024326) and can therefore be developed with a dwelling and accessory structures and uses pursuant to LUDC Subsection 35.21.040.B.

7.0 APPEALS PROCEDURE

The action of the Planning Commission may be appealed to the Board of Supervisors within 10 calendar days of said action. The appeal fee to the Board of Supervisors is \$709.06.

ATTACHMENTS

- A. Findings
- B. Conditions of Approval
- C. CEQA Notice of Exemption
- D. Appeal Package
- E. Project Site Plan dated January 28, 2022
- F. Title Report Excerpt, Plotted Easements
- G. Condition Letter for 21FPC-00368, dated December 15, 2021
- H. Recorded Certificate of Compliance (No. 14COC-00000-00001)
- I. Director Determination Letter dated February 5, 2015
- J. Approved LUP, dated August 11, 2021

ATTACHMENT A: FINDINGS

1.0 CEQA FINDINGS

The County Planning Commission (Commission) finds that the proposed project is exempt from environmental review under the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15303 [New Construction or Conversion of Small Structures] and Section 15304 [Minor Alterations to Land] of the State CEQA Guidelines. For further details and discussion regarding this exemption, please see the Notice of Exemption, included as Attachment C to the staff report, dated February 1, 2022, and incorporated herein by reference.

2.0 ADMINISTRATIVE FINDINGS

2.1 FINDINGS FOR ALL LAND USE PERMITS

2.1.1 The proposed development conforms:

- (1) To the applicable provisions of the Comprehensive Plan including any applicable community or area plan; and**
- (2) With the applicable provisions of this Development Code or falls within the limited exception allowed in compliance with Chapter 35.101 (Nonconforming Uses, Structures, and Lots).**

The Commission finds that the proposed project conforms to the applicable provisions of the Comprehensive Plan, including the Santa Ynez Valley Community Plan, and applicable provisions of the County Land Use and Development Code. As discussed in Sections 6.3 and 6.4 of the staff report, dated February 1, 2022, and incorporated herein by reference, adequate services are available to serve the proposed project, the proposed project will not have an impact on the character of the surrounding area, and the project complies with the applicable provisions of the LUDC.

2.1.2 The proposed development is located on a legally created lot.

The Commission finds that the proposed project is located on a legally created lot. The subject property is a legal lot granted a Certificate of Compliance on May 27, 2014. The lot is shown on the Assessor's Map Book 137, Pg. 02.

2.1.3 The subject property is in compliance with all laws, regulations, and rules pertaining to uses, subdivisions, setbacks, and any other applicable provisions of this Development Code, and any applicable zoning violation enforcement and processing fees have been paid. This Subsection shall not be interpreted to impose new requirements on legal nonconforming uses and structures in compliance with Chapter 35.101 (Nonconforming Uses, Structures, and Lots)

The Commission finds that as conditioned, and as discussed in Sections 6.3 and 6.4 of the staff report, dated February 1, 2022, and incorporated herein by reference, the subject property is in compliance with all laws, regulations, and rules pertaining to uses, subdivisions, setbacks, and other applicable provisions of this Development Code for the AG-I district. No zoning violation complaints have been filed and there are no open violation cases.

ATTACHMENT B: CONDITIONS OF APPROVAL

Project Description

- 1. Proj Des-01 Project Description:** This Land Use Permit is based upon and limited to compliance with the project description, the hearing exhibits marked A-J, dated February 1, 2022, and all conditions of approval set forth below, including specified plans and agreements included by reference, as well as all applicable County rules and regulations. The project description is as follows:

The proposed project is a request for a Land Use Permit to allow construction of a new 2,645 square foot two-story, single-family dwelling. The first floor will be 1,908 square feet and the second floor will be 737 square feet. There will be 870 square feet of ground floor patios, and 230 square feet of second floor patios. The new single-family dwelling will have a maximum height of 24'-2". A new 960 square foot detached garage with a restroom and outdoor shower is also proposed. The new garage will have a maximum height of 16'-3". A new 16' x 40' swimming pool and spa and associated pool equipment is also proposed. A new built in BBQ will be located under a 6' x 6' wood trellis. Proposed exterior lighting fixtures will be Dark Sky Compliant as required per the Santa Ynez Valley Community Plan. The proposed single-family dwelling will be built in the approximate footprint area of a 2,420 square foot barn that was recently demolished under Case No. 21BDP-00000-00692. Water will be provided by an onsite private well and a single parcel water system. Sewer services will be provided by a new private septic system. No grading or tree removal is proposed. Approximately 6,650 square feet of new landscaping is proposed. The existing 12-foot wide private driveway will remain in order to provide access to the proposed pool equipment area, and a new 16-foot wide gravel driveway with a Fire Department turnaround will be added east of the proposed dwelling. The property is a 9.63 acre parcel, zoned AG-I-10, and located at 2017 Alamo Pintado Road (Assessor's Parcel Number 137-020-054) in the Santa Ynez Valley Community Plan area, Third Supervisorial District.

Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

- 2. Proj Des-02 Project Conformity:** The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of the structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval thereto. All plans (such as

Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

Conditions By Issue Area

- 3. Aest-04 BAR Required:** The Owner/Applicant shall obtain Central Board of Architectural Review (CBAR) approval for project design. All project elements (e.g., design, scale, character, colors, materials and landscaping shall be compatible with vicinity development and shall conform in all respects to previous BAR approval (21BAR-00000-00061).

TIMING: The Owner/Applicant shall submit architectural drawings of the project for review and shall obtain final BAR approval prior to issuance of Land Use Permit. Grading plans, if required, shall be submitted to P&D concurrent with or prior to BAR plan filing.

MONITORING: The Owner/Applicant shall demonstrate to P&D staff that the project has been built consistent with approved BAR design and landscape plans prior to Final Building Inspection Clearance.

- 4. Noise-02 Construction Hours:** The Owner /Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 7:00 a.m. and 4:00 p.m. Monday through Friday.

No construction shall occur on weekends or State holidays. Non-noise generating interior construction activities such as plumbing, electrical, drywall and painting (which does not include the use of compressors, tile saws, or other noise-generating equipment) are not subject to these restrictions.

Any subsequent amendment to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein.

PLAN REQUIREMENTS: The Owner/Applicant shall provide and post a sign stating these restrictions at all construction site entries.

TIMING: Signs shall be posted prior to commencement of construction and maintained throughout construction.

MONITORING: The Owner/Applicant shall demonstrate that required signs are posted prior to grading/building permit issuance and pre-construction meeting. Building inspectors and planning staff shall spot check and respond to complaints.

- 5. Parking-02 Onsite Construction Parking:** All parking for construction-related vehicles, equipment staging and storage areas shall be located onsite and outside of any road right of way, including Random Oaks Road. The Owner/Applicant shall provide all construction personnel with a written notice of this requirement and a description of approved parking, staging and storage areas. The notice shall also include the name and phone number of the Owner/Applicant's designee responsible for enforcement of this restriction.

PLAN REQUIREMENTS: Designated construction personnel parking, equipment staging and storage areas shall be depicted on project plans submitted for Land Use Permit.

TIMING: A copy of the written notice shall be submitted to P&D permit processing staff prior to issuance of Land Use Permit. This restriction shall be maintained throughout construction.

MONITORING: P&D staff and Building and Safety shall confirm the availability of designated onsite areas during construction, and as required, shall require re-distribution of updated notices and/or refer complaints regarding offsite parking to appropriate agencies.

County Rules and Regulation

- 6. DIMF-24d DIMF Fees-Fire:** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for the Fire Department. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid. The total Fire DIMF amount is currently estimated to be \$0.59/sq. ft. (August 11, 2021). This is based on a project type of single-family dwelling.
TIMING: Fire DIMFs shall be paid to the County Fire Department prior to Final Building Permit Inspection and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st).
- 7. DIMF-24e DIMF Fees-Parks:** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for the Parks Department. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid. The total Parks DIMF amount is currently estimated to be \$1,475 (August 11, 2021). This is based on a project type of single-family dwelling.
TIMING: Parks DIMFs shall be paid to the County Parks Department prior to Final Building Permit Inspection and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st).
- 8. DIMF-24g DIMF Fees-Transportation:** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for transportation. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid.
The total DIMF amount for Transportation is currently estimated to be \$679 (August 11, 2021). This is based on a project type of single-family dwelling.
TIMING: Transportation DIMFs shall be paid to the County Public Works Department-Transportation Division prior to Final Building Permit Inspection and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st).
- 9. Rules-05 Acceptance of Conditions:** The Owner/Applicant's acceptance of this permit and/or commencement of use, construction and/or operations under this

permit shall be deemed acceptance of all conditions of this permit by the Owner/Applicant.

- 10. Rules-23 Processing Fees Required:** Prior to issuance of Land Use Permit, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
- 11. Rules-30 Plans Requirements:** The Owner/Applicant shall ensure all applicable final conditions of approval are printed in their entirety on applicable pages of grading/construction or building plans submitted to P&D or Building and Safety Division. These shall be graphically illustrated where feasible.
- 12. Rules-33 Indemnity and Separation:** The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project.
- 13. Rules-37 Time Extensions-All Projects:** The Owner / Applicant may request a time extension prior to the expiration of the permit or entitlement for development. The review authority with jurisdiction over the project may, upon good cause shown, grant a time extension in compliance with County rules and regulations, which include reflecting changed circumstances and ensuring compliance with CEQA. If the Owner / Applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts.

ATTACHMENT C: NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Tina Mitchell, Planning and Development Department

The project or activity identified below is determined to be exempt from further environmental review requirements of the California Environmental Quality Act (CEQA) of 1970, as defined in the State and County guidelines for the implementation of CEQA.

APN: 137-020-054

Case No.: 21LUP-00000-00146

Location: 2017 Alamo Pintado Road, Solvang, Third Supervisorial District

Project Title: Adamson New Single-Family Dwelling

Project Applicant: Brett Jones, Jones Land Use Planning

Project Description:

The proposed project is a request for a Land Use Permit to allow construction of a new 2,645 square foot two-story, single-family dwelling. The first floor will be 1,908 square feet and the second floor will be 737 square feet. There will be 870 square feet of ground floor patios, and 230 square feet of second floor patios. The new single-family dwelling will have a maximum height of 24'-2". A new 960 square foot detached garage with a restroom and outdoor shower is also proposed. The new garage will have a maximum height of 16'-3". A new 16' x 40' swimming pool and spa and associated pool equipment is also proposed. A new built in BBQ will be located under a 6' x 6' wood trellis. Proposed exterior lighting fixtures will be Dark Sky Compliant as required per the Santa Ynez Valley Community Plan. The proposed single-family dwelling will be built in the approximate footprint area of a 2,420 square foot barn that was recently demolished under Case No. 21BDP-00000-00692. Water will be provided by an onsite private well and a single parcel water system. Sewer services will be provided by a new private septic system. No grading or tree removal is proposed. Approximately 6,650 square feet of new landscaping is proposed. The existing 12-foot wide private driveway will remain in order to provide access to the proposed pool equipment area, and a new 16-foot wide gravel driveway with a Fire Department turnaround will be added east of the proposed dwelling. The property is a 9.63 acre parcel, zoned AG-I-10, and located at 2017 Alamo Pintado Road (Assessor's Parcel Number 137-020-054) in the Santa Ynez Valley Community Plan area, Third Supervisorial District.

Name of Public Agency Approving Project: Santa Barbara County

Name of Person or Agency Carrying Out Project: Jones Land Use Planning, Agent

Exempt Status: (Check one)

Ministerial
 Statutory Exemption
 Categorical Exemption(s)
 Emergency Project

Cite specific CEQA and/or CEQA Guideline Section: Section 15303 [New Construction or Conversion of Small Structures] and Section 15304 [Minor Alterations to Land]

Reasons to Support Exemption Findings: The proposed project is categorically exempt from environmental review pursuant to Section 15303 [new construction or conversion of small structures] and Section 15304 [minor alterations to land] of the *Guidelines for Implementation of the California Environmental Quality Act*. Section 15303 exempts the construction of one single-family residence or a second dwelling unit in a zone which permits residential uses. The AG-I Zone District allows single-family dwellings and the parcel is presently undeveloped. Section 15304 exempts private alterations in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature, scenic trees except for forestry and agricultural purposes, including the installation of new landscaping. No grading is proposed as a part of the project and there are no mapped blue line creeks within 500 feet of all project components. The project does not involve the removal of any healthy, mature, or scenic trees.

There is no substantial evidence that there are unusual circumstances (including future activities) resulting in (or which might reasonably result in) significant impacts which threaten the environment. The exceptions to the categorical exemptions pursuant to Section 15300.2 of the CEQA Guidelines are:

- (a) **Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.**

This exception to the categorical exemptions does not apply because the proposed project is not located in an environmentally sensitive area. The subject parcel is located entirely outside of any designated or existing Environmentally Sensitive Habitat (ESH) areas and there are no mapped environmental resources of critical concern identified in the California Natural Diversity Database on or adjacent to the project site. No rare, threatened, or endangered species or critical habitat to support such species pursuant to the Endangered Species Act or the California Endangered Species Act will be removed to accommodate the project. No known archaeological or historical resources will be affected by the project. There are no known landslides, expansive soils, or other hazardous resources on the project

site. Therefore, no significant impacts which threaten the environment will result from the project.

- (b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.**

This exception to the categorical exemptions does not apply because the project will not result in a cumulatively significant impact. The proposed single-family dwelling will be constructed on a vacant lot in the AG-I Zone District, which allows for development of a residence with the issuance of a Land Use Permit. The project meets all development standards applied to the AG-I Zone District. The surrounding parcels are likewise zoned AG-1 and developed with single family dwellings. Further residential development on parcels in the area will not have a cumulatively significant effect on the environment.

- (c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.**

This exception to the categorical exemptions does not apply because no sensitive habitat exists on the subject site, and there is no substantial evidence that the proposed project involves unusual circumstances that will cause the project to have a significant effect on the environment. The proposed project meets all development standards applied to AG-I Zones and will not impact any sensitive habitat areas.

- (d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.**

This exception to the categorical exemption does not apply because the site is not visible from any highway officially designated as a state scenic highway. As such, there are no protected scenic views impacted by the project.

- (e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.**

This exception to the categorical exemption does not apply because the project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code

(hazardous and toxic waste sites). In addition, there is no evidence of historic or current use or disposal of hazardous or toxic materials on the project site.

(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

This exception to the categorical exemptions does not apply because the proposed development will have no impact on any historical resource. The subject parcel was previously developed with a barn that did not qualify as a historical resource pursuant to State and Federal registries.

Lead Agency Contact Person: Tina Mitchell, Planner

Phone No.: (805) 934-6289

Department/Division Representative: *Tina Mitchell*

Date: 2-1-2022

Acceptance Date: _____

Distribution: Hearing Support Staff, Case File

Date Filed by County Clerk: _____

ATTACHMENT D: Appeal Package dated August 20, 2021



PLANNING & DEVELOPMENT
APPEAL FORM

SITE ADDRESS: 2017 ALAMO PINTADO ROAD

ASSESSOR PARCEL NUMBER: 137-020-054

Are there previous permits/applications? no yes numbers: NOT SURE
(include permit# & lot # if tract)

Is this appeal (potentially) related to cannabis activities? no yes

Are there previous environmental (CEQA) documents? no yes numbers: _____

1. Appellant: Jan Van de Bos Phone: 415 613-2097 FAX: _____

Mailing Address: 2005 Alamo Pintado Rd E-mail: HorseMUSE2@yahoo.com

Street City State Zip
Solvang, CA 93463

2. Owner: _____ Phone: _____ FAX: _____

Mailing Address: _____ E-mail: _____

Street City State Zip

3. Agent: _____ Phone: _____ FAX: _____

Mailing Address: _____ E-mail: _____

Street City State Zip

4. Attorney: _____ Phone: _____ FAX: _____

Mailing Address: _____ E-mail: _____

Street City State Zip

COUNTY USE ONLY

Case Number: _____ Companion Case Number: _____

Supervisorial District: _____ Submittal Date: _____

Applicable Zoning Ordinance: _____ Receipt Number: _____

Project Planner: _____ Accepted for Processing: _____

Zoning Designation: _____ Comp. Plan Designation: _____

COUNTY OF SANTA BARBARA APPEAL TO THE:

BOARD OF SUPERVISORS

PLANNING COMMISSION: COUNTY MONTECITO

RE: Project Title ADAMSON RANCH

Case No. 21-BDP-00000-00692

Date of Action 8/19/2020

I hereby appeal the approval approval w/conditions denial of the:

Board of Architectural Review – Which Board? _____

Coastal Development Permit decision

Land Use Permit decision

Planning Commission decision – Which Commission? County of SB

Planning & Development Director decision

Zoning Administrator decision

Is the appellant the applicant or an aggrieved party?

Applicant

Aggrieved party – if you are not the applicant, provide an explanation of how you are and "aggrieved party" as defined on page two of this appeal form:

I was unable to attend a hearing - but listened through a zoom call. I was represented by an attorney at that time. My farm kept me from being able to attend hearings in person.

Reason of grounds for the appeal – Write the reason for the appeal below or submit 8 copies of your appeal letter that addresses the appeal requirements listed on page two of this appeal form:

- A clear, complete and concise statement of the reasons why the decision or determination is inconsistent with the provisions and purposes of the County's Zoning Ordinances or other applicable law; and
- Grounds shall be specifically stated if it is claimed that there was error or abuse of discretion, or lack of a fair and impartial hearing, or that the decision is not supported by the evidence presented for consideration, or that there is significant new evidence relevant to the decision which could not have been presented at the time the decision was made.

SEE Attached Sheets pages 5-8

Specific conditions imposed which I wish to appeal are (if applicable):

- Road moved 60 Feet East
- Swimming Pool/SPA is governed by Solvang City Ordinance
- Demolition of unpermitted historical BARN
-

Statement of Appeal

There is new evidence relevant to the decision which could not have been presented at the time the decision was made.

I am a small farm owner who rehabilitates off track Thoroughbreds who have sustained catastrophic injuries.

Since purchasing my farm (Springtime Farm, 2005 Alamo Pintado Road, Solvang) some 10 years ago, I have become a respected woman in my community. I am a member and have supported St. Marks Church in Los Olivos, Cupcakes for Cancer in Solvang, Alamo Pintado Equine Center, Braille Institute SB, AD other private non-profits in my community.

I am appealing the LAND USE PERMIT FOR THE FOLLOWING REASONS. THESE WERE MADE KNOWN TO ME THIS PAST WEEK AFTER TINA MITCHELL FORWARDED ME A COPY OF THE CONDITIONS OF THE PERMIT.

D) THE NEW DRIVEWAY WHICH IS PROPOSED TO RUN OFF OF RANDOM OAKS ROAD, RATHER THAN ALAMO PINTADO (WHERE 90% OF HOMEOWNERS ENTER

THEIR PROPERTY IS APPROXIMATELY LESS THAN 50 YARDS FROM OUR ARENA WHERE HORSES ARE WORKED DAILY AND STALLED. ENTRY TO THIS ROAD BY THE HOMEOWNERS, AS WELL AS CONSTRUCTION CREW WILL CREATE NOT ONLY A PUBLIC NUISANCE ON THIS TINY OVERGROWN TREE LINED ROAD, BUT COULD ALSO RISK THE LIVES OF OUR WORKERS AND OUR HORSES. WE FEEL THAT ACCESSIBILITY OFF THE MAIN ROAD WOULD PROVE TO BE MUCH SAFER FOR THE NEIGHBORS AND THE COMMUNITY AS A WHOLE.

A PHOTOGRAPH IS ATTACHED SHOWING THE OVERGROWN TREES THAT TRUCKS WOULD HAVE TO PASS IN ORDER TO ENTER THE NEW PROPOSED DRIVEWAY WHICH WOULD BE MOVED 60 FT EAST OF ITS CURRENT LOCATION.

WE HAVE REQUESTED THAT THE PREVIOUS OWNERS OF THIS LAND ADDRESS THE TREE OVERGROWTH, BUT TO NO AVAIL.

ALSO, IT WILL BECOME IMPOSSIBLE AND DANGEROUS FOR US TO MOVE HORSES ON/OFF TRAILERS TO GO TO THE CLINIC ETC, WITH LARGE CONSTRUCTION TRUCKS DOMINATING THIS SMALL ROAD.

Statement Cont.

② New Information has been brought to my attention regarding the intended placement of Pool/Spa. A Solvang City Ordinance (Title 10 of 90,112, 1990) code clearly states and prohibits a Pool/Spa from being built in front of or next to a home as the plans for Admerson Ranch suggest.

③ The unpermitted barn, which is the intended building site was never compliant in the Sanchez Subdivide. Mr. Sanchez only applied and received a temporary certificate of compliance.

At the time of the demolition of the historic barn (July, 2021), I received no warning or notice from the owners or the county of any intended excavation. In fact, I was in the process of preparing to ride a horse less than 50 yards away from demolition.

Also, the Historic Society had not been notified to my knowledge, nor had the Hazardous Waste Bureau for the State, who oversees asbestos in buildings been notified. I confirmed this with the contractor whom I had a conversation with as the demolition was taking place. (Cary Hall)

Statement cont.

NOT ONLY DID THIS JEOPARDIZE THE LIVES OF THE ANIMALS ON THE FARM, BUT ALSO PRESENTED MANY UNKNOWN RISKS (Asbestos, poisoning, injuries) TO MYSELF, MY WORKERS, MY HUSBAND AND OUR 13 YEAR OLD stepson who suffers from Asthma.

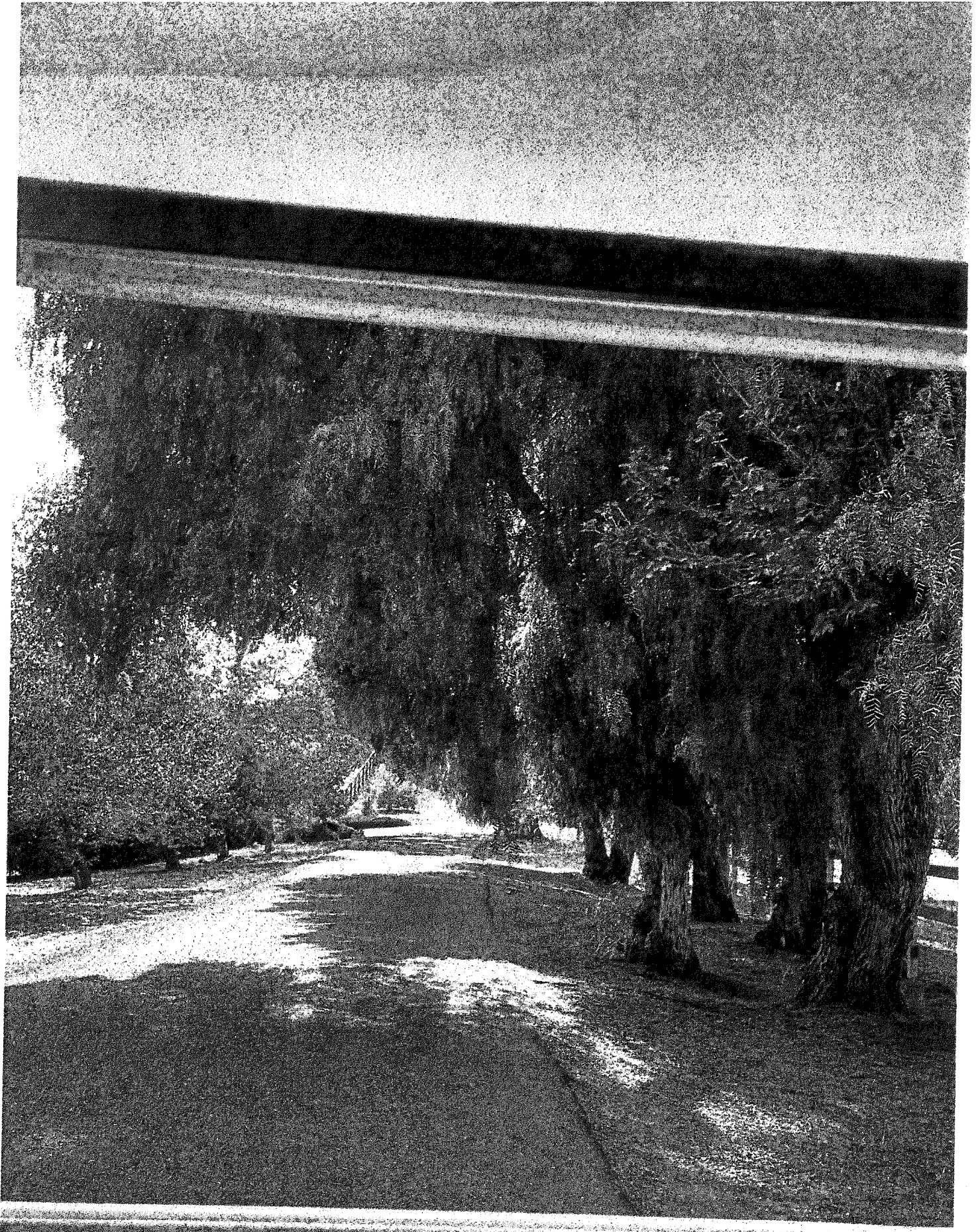
THE ADAMSONS SHOWED NO CONSIDERATION TO US, OUR ANIMALS OR OUR PROPERTY IN THEIR PURSUIT OF A LAND USE PERMIT.

FOR THESE REASONS, WE ASK THE BOARD TO RECONSIDER ISSUING A PERMIT TO THE ADAMSONS, AND DEMAND THAT THEY COMPLY WITH THE COUNTY OF SB, THE CITY OF SOLVANA, AND NOT THE SANTA YNEZ VALLEY ASSOCIATION IN THE COMMUNITY PLAN AREA.

Thank you kindly

Sincerely,

Jan Vandobes
Jan Vandobes



Random Oaks Road - Overgrown trees on
Adamson Ranch property

Please include any other information you feel is relevant to this application.

CERTIFICATION OF ACCURACY AND COMPLETENESS Signatures must be completed for each line. If one or more of the parties are the same, please re-sign the applicable line.

Applicant's signature authorizes County staff to enter the property described above for the purposes of inspection.

I hereby declare under penalty of perjury that the information contained in this application and all attached materials are correct, true and complete. I acknowledge and agree that the County of Santa Barbara is relying on the accuracy of this information and my representations in order to process this application and that any permits issued by the County may be rescinded if it is determined that the information and materials submitted are not true and correct. I further acknowledge that I may be liable for any costs associated with rescission of such permits.

Print name and sign – Firm

Date

Jan Vandebos Jan Vandebos

8/19/2021

Print name and sign – Preparer of this form

Date

Print name and sign – Applicant

Date

Print name and sign – Agent

Date

Print name and sign – Landowner

Date

ATTACHMENT E: Project Site Plan dated January 28, 2022



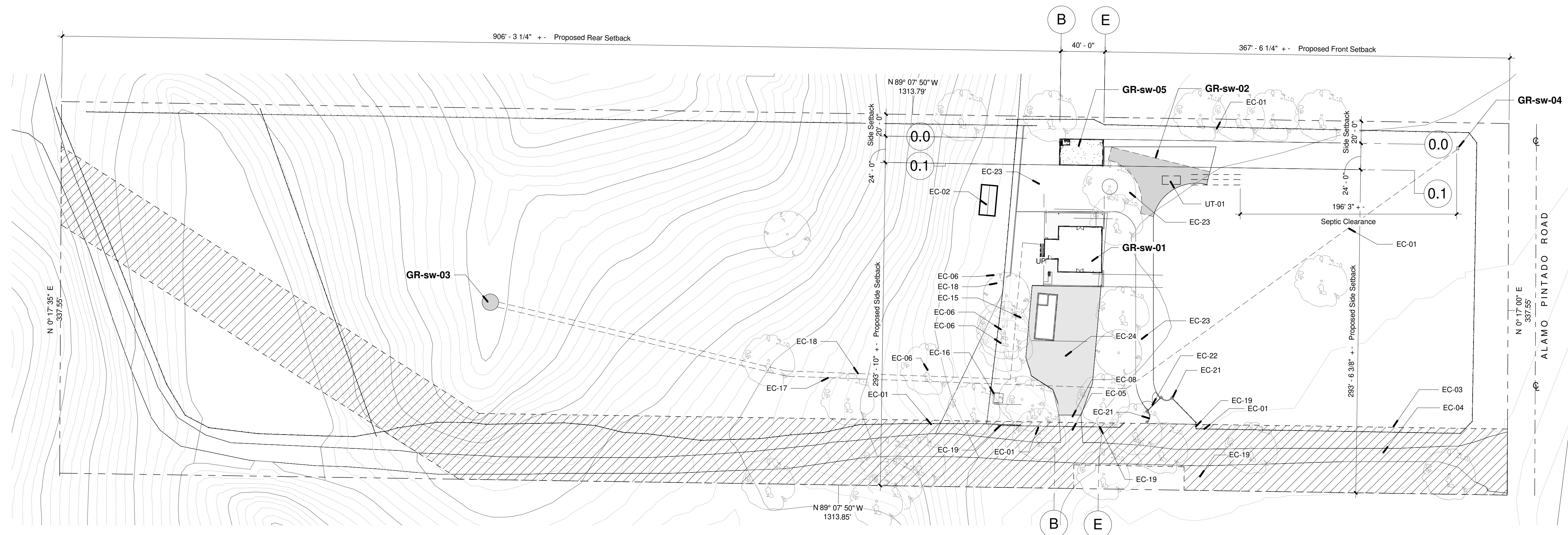
Revisions

NO.	DATE	DESCRIPTION
1	21-0907	Land Use / CBAR

Keynote Legend

Note: To aid in translating first key in keynotes, please refer to "CSI Format" legend on sheet KN-1.0

KEY-id-##	Description
EC-01	(E) Wood fencing to remain.
EC-02	(E) Feed Structure to remain.
EC-03	(E) 60' wide easement to remain.
EC-04	(E) Paved access road to remain.
EC-05	(E) Paved driveway to remain.
EC-06	(E) Tree to remain, typical throughout.
EC-08	(E) Metal gate to remain.
EC-15	(E) Pool and Spa, 16' x 40' overall, under Main House approvals and permit.
EC-16	(E) Pool Equipment, approx. 10' x 5', w/ 48" high 8" CMU wall (3 sides) and metal/wood gate, under Main House approvals and permit.
EC-17	(E) Water line from Well and Pump to Cistern, under Main House approvals and permit.
EC-18	(E) Water line from Cistern to Residence, under Main House approvals and permit.
EC-19	(E) Wood Fence, to match (E), under Main House approvals and permit.
EC-21	(E) Slumpstone entry walls: 4x8x16, by RCP Block & Brick, Color: La Paz, under Main House approvals and permit.
EC-22	(E) Steel Entry Gate: 1-1/2" Tube steel, 8" kick rail, 6" stiles, 6' radius top rail. Includes 1" sq/solid pickets @ 6" o.c., vertical, w/ (2) horizontals top and bottom, under Main House Approvals and Permit.
EC-23	(E) Gravel Parking Area (includes F.D. Turn-Around), under Main House approvals and permit.
EC-24	(E) Lawn / Groundcover, around Pool, typ, under Main House approvals and permit.
GR-sw-01	(E) Two-Story Residence to remain, per previous CBAR approval.
GR-sw-02	(E) Fire Department Turn-Around area (shown shaded), under separate Approvals and Permit.
GR-sw-03	(E) Water Cistern, full subterranean (buried), Feed from Well and Pump, back to residence, under separate Approvals and Permit.
GR-sw-04	(E) Well and pump, Feed Cistern up south side of property, under separate Permit and Approvals.
GR-sw-05	(N) Three Car Detached Garage and Bath.
UT-01	(E) Septic Tank and Leach Field, under separate permit.



1 Site Plan - Proposed
A-1.0 1" = 50'-0"

These plans and incorporated designs embodied thereon are the property of GeorgeArchitecture. The use of these plans are restricted to the original site for which they were prepared. Publication and reproduction by any method, in whole or in part, is prohibited. Title to the plans and designs remain with the GeorgeArchitecture. Visual contact with these documents constitute prima facie acceptance of these conditions.

Owner

Project

Adamson Ranch Garage
2017 Alamo Pintado Road
Solvang, CA 93463

Job No: P-2014	Proj. Mgr. ArG	Drawn: AG
Issue Date:		Issue Date

Sheet Number / Title

A-1.0
Proposed Site Plan

PRINTED 1/28/2022 11:07:29 AM

© 2021 GeorgeArchitecture

Do not scale drawings. Contractor shall verify and be responsible for all dimensions and conditions on the site and the Architect shall be notified immediately of any variations from the dimensions and conditions indicated on these drawings.

ATTACHMENT F: Title Report Excerpt, Plotted Easements

Visit Us on our Website: www.ctic.com



ISSUING OFFICE: 3700 State Street, Suite 100, Santa Barbara, CA 93105

FOR SETTLEMENT INQUIRIES, CONTACT:

Chicago Title Company
1593 Mission Drive • Solvang, CA 93463
(805)686-8686 • FAX (805)686-8690

**Another Prompt Delivery From Chicago Title Company Title Department
Where Local Experience And Expertise Make A Difference**

PRELIMINARY REPORT

Title Officer: Rick Ransom
Email: Rransom@fnf.com
Title No.: FWVE-7792000400-RR

Escrow Officer: Susan M. Johnson
Email: Susan.johnson@ctt.com
Escrow No.: FWVE-7792000400 -SJ

TO: Santa Ynez Valley Real Estate Company
1595 Mission Drive
Solvang, CA 93463
Attn: John Frederick

PROPERTY ADDRESS(ES): 2017 Alamo Pintado Road (vacant land), Solvang, CA

EFFECTIVE DATE: November 5, 2020 at 07:30 AM

The form of policy or policies of title insurance contemplated by this report is:

CLTA Standard Coverage Policy 1990 (04-08-14)
ALTA Loan Policy 2006

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A Fee

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

William B. Sanchez and Mark C. Sanchez, Successor Co-Trustees, Trust B Residuary Marital Exempt Trust, Clayton Sanchez Family Trust

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 137-020-054

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Lot 124 of the property of the Los Olivos Land Association, in the County of Santa Barbara, State of California, according to the map thereof recorded in Book 1, Page 40 of Maps and Surveys, in the Office of the County Recorder of said County.

Said land is described and depicted in a County of Santa Barbara Conditional Certificate of Compliance recorded May 29, 2014, Instrument No. 2014-0024326 of Official Records.

EXCEPTING from said land, 50% of the oil and mineral rights, as reserved in the Deed from Frank Giorgi, et ux, recorded August 11, 1953 as Instrument No. 12993 in Book 1171, Page 338 of Official Records, Records of said County.

AT THE DATE HEREOF, EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area:	052-003
Tax Identification No.:	137-020-054
Fiscal Year:	2020-2021
1st Installment:	\$2,541.01 Unpaid
2nd Installment:	\$2,541.01 Unpaid
Land:	\$422,015.00
Improvements:	\$44,615.00

2. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

3. Water rights, claims or title to water, whether or not disclosed by the public records.

4. The right of the public to use for road purposes that portion of this land lying within the lines of any public street or highway.

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to:	Santa Ynez River Water Conservation District
Purpose:	Water mains and appurtenances thereto
Recorded:	April 27, 1962, Instrument No. 17294, Book 1923, Page 60, of Official Records
Affects:	10 foot strip Westerly of and adjacent to the Westerly line of Alamo Pintado Road

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to:	Peter G. Burtness and Christina Burtness, husband and wife as community property
Purpose:	Ingress and egress, public utilities and water pipeline
Recorded:	February 23, 1979, Instrument No. 79-8371, of Official Records
Affects:	60' portion of said land

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to:	Paul I. Burtness and Carol A. Burtness, husband and wife as community property
Purpose:	Ingress and egress, public utilities and water pipeline
Recorded:	February 23, 1979, Instrument No. 79-8373, of Official Records
Affects:	60' portion of said land

8. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to:	Harold B. Alexander and Ann Pendleton Alexander, husband and wife as community property
Purpose:	Ingress and egress, public utilities and water pipeline
Recorded:	August 6, 1979, Instrument No. 79-36355, of Official Records
Affects:	60' portion of said land

EXCEPTIONS
(continued)

9. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: Bernard J. Hanly and Rosemary Hanly, Trustees of the Hanly Family Trust dated July 16, 1981
Purpose: Ingress and egress, public utilities and water pipelines
Recorded: October 29, 1984, Instrument No. 1984-058351, of Official Records
Affects: 60' portion of said land

10. Matters contained in that certain document

Entitled: "County of Santa Barbara Conditional Certificate of Compliance on Assessor's Parcel No. 137-020-054"
Recorded: May 29, 2014, Instrument No. 2014-0024326 of Official Records

Reference is hereby made to said document for full particulars.

11. Matters contained in that certain document

Entitled: "Grant of Easement"
Dated: October 3, 2019
Executed by: William B. Sanchez and Mark C. Sanchez, Co-Trustees, Trust B Residuary Marital Exempt Trust, Clayton Sanchez Family Trust ("Grantor") and William B. Sanchez and Mark C. Sanchez, Co-Trustees, Trust B Residuary Marital Exempt Trust Clayton Sanchez Family Trust; William B. Sanchez and Mark C. Sanchez, Co-Trustees, Trust B Residuary Marital Non-Exempt Trust Clayton Sanchez Family Trust; William Bruce Sanchez and Carolyn Sue Sanchez, Trustees, W. Bruce Sanchez Family Trust Dated May 31, 1988; and Mark Clinton Sanchez, Trustee, Mark Clinton Sanchez Revocable Trust Dated May 27, 1998 ("Grantees")
Recorded: October 25, 2019, Instrument No. 2019-0048842 of Official Records

Among other things, said document provides: an easement for the encroachment into the twenty-foot (20.01) setback therefore, permitting the six feet (6.01) encroachment into the setback area.

Reference is hereby made to said document for full particulars.

12. Any invalidity or defect in the title of the vestees in the event that the trust referred to herein is invalid or fails to grant sufficient powers to the trustee(s) or in the event there is a lack of compliance with the terms and provisions of the trust instrument.

If title is to be insured in the trustee(s) of a trust, (or if their act is to be insured), this Company will require a Trust Certification pursuant to California Probate Code Section 18100.5. The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

END OF EXCEPTIONS

NOTES

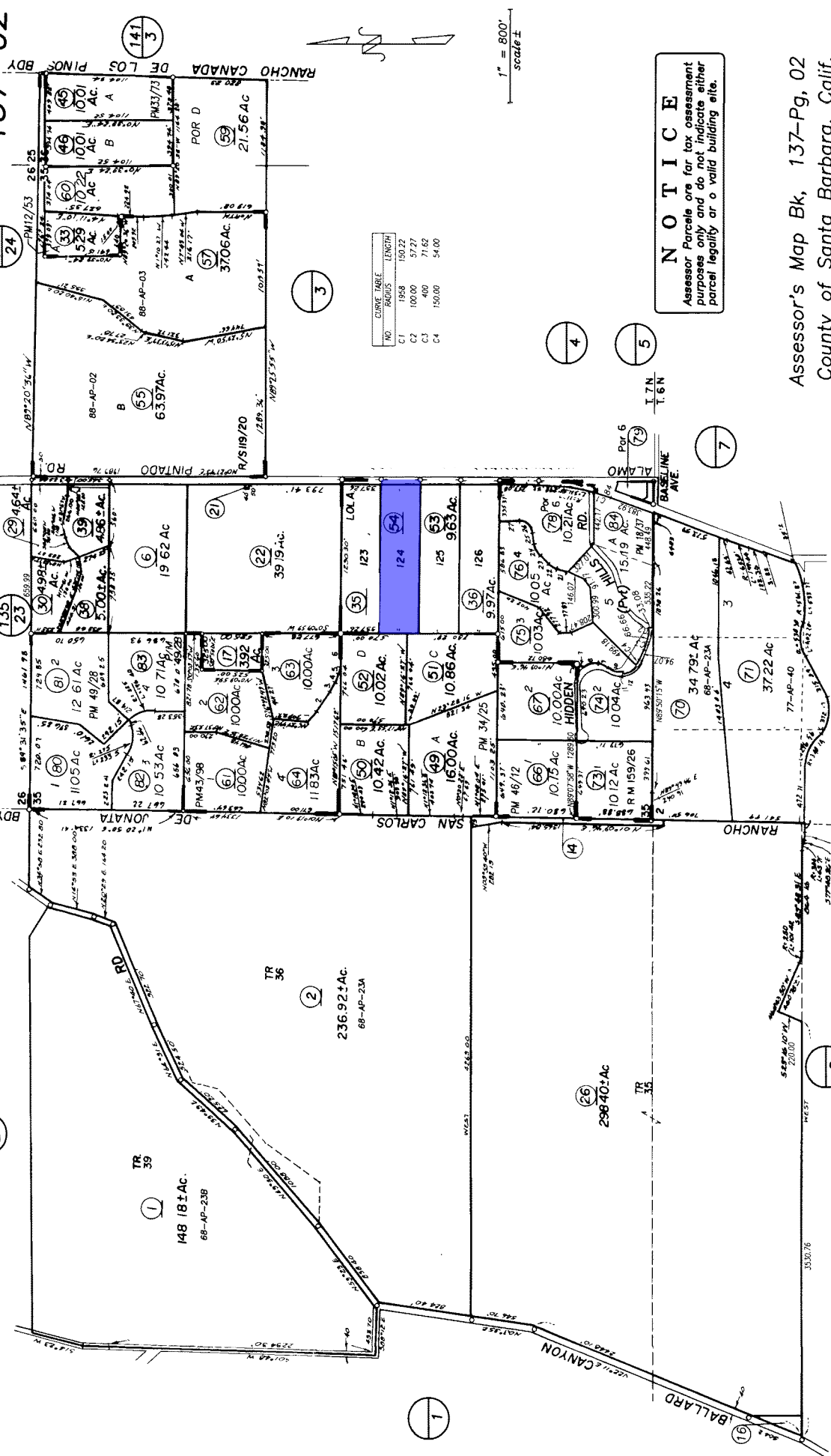
- Note 1.** Note: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.
- Note 2.** Note: If a county recorder, title insurance company, escrow company, real estate broker, real estate agent or association provides a copy of a declaration, governing document or deed to any person, California law requires that the document provided shall include a statement regarding any unlawful restrictions. Said statement is to be in at least 14-point bold face type and may be stamped on the first page of any document provided or included as a cover page attached to the requested document. Should a party to this transaction request a copy of any document reported herein that fits this category, the statement is to be included in the manner described.
- Note 3.** Note: Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third-party service. If the above requirement cannot be met, please call the Company at the number provided in this report.
- Note 4.** Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

END OF NOTES

POR. SEC. 35 & 36, T7N R31W SBB&M
 POR. RANCHO SAN CARLOS DE JONATA

137-02

135-27



NOTICE
 Assessor Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building elite.

Assessor's Map Bk, 137-Pg, 02
 County of Santa Barbara, Calif.

12/21/1992 R.M. Bk. 159, Pg. 26-28, Tract 14,209
 02/08/1888 R.M. Bk. 1, Pg. 40, Tract Los Olivos Land Association

Chicago Title

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

↑
1" = 200'



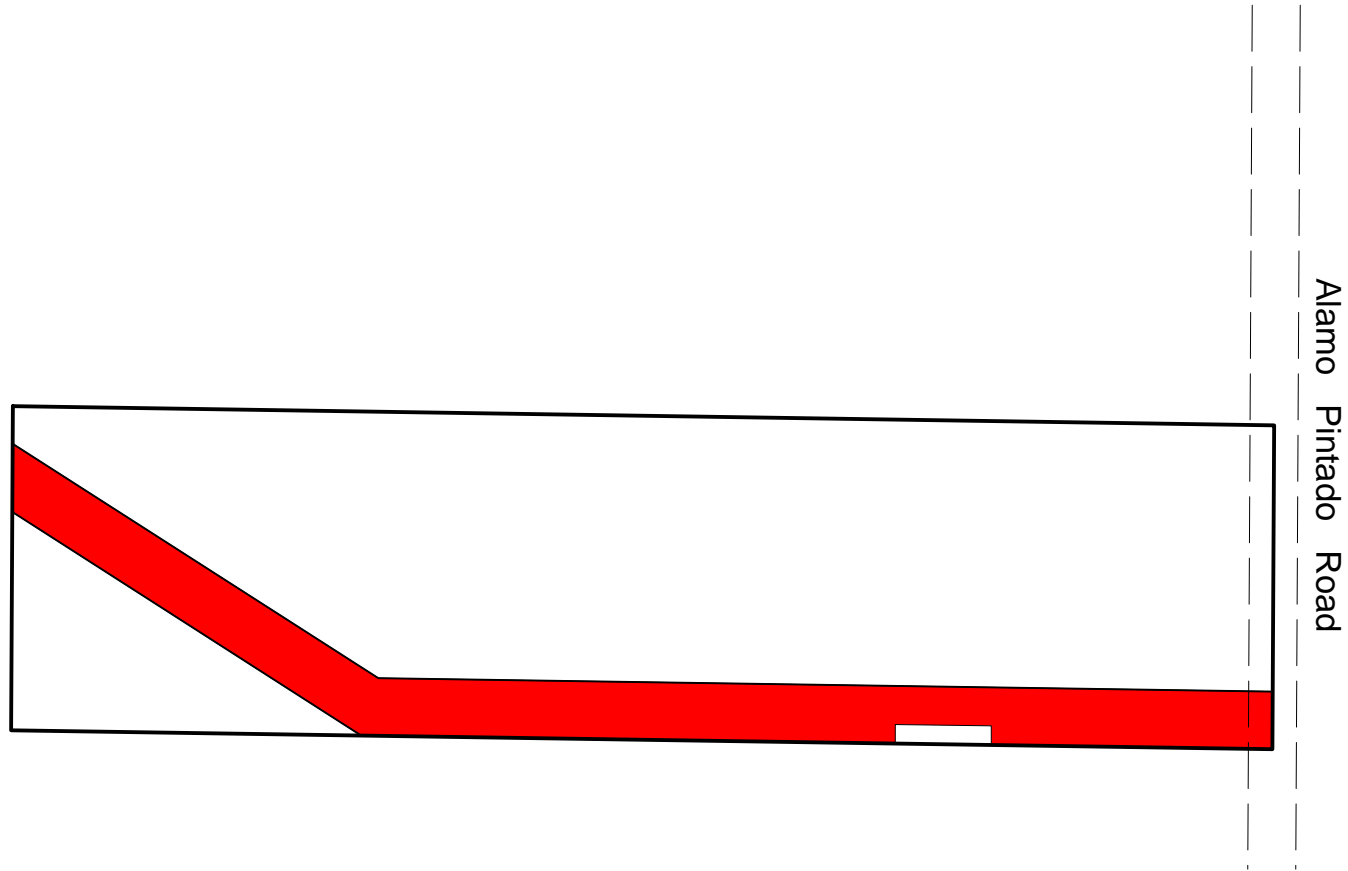
Water Mains and Appurtenances Easement

(Santa Ynez River Water Conservation District, Inst. No. 17294, Book 1923, page 60 OR)

Chicago Title

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

↑
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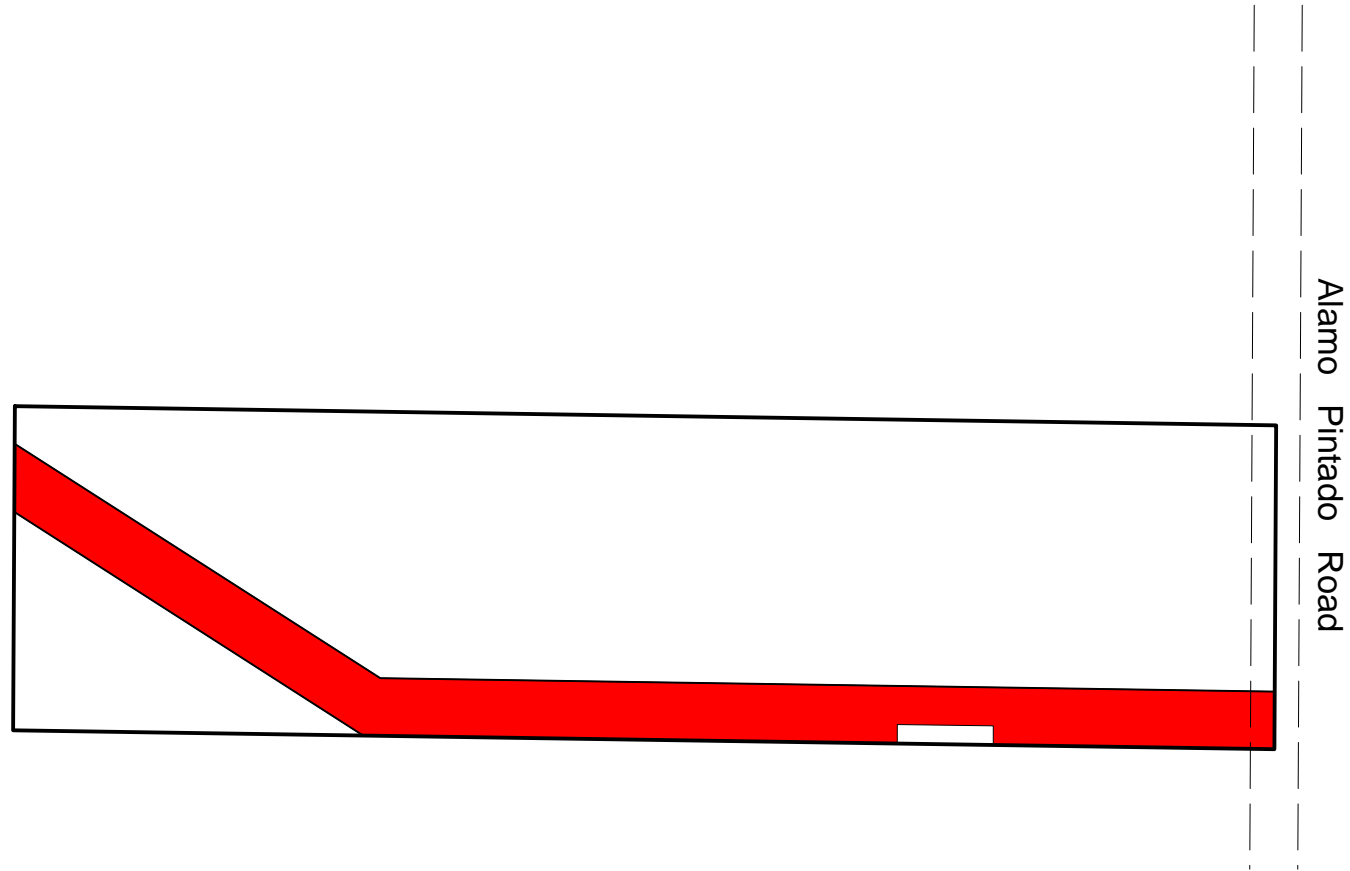


Ingress, Egress, Utility and Waterline Easement
(Burtess, Inst. No. 79-8371 OR)

Chicago Title

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

↑
1" = 200'



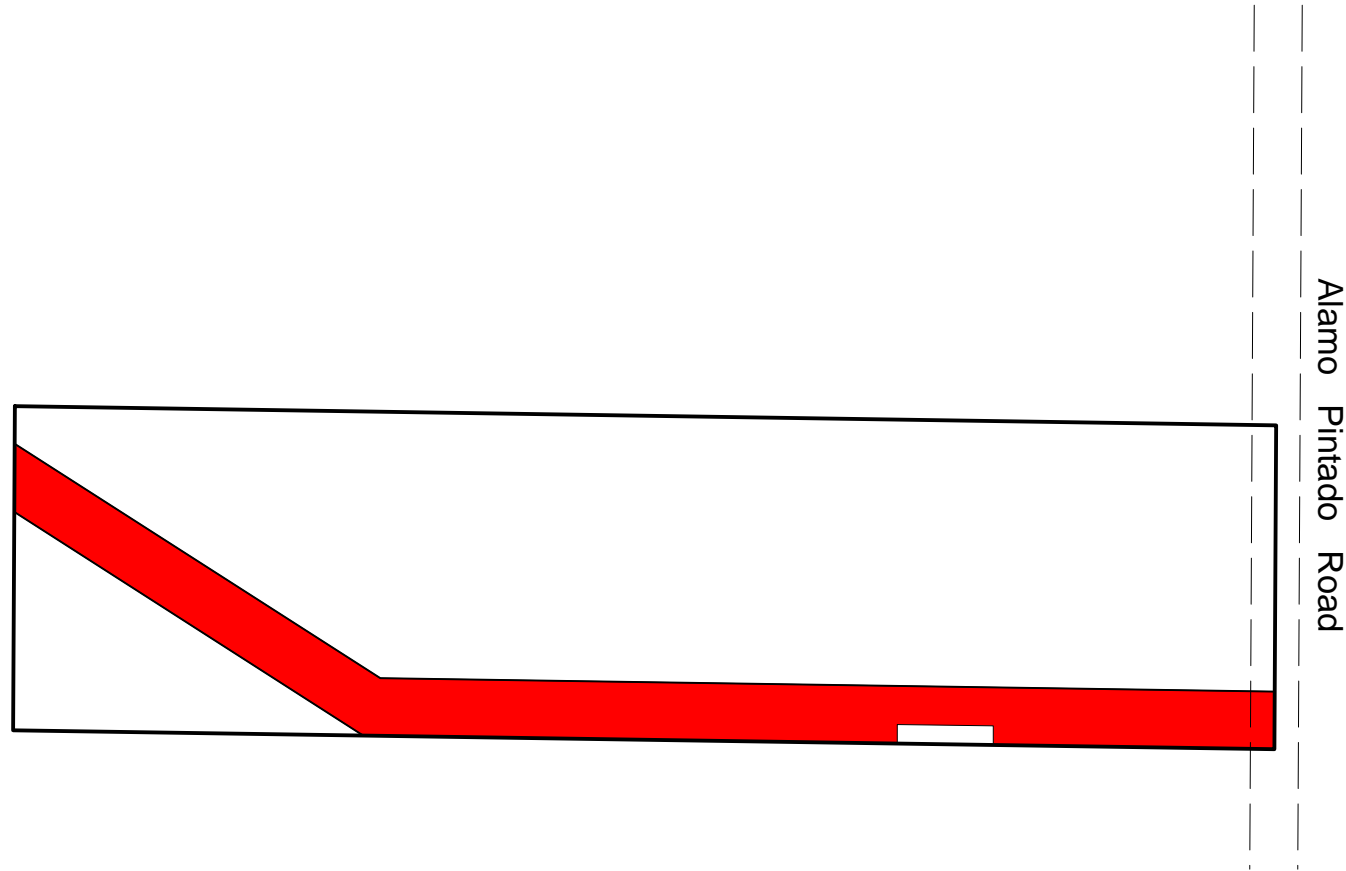
Ingress, Egress, Utility and Waterline Easement
(Burtness, Inst. No. 79-8373 OR)

Chicago Title

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



1" = 200'

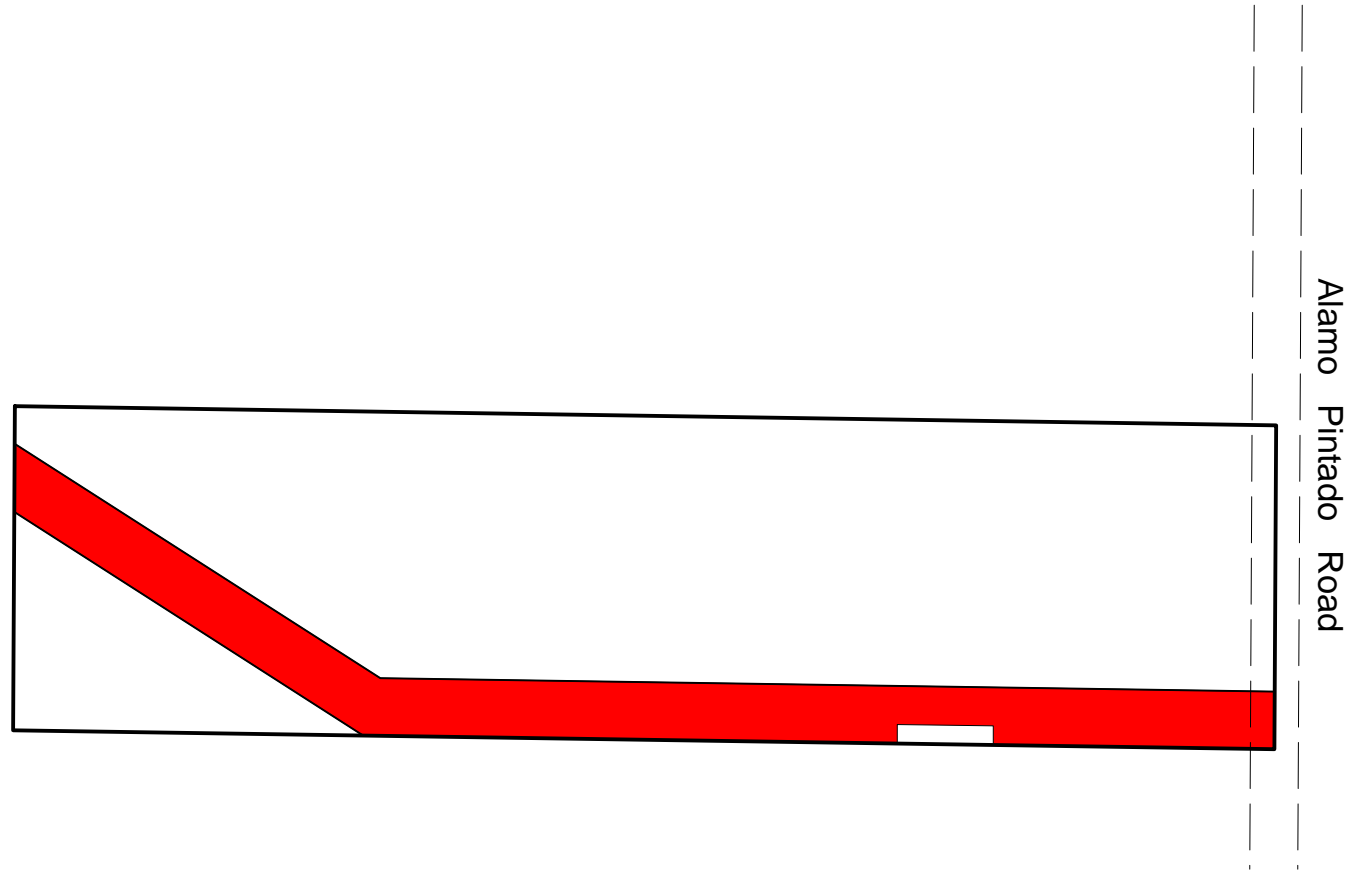


Ingress, Egress, Utility and Waterline Easement
(Alexander, Inst. No. 79-36355 OR)

Chicago Title

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

↑
1" = 200'



Ingress, Egress, Utility and Waterline Easement
(Hanley, Inst. No. 84-58351 OR)

Chicago Title

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

ATTACHMENT G: Condition Letter for 21FPC-00368 dated December 15, 2021



Fire Department

"Serving the community since 1926"

HEADQUARTERS

4410 Cathedral Oaks Road
Santa Barbara, CA 93110-1042
(805) 681-5500 FAX: (805) 681-5563

Mark A. Hartwig
Fire Chief
County Fire Warden

Rob Heckman
Deputy Fire Chief
Administration

Woody Enos
Deputy Fire Chief
Operations

December 15, 2021

Jones Land Use Planning, LLC.
Brett Jones
PO Box 847
Los Olivos, CA 93441
brett@joneslanduse.com

Dear Mr. Jones:

SUBJECT: APN: 137-020-054 Permit: 21BDP-00993 Project Number: 21FPC-00368
Site: 2000 Random Oaks Road, Solvang
Project Description: New Two-Story Single-Family Dwelling, 2645 SF with 1st Floor Storage, 230 SF

***This Condition Letter Supersedes the Previous Condition Letter Dated December 14, 2021
(Added Condition # 5 - Prior to Vertical Construction Road Widening.)***

All Other Conditions Remain the Same

The above project is located within the jurisdiction of the Santa Barbara County Fire Department, and to comply with the established standards, we submit the following requirements.

**IT IS YOUR RESPONSIBILITY TO PROVIDE A COPY OF
THIS LETTER TO THE BUILDER OF RECORD**

GENERAL NOTICE

1. Portable fire extinguishers are required on the project site at all times during construction.
2. Temporary address posting is required during construction. Inspections will not be completed without temporary address posted.
 - Temporary addressing shall be plainly visible and legible from the street or road fronting the property. Address numbers shall clearly contrast with their background and shall be a minimum of 6 inches high with 1/2 inch stroke.

**PRIOR TO VERTICAL CONSTRUCTION
THE FOLLOWING CONDITIONS SHALL BE MET**

**FIRE ACCESS, WATER SYSTEM AND DEFENSIBLE SPACE INSPECTIONS
SHALL BE SIGNED OFF BY FIRE DEPARTMENT**

Fire Department on-line inspection request* or Fire Department inspection line (805) 681-5591

3. Create a defensible space of 100 feet (or to the property line, whichever is nearer) around the proposed structures and any existing structures on this property.
 - Removal does not apply to single specimens of trees, ornamental shrubbery or similar plants that are used as ground cover if they do not form a means of rapidly transmitting fire from the native growth to any structure.
 - Reference Santa Barbara County Fire Department Development Standard #6* and Defensible Space Check List.
4. All access ways shall be installed, made serviceable and maintained for the life of the project.
 - Access shall be as shown on plans received September 16, 2021 and approved October 8, 2021.
 - Driveway shall have a minimum width of 12feet.
 - Private road shall be widened to 20 feet.
 - Surface shall be all-weather or paved.
 - Access ways shall be unobstructed and extended to within 150 feet of all portions of the exterior walls of the first story of any building.
 - Dead-end access exceeding 150 feet shall terminate with a fire department approved turnaround.
 - A minimum of 13 feet, 6 inches of vertical clearance shall be provided and maintained for the life of the project for emergency apparatus access.
 - Reference Santa Barbara County Fire Department Development Standard #1.*
5. Property owner shall be required to widen Random Oaks Road to 20 feet from Alamo Pintado to the oak tree prior to new driveway. Widening shall consist of 2 feet of all-weather base on both sides of the road and follow Santa Barbara County Fire Department Development Standard 1. Section 1.5 – General Requirements for Roadways.

**PRIOR TO OCCUPANCY
THE FOLLOWING CONDITIONS SHALL BE MET**

6. An automatic fire sprinkler system shall be installed.
 - Fire sprinkler plans shall be approved by the fire department prior to installation.
 - A set of approved plans, stamped and dated by the fire department shall be kept at the job site and available upon request.
 - Water systems shall be installed exactly as the approved plans dictate. No changes or modifications to these plans shall take place without prior fire department approval.
 - No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by the fire department.
 - Reference Santa Barbara County Fire Department Standard #4.*

7. Because a fire sprinkler system shall be installed, the following acceptance testing is required.
 - Prior to covering any pipes, the sprinkler system shall be inspected at the rough plumbing stage (i.e., exposed pipe, fittings, hangers, and bracing stage) by the fire department inspector.
 - The sprinkler system shall be hydrostatically tested at 200 psi for 2 hours.
 - A function test (aka bucket test) shall be witnessed by the fire department inspector. The system shall meet the required flow rate as indicated on the submitted sprinkler plans.
8. Address numbers shall be a minimum height of four (4) inches for residential.
 - Address number locations shall be approved by the fire department.
 - Address numbers shall be a color contrasting to the background color.
 - The address numbers shall be elevated at least three feet from the ground for clear visibility and easy directional identification.
 - The numbers shall be visible from the access road when travelling in either direction.
 - If the driveway is over 150 feet in length or the building is obstructed from view at the access road and/or driveway, numbers shall be posted at all road and driveway intersections as is necessary.
9. Access way entrance gates shall conform to fire department requirements.
10. When access ways are gated, a fire department approved Knox locking system shall be installed. Reference Santa Barbara County Development Standard #7.*

To obtain a Knox Authorization Order Form and instructions, email pe.inquiries@sbcfire.com. Please note, review is required prior to submission to Knox Company, as an authorized fire agency signature must be included on your order form. Do not send order forms to Knox Company directly.

11. The applicant will be required to pay Fire Department Development Impact Mitigation Fees. In accordance with Chapter 15 of the Santa Barbara County Code, the fee shall be computed per square foot of occupied space in each new residence.
 - Payment shall be made according to the schedule of fees in place on the date fees are paid. As of the date of this letter, fees currently are as follows:

Residential-Single Family Housing	\$0.59 per square foot
-----------------------------------	------------------------
 - Final occupancy clearance inspection will not be scheduled unless fees have been paid.

PLAN STATUS

The fire department approved and stamped plans have been sent to the building department for processing.

These conditions apply to the project as currently described. Future changes, including but not limited to further division, change of occupancy, intensification of use, or increase in hazard classification, may require additional mitigation to comply with applicable development standards in effect at the time of change.

The application for a new building permit or time extension for the project may require further review and the imposition of current development standards and fees.


Non-compliance with conditions placed on this project could result in the issuance of a stop work order by the fire department, which may require additional fees and a delay in final occupancy clearance.

Submit all plans and applications to be reviewed by the fire department to County Fire Department, 4410 Cathedral Oaks Road, Santa Barbara, CA 93110-1042.

FIRE DEPARTMENT INSPECTION ON-LINE INSPECTION REQUEST* OR FIRE DEPARTMENT INSPECTION LINE: 805-681-5591

If you have questions or need clarification of the conditions contained in this letter, please contact me at 805-681-5528 or 805-681-5523.

In the interest of life and fire safety,


Mike Young, Captain
Fire Prevention Division

Attachment: Fire Protection Certificate

*Information is posted at sbcfire.com. Select "Fire Prevention, Planning and Engineering (Development) and Development Standards." To have information provided, telephone 805-681-5523.

MY:ab

c Jagatara Properties: thanoadamson@yahoo.com
Santa Ynez River Water Conservation District: general@syrwd.org
Santa Barbara County Building Department, Santa Maria: ncbuild@countyofsb.org

ATTACHMENT H: Recorded Certificate of Compliance (No. 14COC-00000-00001)

COPY of Document Recorded
29-May-2014 2014-0024326
Has not been compared with
original
SANTA BARBARA COUNTY RECORDER

Recording Requested by and
After Recording Return to
Mr. Bruce Sanchez
PO Box 3
Solvang, CA 93463

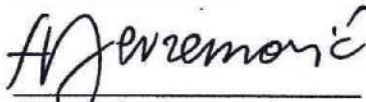
COUNTY OF SANTA BARBARA
CONDITIONAL CERTIFICATE OF COMPLIANCE ON
ASSESSOR'S PARCEL NO. 137-020-054

Notice is hereby filed, as a public record, that the real property described in Exhibit "A" and shown as the shaded parcel on the map marked Exhibit "B" attached hereto and made a part hereof, is incorporated herein by this reference, and that said real property and the division creating said real property comply with the applicable provisions of the State Subdivision Map Act and County Ordinances enacted pursuant thereto.

The fulfillment and implementation of the set out conditions listed in Exhibit "C" per 14COC-00000-00001 as approved by Santa Barbara County Zoning Administrator at their hearing on 5/5/2014 pages 1 through 8 shall be required prior to subsequent issuance of a permit or other grant of approval for development of the property, pursuant to Government Code Sections 66499.34 and 66499.35.

This certificate relates only to issues of compliance or noncompliance with the Subdivision Map Act and local ordinances enacted pursuant thereto. The parcel described herein may be sold, leased, or financed without further compliance with the Subdivision Map Act or any local ordinance enacted pursuant thereto. Development of the parcel may require issuance of a permit or permits, or other grants of approval.

Owners: William B. Sanchez and Mark C. Sanchez, Successor Co-trustees, Trust B Residual Marital Exempt Trust, Clayton Sanchez Family Trust - by Quitclaim Deed recorded December 12, 2012 as Instrument No. 2011-0072447 of Official Records in the County of Santa Barbara, State of California.

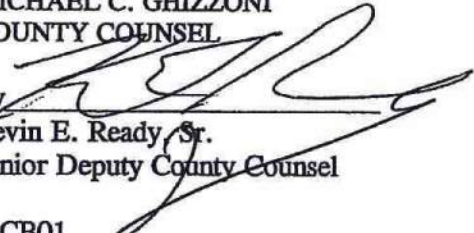


Aleksandar Jevremovic
County Surveyor

5/27/2014

Date

APPROVED AS TO FORM:
MICHAEL C. GHIZZONI
COUNTY COUNSEL

By 
Kevin E. Ready, Sr.
Senior Deputy County Counsel



14CB01
14CCO1

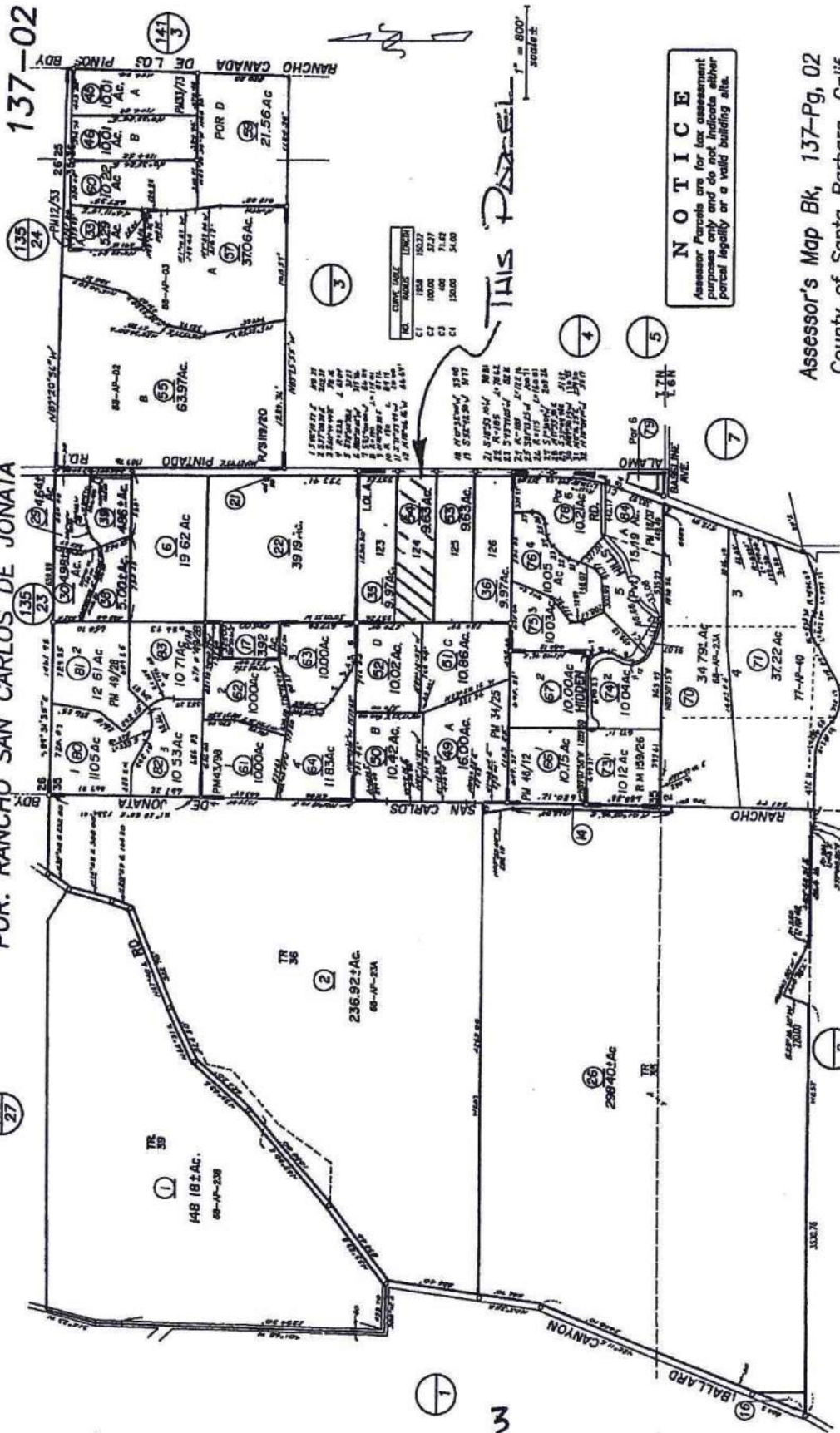
Exhibit A
14-CC- 01

APN 137-020-054

Lot 124 of the Property of the Los Olivos Land Association, in the County of Santa Barbara, State of California, according to the map thereof recorded in Book 1, Page 40 of Maps and Surveys, in the office of the County Recorder of said County and State.

EXHIBIT B 14-CC-01

POR. SEC. 35 & 36, T7N R31W SBB&M
 POR. RANCHO SAN CARLOS DE JONATA



NOTICE
 Assessor's Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

Assessor's Map Bk, 137-Pg, 02
 County of Santa Barbara, Calif.

12/21/1982 R.M. Bk. 158, Pg. 26-28 ; Tract 14,209
 02/08/1888 R.M. Bk. 1 , Pg. 40 ; Tract Los Olivos Land Association

LD/02-11 and 77 lds 84



COURT HOUSE

COUNTY OF SANTA BARBARA CALIFORNIA

ZONING ADMINISTRATOR

COUNTY ENGINEERING BUILDING
123 E. ANAPAMU STREET
SANTA BARBARA, CALIFORNIA 93101-2058
PHONE: (805) 568-2000

May 8, 2014

14COC01
Exhibit "C"

Mr. Bruce Sanchez
P.O. Box 3
Solvang CA 93463

ZONING ADMINISTRATOR
HEARING OF MAY 5, 2014

RE: Sanchez Conditional Certificate of Compliance, 14COC-00000-00001

Hearing on the request of Jon McKellar, McKellar Land Surveying and Consulting Company agent, for Mark and Bruce Sanchez, to consider Case No. 14COC-00000-00001, [application filed on March 6, 2014] for approval of a Conditional Certificate of Compliance to legalize the creation of a 9.63-acre net parcel in compliance with Section 66499.35 of the State Subdivision Map Act, in an area zoned AG-I-10 under Santa Barbara County Land Use and Development Code; and to determine the project is exempt pursuant to Section 15305 of the State Guidelines for Implementation of the California Environmental Quality Act. The Conditional Certificate of Compliance would validate the existing undeveloped parcel for purposes of sale, lease or finance. No tree or vegetation removal is proposed as a part of this project. The approval of the Certificate of Compliance does not grant any right to develop the parcel. Currently existing onsite is an unpermitted barn. The property is a known as Assessor Parcel number 137-020-054, located 2005 Alamo Pintado Road, Santa Ynez area, Third Supervisorial District.

Dear Mr. Sanchez:

At the regular hearing of the Santa Barbara County Zoning Administrator on May 5, 2014, Case No. 14COC-00000-00001 marked "Officially Accepted, County of Santa Barbara May 5, 2014, Zoning Administrator Exhibit #1" was conditionally approved, based upon the project's consistency with the Comprehensive Plan including and based on the ability to make the required findings. The Zoning Administrator also took the following action:

1. Made the required findings for the project as specified in Attachment A of this staff report, including CEQA findings;
2. Determined the project is exempt from CEQA pursuant to CEQA Guideline Section 15305 of CEQA, included as Attachment B; and

3. Approved the project (14COC-00000-00001) subject to the Conditions of Approval in Attachment C and as revised at the hearing of May 5, 2014.

REVISIONS TO CONDITIONAL CERTIFICATE OF COMPLIANCE PERMIT CONDITIONS OF APPROVAL

Condition 4 is revised as follows:

4. **Special Condition 02:** The owner/applicant shall obtain all necessary permits for the existing 1,600 square foot barn ~~Upon~~ within six months of recordation of the Conditional Certificate of Compliance.

The Findings and the Conditions of Approval reflect the action of the Zoning Administrator and are included in this letter as Attachment A and Attachment C.

The action of the Zoning Administrator to approve, conditionally approve, or deny the project may be appealed to the Planning Commission by the applicant, or an aggrieved person, as defined in Chapter 35.102 (Appeals) of the Santa Barbara County Land Use and Development Code Zoning Ordinance, adversely affected by the decision within the 10 calendar days following the date of action by the Zoning Administrator.

An appeal, which shall be in writing, and accompanying fee of \$608.26 shall be filed with the Planning and Development Department located at 123 East Anapamu Street, Santa Barbara, or 624 West Foster Road, Suite C, Santa Maria, prior to expiration of the appeal period specified above.

Public appeal period expires on Thursday, May 15, 2014 at 5:00 P.M.

Sincerely,



Linda Liu
Zoning Administrator

xc: Case File:14COC-00000-00001
Hearing Support Zoning Administrator File
Agent: Jon McKellar, 2605 S. Miller Street #107, Santa Maria CA 93455
County Surveyor's Office
Supervisor: Doreen Farr, Third District Supervisor
Planner: Florence Trotter-Cadena

**Attachments: Attachment A – Findings
Attachment C – Conditions of Approval**

ATTACHMENT A: FINDINGS OF APPROVAL

1.0 CEQA FINDINGS

- 1.1 Adopt the findings that the project is exempt from CEQA pursuant to Guidelines Section 15305, Minor Alterations in Land Use Limitations. Class five consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density. The validation of the existing, illegally created lot will not result in any changes in land use or density and will not result in any significant environmental impacts. The subject parcel contains slopes of less than 20%. No new development is proposed as part of this project. The creation of the lot would not create additional impacts on the resources or services within this area, such as water, sanitary services, surrounding roadways and intersections, schools, existing agricultural operations, etc. The project will not significantly impact any biological or archaeological resources. Therefore, the project is found to be consistent with CEQA Section 15305.

2.0 ADMINISTRATIVE FINDINGS

- 2.1 Pursuant to Government Code §66499.35(b), the parcel has been found to have been created without the necessary County approval in 1986. The parcel was illegally created on August 4, 1986. The applicant did not own the property when the illegal creation of the parcel occurred. Therefore the County must apply regulations that were in effect at the time the applicant acquired the parcel. The current owner, as a successor in interest, acquired the parcel in 1986; therefore conditions of approval based on zoning standards that would have been applicable to the division of the property in 1986 have been placed on this Conditional Certificate of Compliance as listed in Attachment C to the staff report dated May 5, 2014, and incorporated herein by reference. Said conditions are necessary for the protection of public health, safety and welfare and to ensure that any future development is consistent with the County's Comprehensive Plan and the Land Use and Development Code as described in Section 6.0 of the staff report dated May 5, 2014, and incorporated herein by reference.

ATTACHMENT C: CONDITIONS

1. **Proj Des-01 Project Description.** This Conditional Certificate of Compliance is based upon and limited to compliance with the project description, the hearing exhibits marked A-E, dated May 5, 2014, and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations. The project description is as follows:

Hearing on the request of Jon McKellar, McKellar Land Surveying and Consulting Company agent, for Mark and Bruce Sanchez, to consider Case No. 14COC-00000-00001, [application filed on March 6, 2014] for approval of a Conditional Certificate of Compliance to legalize the creation of a 9.63-acre net parcel in compliance with Section 66499.35 of the State Subdivision Map Act, in an area zoned AG-I-10 under Santa Barbara County Land Use and Development Code; and to determine the project is exempt pursuant to Section 15305 of the State Guidelines for Implementation of the California Environmental Quality Act. The Conditional Certificate of Compliance would validate the existing undeveloped parcel for purposes of sale, lease or finance. No tree or vegetation removal is proposed as a part of this project. The approval of the Certificate of Compliance does not grant any right to develop the parcel. Currently existing onsite is an unpermitted barn.

Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

2. **Proj Des-02 Project Conformity.** The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of the structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval thereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.
3. **Special Condition 01:** Following expiration of the applicable appeal period of the final action by the Zoning Administrator, the owner/applicant shall apply to the County Surveyor for recordation of the Conditional Certificate of Compliance with the County Recorder.
4. **Special Condition 02:** The owner/applicant shall obtain all necessary permits for the existing 1,600 square foot barn within six months of recordation of the Conditional Certificate of Compliance.
5. **Rules-33 Indemnity and Separation.** The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project. In the event that the County fails promptly to notify the Owner / Applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.
6. **Rules-37 Time Extensions-All Projects.** The Owner / Applicant may request a time extension prior to the expiration of the permit or entitlement for development. The review authority with jurisdiction

over the project may, upon good cause shown, grant a time extension in compliance with County rules and regulations, which include reflecting changed circumstances and ensuring compliance with CEQA. If the Owner / Applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts.

ATTACHMENT D

COUNTY OF SANTA BARBARA
PUBLIC WORKS DEPARTMENT
123 E. Anapamu Street
Santa Barbara, California 93101
805\568-3000 • FAX 805\568-3019
February 19, 2014



SCOTT D. MCGOLPIN
Director

Mr. Jon McKellar, PLS
2605 South Miller St. Suite 107
Santa Maria, CA 93455

Re: 1st Review and Final Determination
Certificate of Compliance 14LF01 Sanchez Family
APN 137-020-054

Dear Mr. McKellar:

Our Office has performed the First Review of this project for compliance with State Law and Local Ordinances and the County Surveyor has made the following decision:

We have determined based on the information submitted that the subject parcel in this application was created illegally on August 4, 1986; Burnett deeded lot 124 separately by conveyance recorded as instrument 1986-47583. This action violates Ordinance Number 3384 and therefore the Certificate of Compliance cannot be issued. Pursuant to Government Code Section 66499.35(b), you must apply for a Conditional Certificate of Compliance for the parcel certification. Applications for a Conditional Certificate of Compliance may be obtained through the Planning and Development department. Please include a copy of this letter with your application. Pursuant to Government Code Section 66499.36, if applications are not received by Planning and Development for Conditional Certificates of Compliance within 60 days, the County is required to mail a Notice of Intent to file a Notice of Violation.

This decision can be appealed to the Board of Supervisors under County Ordinance Section 21-71.4. Appeals must be in writing with the appropriate fee and must be filed with the Clerk of the Board within 10 calendar days of the date of this decision

Once the Conditional Certificate of Compliance has been approved, Planning will issue its clearance notifying our Office of the conditions to be recorded with the Certificate of Compliance.

Project Status:

Date this review received by this Office: 1/26/2014

Project balance: \$1042.90

AJ/mc

Attachment D:

Surveyor's Letter dated February 19,
2014

Thomas D. Fayram, Deputy Director
Mark Paul, Chief Financia

RECEIVED

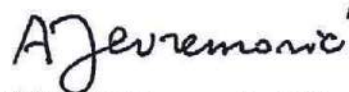
cc01_IllegalDecision_Letter

MAR 06 2014

Mark A. Schleich, Deputy Director
County Surveyor
PLANNING & DEVELOPMENT

If at any time you wish to check the status of this project or have any questions, please feel free to call our office at 568-3020 during normal business hours.

Very truly yours,



Aleksandar Jevremovic, PLS
County Surveyor



AJ/mc

14cc01_IllegalDecision_Letter

ATTACHMENT I: Director Determination Letter dated February 5, 2015



County of Santa Barbara Planning and Development

Glenn S. Russell, Ph.D., Director

Dianne Black, Assistant Director

February 5, 2015

W. Bruce Sanchez
President
C. Sanchez & Sons, Inc.
P.O. Box 3
Solvang, CA 93464

Dear Mr. Sanchez:

This letter addresses questions regarding building permit requirements for your barn structure constructed in 1987 that were discussed in our meeting on January 21, 2015 at your property on 2005 Alamo Pintado Road. The structure is approximately 2,420 square feet including the loft. At the time of construction no permits were issued by Santa Barbara County for the structure. In June of 2014, a land use permit (14LUP-00000-00211) was granted for the structure. To date, no building permit has been applied for or issued.

The Building and Safety Division is the local agency with the responsibility of enforcing building codes as adopted by the State in the unincorporated area of the County of Santa Barbara. Under section 105.1 of Division II 2013 California Building Code, Part II, Volume 1, only one-story structures smaller than 120 square feet of floor area used for tool or storage sheds, playhouses and similar uses are considered exempt from a building permit. All other structures and buildings require building permits.

In the process of adopting the state building codes, a local amendment was introduced by the County Building Official and adopted by the County Board of Supervisors to exclude barns used in certain agriculturally zoned parcels from building permits when the floor area is less than 3,000 sq ft. The exemption from permit requirements was only applicable to the building permit. Other aspects of construction, such as electrical and plumbing work are not exempt. Further, the exemption from obtaining a building permit does not relieve the owner from constructing the building in accordance with the building code.

The County Building Official, who is responsible for enforcement and interpretation of the code, has written the attached policy to clarify what is considered to be included as an exempt barn. The policy was written in order to uniformly apply the intent of this local exemption to the State building code. The Building Official did not specifically state that the exemption extends only to a one-story barn at the time the policy was written, since that was a given criteria of the exemption (in part based on section 105.1 of Division II 2013 California Building Code, Part II, Volume 1, as noted above). The policy, however, very clearly specifies that this exemption was being offered to uses that have minimal and only incidental human occupancies. This was necessary to justify adopting a less restrictive code requirement at the local level, as this is generally prohibited by

state law in accordance with the California Health and Safety code, section 18941.5 (2)b. Therefore, a two story structure or one with a loft does not qualify for the exemption.

Should you choose to permit this barn, I suggest that you meet with the Building Official. The Building Official can lay out a simple process for obtaining a building permit and perform inspections as an as-built structure. By obtaining a permit, you will also have the benefit of utilizing the building for other uses, such as a car garage, storage or even a workshop.

Sincerely,

A handwritten signature in black ink, appearing to read "Glenn Russell". The signature is fluid and cursive, with the first name being more prominent than the last.

Glenn Russell, Ph.D.
Director

C.: Supervisor Peter Adam
Massoud Abolhoda, Building Official

ATTACHMENT J: Approved Land Use Permit dated August 11, 2021



LAND USE PERMIT NO.: 21LUP-00000-00146

APPEALED

Project Name: ADAMSON RANCH NEW SFD AND SWIMMING POOL

August 20, 2021

Project Address: 2017 ALAMO PINTADO RD, SOLVANG, CA 93463

A.P.N.: 137-020-054

PLANNER: tmitchell

Zone: AG-I-10

PLANNING & DEVELOPMENT

The Planning and Development Department hereby approves this Land Use Permit for the project described below based upon compliance with the required findings for approval and subject to the attached terms and conditions.

APPROVAL DATE: 8/11/2021

LOCAL APPEAL PERIOD BEGINS: 8/12/2021

LOCAL APPEAL PERIOD ENDS: 8/23/2021

DATE OF PERMIT ISSUANCE (if no appeal filed): 8/24/2021

APPEALS:

1. The approval of this Land Use Permit may be appealed to the County Planning Commission by the applicant, owner, or any aggrieved person. An aggrieved person is defined as any person who, either in person or through a representative, appeared at a public hearing in connection with this decision or action being appealed, or who by other appropriate means prior to a hearing or decision, informed the decision-maker of the nature of their concerns, or who, for good cause, was unable to do either. The appeal must be filed in writing and submitted in person to the Planning and Development Department at either 123 East Anapamu Street, Santa Barbara, or 624 West Foster Road, Suite C, Santa Maria, prior to 5:00 p.m. on or before the date that the local appeal period ends as identified above (CLUDC Chapter 35.102 Appeals).
2. Payment of a fee is required to file an appeal of the approval of this Land Use Permit.

PROJECT DESCRIPTION SUMMARY: Applicant is proposing construction of a new 2,645 square foot two-story, single family dwelling. The first floor will be 1,908 square feet and the second floor will be 737 square feet. There will be 870 square feet of ground floor patios, and 230 square feet of second floor patios. The new single family dwelling will have a maximum height of 24'-2". A new 16' x 40' swimming pool and spa and associated pool equipment is also proposed. A new built in BBQ will be located under a 6' x 6' wood trellis. Proposed exterior lighting fixtures will be Dark Sky Compliant as required per the Santa Ynez Valley Community Plan. The proposed single family dwelling will be built in the approximate footprint area of a 2,415 square foot barn that was recently demolished under Case No. 21BDP-00000-00692. Water will be provided by an onsite private well and a single parcel water system. Sewer services will be provided by a new private septic system. Grading will consist of less than 50 cubic yards of export. One non-native tree will be removed as a part of the project. Approximately 6,650 square feet of new landscaping is proposed. The existing 12-foot private driveway will be moved approximately 60 feet to the east and a Fire Department turnaround will be added to the north of the proposed dwelling. The property is a 9.63 acre parcel, zoned AG-I-10, located at 2017 Alamo Pintado Road (Assessor's Parcel Number 137-020-054) in the Santa Ynez Valley Community Plan area, Third Supervisorial District. To receive additional information regarding this project and/or to view the application and/or plans, please contact Tina Mitchell at 624 West Foster Road, Suite C, Santa Maria, by email (tmitchell@co.santa-barbara.ca.us) or by phone ((805) 934-6289).

PROJECT SPECIFIC CONDITIONS: See Attachment "A"

ASSOCIATED CASE NUMBERS: 21BAR-00000-00061

PERMIT ISSUANCE: This Land Use Permit will be issued following the close of the appeal period provided an appeal is not filed, or if appealed, the date of final action on the appeal which has the effect of upholding the approval of the permit. Issuance of this permit is subject to compliance with the following terms and conditions:

1. **Notice.** Notice of this project shall be posted on the project site by the applicant utilizing the language and form of the notice

provided by the Planning and Development Department. The notice shall remain posted continuously until at least 10 calendar days following action on the permit, including an action on any appeal of this permit (CLUDC Chapter 35.106 Noticing and Public Hearings). The **Proof of Posting of Notice on Project Site** shall be signed and returned to the Planning and Development Department prior to the issuance of the permit.


2. **Compliance with conditions.** All conditions that are required to be satisfied prior to issuance of the permit have been satisfied and the permit has been signed by the applicant or owner.
3. **Design Review.** If required, the project has been granted final approval by the appropriate Board of Architectural Review (BAR), and an appeal of that final approval has not been filed.
4. **Appeals.** An appeal of the approval of this permit, or an appeal of the final approval by the BAR, has not been filed with the County. If an appeal has been filed then the permit shall not be issued until final action on the appeal(s) has occurred which has the effect of upholding the approval of this permit, and, if applicable, the final approval by the BAR.
5. **Other approvals.** Any other necessary approvals required prior to issuance of this Land Use Permit have been granted.

PERMIT EXPIRATION AND EXTENSION: This permit shall remain valid only as long as compliance with all applicable requirements of the CLUDC and the permit continues, including the conditions of approval specific to this permit. Additionally:

1. The approval of this permit shall expire either 12 months from the effective date of the permit or other period allowed in compliance with an approved Time Extension, and shall be considered void and of no further effect unless the permit is either issued within the applicable period in compliance with the terms indicated above or a valid application for a Time Extension is submitted prior to the expiration of this 12 month period and is subsequently approved (CLUDC: Section 35.82.110).
2. This permit shall expire two years from the date of issuance and be considered void and of no further effect unless the use and/or structure for which the permit was issued has been lawfully established or commenced in compliance with the issued permit or an application for a Time Extension is submitted prior to the expiration of this two year period and is subsequently approved (CLUDC: Section 35.82.110).
3. The effective date of this permit shall be (a) the day following the close of any applicable appeal period provided an appeal is not filed, or (b) if appealed, the date of final action on the appeal which has the effect of upholding the approval, or (c) some other date as indicated in this permit (CLUDC: Section 35.82.020).

WORK PROHIBITED PRIOR TO PERMIT ISSUANCE: No work, development, or use intended to be authorized pursuant to this permit approval shall commence prior to issuance of this permit and/or any other required permit (e.g., building permit).

OWNER/APPLICANT ACKNOWLEDGMENT: Undersigned permittee acknowledges receipt of this approval and agrees to abide by all conditions and terms thereof. Undersigned permittee also acknowledges that issuance of this permit for this project does not allow construction or use outside of the project description, nor shall it be construed to be an approval of a violation of any provision of any County policy, ordinance or other governmental regulation.

Brett Jones		8/11/21
Print name	Signature	Date

Land Use Approval By:		
	/	8-11-2021
Director, Planning and Development		Date

PERMIT ISSUANCE: The permit shall be issued and deemed effective on the date signed and indicated below.

Planning and Development Department Issuance By:

_____ / _____

ATTACHMENT A: CONDITIONS OF APPROVAL

Project Description

- 1. Proj Des-01 Project Description:** This Land Use Permit is based upon and limited to compliance with the project description and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations. The project description is as follows:

Applicant is proposing construction of a new 2,645 square foot two-story, single family dwelling. The first floor will be 1,908 square feet and the second floor will be 737 square feet. There will be 870 square feet of ground floor patios, and 230 square feet of second floor patios. The new single family dwelling will have a maximum height of 24'-2". A new 16' x 40' swimming pool and spa and associated pool equipment is also proposed. A new built in BBQ will be located under a 6' x 6' wood trellis. Proposed exterior lighting fixtures will be Dark Sky Compliant as required per the Santa Ynez Valley Community Plan. The proposed single family dwelling will be built in the approximate footprint area of a 2,415 square foot barn that was recently demolished under Case No. 21BDP-00000-00692. Water will be provided by an onsite private well and a single parcel water system. Sewer services will be provided by a new private septic system. Grading will consist of less than 50 cubic yards of export. One non-native tree will be removed as a part of the project. Approximately 6,650 square feet of new landscaping is proposed. The existing 12-foot private driveway will be moved approximately 60 feet to the east and a Fire Department turnaround will be added to the north of the proposed dwelling. The property is a 9.63 acre parcel, zoned AG-I-10, located at 2017 Alamo Pintado Road (Assessor's Parcel Number 137-020-054) in the Santa Ynez Valley Community Plan area, Third Supervisorial District.

Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

- 2. Proj Des-02 Project Conformity:** The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of the structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval thereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

Conditions By Issue Area

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

Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein.

PLAN REQUIREMENTS: The Owner/Applicant shall provide and post a sign stating these restrictions at all construction site entries.

TIMING: Signs shall be posted prior to commencement of construction and maintained throughout construction.

MONITORING: The Owner/Applicant shall demonstrate that required signs are posted prior to grading/building permit issuance and pre-construction meeting. Building inspectors and planning staff shall spot check and respond to complaints.

County Rules and Regulations

- 4. DIMF-24d DIMF Fees-Fire:** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for the Fire Department. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid.

The total Fire DIMF amount is currently estimated to be \$0.59/sq. ft. (August 11, 2021). This is based on a project type of single family dwelling.

TIMING: Fire DIMFs shall be paid to the County Fire Department prior to Final Building Permit Inspection and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st).

- 5. DIMF-24e DIMF Fees-Parks:** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for the Parks Department. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid.

The total Parks DIMF amount is currently estimated to be \$1,475 (August 11, 2021). This is based on a project type of single family dwelling.

TIMING: Parks DIMFs shall be paid to the County Parks Department prior to Final Building Permit Inspection and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st).

- 6. DIMF-24g DIMF Fees-Transportation:** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for transportation. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid.

The total DIMF amount for Transportation is currently estimated to be \$679 (August 11, 2021). This is based on a project type of single family dwelling.

TIMING: Transportation DIMFs shall be paid to the County Public Works Department-Transportation Division prior to Final Building Permit Inspection and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st).

- 7. Rules-05 Acceptance of Conditions:** The Owner/Applicant's acceptance of this permit and/or commencement of use, construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the Owner/Applicant.

- 8. Rules-23 Processing Fees Required:** Prior to issuance of Land Use Permit, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
- 9. Rules-30 Plans Requirements:** The Owner/Applicant shall ensure all applicable final conditions of approval are printed in their entirety on applicable pages of grading/construction or building plans submitted to P&D or Building and Safety Division. These shall be graphically illustrated where feasible.
- 10. Rules-33 Indemnity and Separation:** The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project.
- 11. Rules-37 Time Extensions-All Projects:** The Owner / Applicant may request a time extension prior to the expiration of the permit or entitlement for development. The review authority with jurisdiction over the project may, upon good cause shown, grant a time extension in compliance with County rules and regulations, which include reflecting changed circumstances and ensuring compliance with CEQA. If the Owner / Applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts.