

Possible of Road Traffic Calming

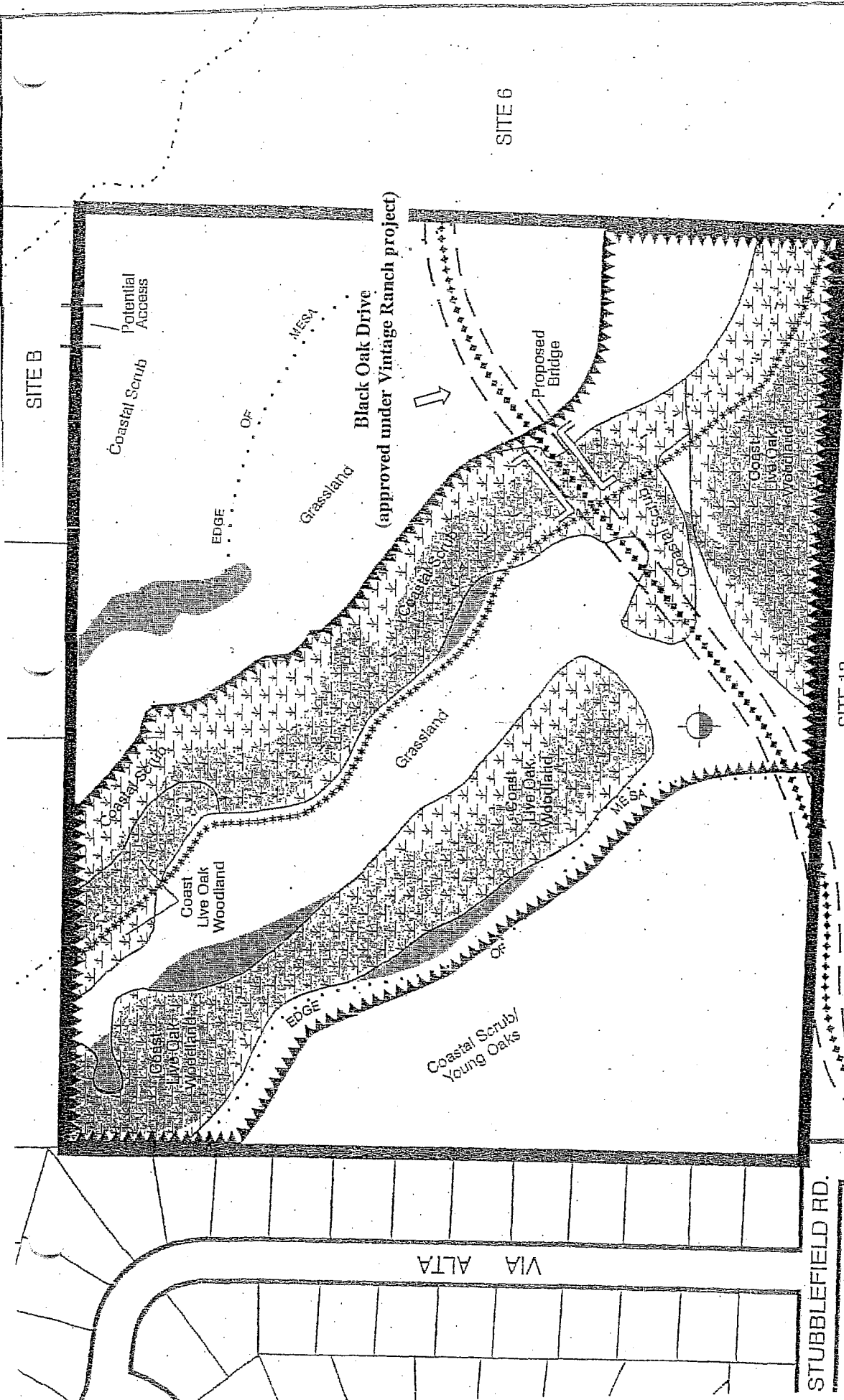


14/08/2005

Curb Extension (Example)

Possible of Road Traffic Calming



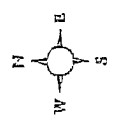


SITE #7

Kelly

- ***** PROPOSED CLASS II BIKEWAY (Along Roadside)
- ***** PROPOSED TRAIL
- PROPOSED EXTENSION OF STILLWELL ROAD

- [Hatched Box] > 30% SLOPE
- [Cross-hatched Box] SIGNIFICANT HABITAT
- [Dotted Box] OPEN SPACE AREA
- [Circle with dot] PLUGGED & ABANDONED DRY HOLE



STUBBLEFIELD RD.

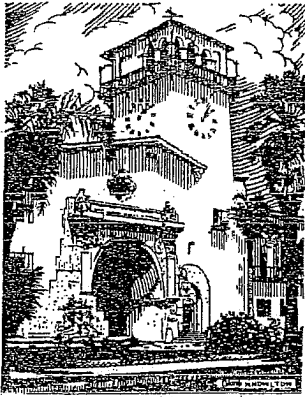
COUNTRY ROAD

VIA ALTA

SITE 12

SITE 6

SITE B



COUNTY OF SANTA BARBARA CALIFORNIA

PLANNING COMMISSION

COUNTY ENGINEERING BUILDING
123 E. ANAPAMU ST.
SANTA BARBARA, CALIF. 93101-2058
PHONE: (805) 568-2000
FAX: (805) 568-2030

April 14, 2005

Laurie Tamura, AICP
Urban Planning Concepts, Inc.
2450 Professional Parkway, Suite 120
Santa Maria, CA 93455

PLANNING COMMISSION
HEARING OF MARCH 9, 2005

RE: *Vintage Ranch Project, TM 14,556, 00TRM-00000-06003, 00-DP-027, 00DVP-00000-06019, 05CUP-00000-00002, 03LLA-00000-00002*

Hearing on the request of Martin Farrell Homes, Inc. to consider the following:

- a) **TM 14,556** [application filed on June 20, 2000] for approval under County Code Chapter 21 to divide 35.02 acres into 55 parcels of 34.94 acres, with a 0.08 acre remaining lot in the PRD Zone District under Article III;
- b) **00-DP-027** [application filed on June 20, 2000] for approval of a Final Development Plan under the provisions of Article III of the PRD Zone District, to develop units comprising of 47 single family residences and 5 multi family residences;
- c) **05CUP-00000-00002** [application filed on January 27, 2005] for a Conditional Use Permit allowing the construction of 8 to 10 feet tall fence/retaining walls under the provisions of Article III Zoned PRD;
- d) **03LLA-00000-00002** [application filed on February 28, 2003] for approval of a Lot Line Adjustment under the provisions of County Code Chapter 21, to adjust lines between two parcels of 35.02 acres and 3.26 acres to reconfigure into two parcels of 32.92 acres and 5.36 acres in the Z-E-1 Zone District under Article III;

and to accept the Addendum to Environmental Impact Report 95-EIR-01 pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. There are no new significant environmental impacts as a result of this modification request. The original EIR identified significant effects on the environment in the following categories: Geology, Soils, Aesthetics/Visual Resources. The Addendum to the EIR and all documents may be reviewed at the Planning and Development Department, 624 W. Foster Rd., Santa Maria. The application involves AP Nos. 101-010-002 and 103-200-060, located at the terminus of Stubblefield Road and 1398 East Clark Avenue, Orcutt area, Fourth Supervisorial District.

Dear Ms. Tamura:

At the Planning Commission hearing of March 9, 2005, the Commission took the following action:

Commissioner Cooney moved, seconded by Commissioner Valencia and carried by a vote of 5-0 to:

1. Accept a late submittal into the record from Lillian Smith.

Commissioner Valencia moved, seconded by Commissioner Cooney and carried by a vote of 5-0 to:

1. Accept a late submittal into the record from R.D. Worsley of Thomas California Investments.

Commissioner Valencia moved, seconded by Commissioner Montgomery and carried by a vote of 5-0 to:

1. Revise Section 6.2, Comprehensive Plan Consistency of the staff report dated February 28, 2005;
2. Adopt the required findings for the project specified in Attachment A of the staff report dated February 28, 2005, including CEQA findings;
3. Accept the revised Addendum dated February 25, 2005 to the Environmental Impact Report included as Attachment C and adopt the mitigation monitoring program contained in the conditions of approval included as Attachment B of the staff report dated February 28, 2005, as revised by staff memorandum dated March 9, 2005 and as revised at the hearing of March 9, 2005;
4. Approve 03LLA-00000-00002 subject to the conditions included as Attachment B of the staff report dated February 28, 2005, as revised by staff memorandum dated March 9, 2005 and as revised at the hearing of March 9, 2005;
5. Approve 00-DP-027 subject to the conditions included as Attachment B of the staff report dated February 28, 2005, as revised by staff memorandum dated March 9, 2005 and as revised at the hearing of March 9, 2005;
6. Approve the Vesting Tentative Tract Map 14,556 subject to the conditions included as Attachment B of the staff report dated February 28, 2005, as revised by staff memorandum dated March 9, 2005 and as revised at the hearing of March 9, 2005;
7. Approve 05CUP-00000-00002 subject to the conditions included as Attachment B of the staff report dated February 28, 2005, as revised by staff memorandum dated March 9, 2005 and as revised at the hearing of March 9, 2005;
8. Approve the applicant's request for a reduction in the parking requirements for the multiple dwelling units from 12.1 spaces to 10 spaces as allowed by the Housing Implementation Guidelines; and
9. Direct staff that in consultation with Public Works and the Fire Department, P&D shall prepare and file a report to the Board of Supervisor's that discusses extension options for Stubblefield Road as follows:

Option A: Preferred option is a dog leg connection between the Stubblefield Road terminus and Black Oak Drive.

Option B: Desired extension of Stubblefield Road through the remainder lot and lot #1 provided that it will not result in the reduction of lots on the Vintage Ranch project.

REVISIONS TO THE STAFF REPORT

Section 6.2, Comprehensive Plan Consistency, DevStd KSB-1 is added:

DevStd KSB-1: The area extending along Orcutt Creek, including the riparian corridor and associated woodlands as well and the woodlands in the southwestern corner of the site, shall remain in natural undeveloped open space (Figure KSB-1). No development except flood control/emergency access, bikepaths, hiking trail, roads and the existing bridges, or a park shall be permitted within this open space and no structures except the trail and or/bikepath shall be permitted within 100 feet of the tope of the creek bank. The 100-foot setback shall be delineated by the low fence and plantings of native trees and shrubs as a condition of any development projects.

Consistent: The proposed lot line adjustment does not include any development. Adherence to condition of approval #62, which requires the southwestern portion of Key Site B to be dedicated as open space, ensures consistency with this development standard.

REVISIONS TO THE CONDITIONS OF APPROVAL

Condition 1, Page B-1, Minor Conditional Use Permits, language is added:

Minor Conditional Use Permit: As part of the grading plan, some lots have retaining walls (maximum 4 feet exposed height) at side yard or rear yard conditions, to separate lots of differing pad elevation and to avoid slopes on the private lots. Because these retaining walls would be located on the property line, privacy fencing would be mounted to the top of these walls. The proposed retaining walls would be 2 to 4 feet in exposed height; therefore the overall height of the fence and wall would be 8 to 10 feet. The privacy fencing (i.e., side yard and back yards that do not overlook the open space) shall be composed of masonry or concrete material. The minor Conditional Use Permit (05CUP-00000-00002) would allow for fence/wall combinations above 8 feet in height to be constructed consistent with the grading plan and the development plan. The developer shall work with P&D to minimize visual impacts of the combined wall and fence including consideration of any offset between the top of wall and fence.

Condition 1, Page B-5, Services and Utilities is amended:

Services and Utilities: Water service would be provided by the California Cities Water Company and sewage services would be provided by the Laguna County Sanitation District (LSCD). The project has entered into a water service contract with the City of Santa Maria and Cal Cities to purchase 22 acre feet of City supplemental water, as required by OCP policies. The project water demand is estimated at 22.2 acre-feet-per-year (AFY), however supplemental water agreements are only available in 1 AFY increments. Water service would be provided by an extension of the existing water line along Stubblefield Road from the west, in an easement over the Rice Ranch (Key Site 12) property, and would connect to the proposed water lines from the east (the Mesa Verde Project). Sewage service for the site would be provided by a proposed sewer line extending from the project boundary south to the Orcutt Creek trunk line. This approximately 1,500 foot long sewer line extension would be installed within a 20 foot wide easement, which would be placed in the open space of both Key Sites 7 and 8 (Harp Springs), to the north of the project site. The sewer system for the project would involve two separate systems servicing each mesa. On the west mesa, the sewer lines would converge at the end of the cul-de-sac. At that point the sewer would be picked up by an 8 inch sewer line which would flow to the south to Black Oak Drive. This 8-inch sewer line would follow the perimeter road except for a 100-foot section in which it would cut across the open space at the intersection of Black Oak Drive. The

sewer line would head west across the Black Oak Drive bridge to a lift station located on the northern side of Black Oak Drive. The lift station shall be privately owned, operated and maintained by the Vintage Ranch Homeowners Association's.

The east mesa would have its sewer conveyed to the western knuckle which is the lowest point on this mesa and collected to an 8 inch sewer line. This sewer line would be installed in the open space area west of the lots. The line would cut to the south for approximately 500 feet and connect with the lift station located adjacent to Black Oak Drive. From the lift station the sewer will be directed to the Mesa Verde sewer lines to the east. Other utilities, such as natural gas, electricity, phone, and cable are available to the project in the existing Stillwell Road and Stubblefield Drive. The project site would continue to receive fire protection services from the Santa Barbara County Fire Department Station 22, located at 1596 Tiffany Park Court, and the Orcutt Union School District and Santa Maria Joint Union High School District would serve the project site.

Condition 25, subsection d, second and sixth sentences are amended:

25. *d. Fire Prevention Setback.* The HMM&MP shall include direction that (1) Individual lot landscaping for lots 11, 31, and 42-46 shall utilize fire resistant native species from the residences to the rear property boundaries. Zone 2 vegetation management shall be the responsibility of the developer and Vintage Ranch Homeowners Association when formed, unless responsibility is otherwise arranged as part of the dedication of Lot 54~~3~~ and 55 as public open space, or with an Orcutt Mello-Roos District.

Condition 30, sixth sentence, language is added:

30. All trees and shrubs used for screening purposes along Black Oak Drive shall be native and/or Mediterranean type species and installed at sufficient sizes (i.e., 24-36 inch box trees, and 15-gallon shrubs to effectuate immediate screening of the project site.

Condition 60 is amended:

60. Prior to recordation of the deed or record of survey for the lot line adjustment, the owner of Parcel One shall record a deed or record of survey restriction on the 1.03-acre area of land located east of the drainage as depicted on the Preliminary Lot Line Adjustment Plan Map, dated February 22, 2005. The deed shall specify that no new structures are allowed in the 1.03-acre area except for those that already exist (on the date this permit was approved), and shall limit the expansion of existing structures to no more than 10 percent of their existing size and height. **Plan Requirements and Timing:** Prior to recordation of the deed or record of survey lot line adjustment, the deed or record of survey restriction shall be submitted for review and approval by P&D and County Counsel. **Monitoring:** P&D shall verify that the deed restriction is depicted on the deed or record of survey Lot Line Adjustment Map.

Condition 61 is amended:

61. Prior to recordation of the deed or record of survey for the lot line adjustment, the owner of Parcel One shall dedicate to the County a Open Space Conservation Easement for the 1.07-acre area located west of the drainage area as depicted on the Preliminary Lot Line Adjustment Plan Map, dated February 22, 2005. The Open Space Conservation Easement shall allow the opportunity for construction of trail GRP-1 pursuant to the Orcutt Community Plan Multi-Use Trail Plan and Trail Siting Guidelines. The Open Space Conservation Easement shall be reviewed and approved by P&D, the Parks Department and County Counsel. Recordation of the deed or record of survey lot line adjustment shall not be allowed until the Easement is

recorded on the property title. **Plan Requirements and Timing:** Prior to recordation of the deed or record of survey lot line adjustment, an offer to dedicate shall be submitted for review and approval by P&D, Parks Department, and County Counsel. **Monitoring:** P&D shall verify that the Open Space Easement offer of dedication is depicted on the Lot Line Adjustment Plan Map.

Condition 62 is amended:

62. Prior to recordation of the deed or record of survey for the lot line adjustment, the owner of Parcel Two shall dedicate to the County a Open Space Conservation Easement for the 0.69-acre area located west of the drainage area as depicted on the Preliminary Lot Line Adjustment Plan Map, dated February 22, 2005. The Open Space Conservation Easement shall allow the opportunity for construction of trail GRP-1 pursuant to the Orcutt Community Plan Multi-Use Trail Plan and Trail Siting Guidelines. The Open Space Conservation Easement shall be reviewed and approved by P&D, the Parks Department and County Counsel. Recordation of the deed or record of survey lot line adjustment shall not be allowed until the Easement is recorded on the property title. **Plan Requirements and Timing:** Prior to recordation of the deed or record of survey lot line adjustment, an offer to dedicate shall be submitted from the Owner of Parcel Two for review and approval by P&D, Parks Department, and County Counsel. **Monitoring:** P&D shall verify that the Open Space Easement offer of dedication is depicted on the Lot Line Adjustment Plan Map.

Condition 88, fourth sentence is amended:

88. These shall specify affordability terms described in condition #92 #90.

Condition 92 is added:

92. Title to the common private open space for the single-family residential area shall be held by a non-profit association of homeowners or by any other non-profit group on such reasonable terms and conditions as the Board of Supervisors may prescribe. If the common open space is conveyed to a group other than the homeowners association, the rights to develop such property with anything except open space or noncommercial recreation shall be conveyed to the County of Santa Barbara. Title to the common private open space for the condominium units shall be held in undivided interests by the homeowners: the HOA shall manage and maintain the common open space as required by the conditions of approval. The developer shall work with P&D staff and County Counsel to structure the Homeowner's Association in such a manner to reduce the fees of the affordable units to the extent feasible.

Condition 93 is added:

93. Prior to recordation of the Final Map, the permittee shall provide separate Covenants Conditions and Restrictions ("CC&Rs") for the Homeowners' Association ("HOA" or "Association"), which shall provide for shared maintenance responsibilities by all parcels for the appurtenant landscaping, fencing, access, habitat restoration efforts (as outlined in the habitat restoration plan), the private open space areas, subject to approvals from P&D and County Counsel. The CC&R's shall also include by reference responsibilities for all parcels to maintain property in compliance with all conditions of approval for the project. The CC&R's shall also provide that no provisions contained therein as required by the County in its project Conditions of Approval shall be amended without the express written consent of the County. The CC&R's shall be recorded concurrent with the final map.

Condition 94 is added:

94. Street B. In order to increase the availability of on-street parking, the design of Street B shall be modified to 36 feet in width, and the parking bulbs on the east side of Street B shall be eliminated. The trail on the east side of Street B shall be eliminated in the event that it would limit street width or require substantial grading revisions. Plan Requirements and Timing: Prior to map recordation, the applicant shall provide a revised grading plan that depicts Street B to be 36 feet wide for its entire length. The revised street design shall be constructed with site improvements. Monitoring: P&D staff shall insure street design on grading and improvement plans prior to map recordation.

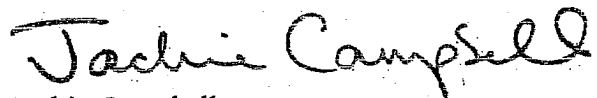
The attached findings and conditions of approval reflect the Planning Commission's actions of March 9, 2005.

Decisions of the Planning Commission may be appealed to the Board of Supervisors by the applicant or any interested person adversely affected by such decision. Appeal applications may be obtained at the Clerk of the Board's office. The appeal form must be filed along with any attachments to the Clerk of the Board. In addition to the appeal form a concise summary of fifty words or less, stating the reasons for the appeal, must be submitted with the appeal. The summary statement will be used for public noticing of your appeal before the Board of Supervisors. The appeal, which shall be in writing together with the accompanying applicable fee must be filed with the Clerk of the Board of Supervisors within ten (10) calendar days of the date of the Planning Commission's decision. **The appeal period for this project ends on Monday, March 21, 2005 at 5:00 p.m.**

If this decision is appealed a filing fee for non-applicant appeals is \$435; for applicant appeals the fee is \$2,000 and must be delivered to the Clerk of the Board Office at 105 East Anapamu Street, Room 407, Santa Barbara, CA.

If this action is appealed, this letter or a copy should be taken to the Clerk of the Board of Supervisors in order to determine that the appeal is filed within the allowed appeal period and to collect the required appeal fee.

Sincerely,



Jackie Campbell
Secretary to the Planning Commission

cc: Case File: TM 14,556, 00TRM-00000-06003, 00-DP-027, 00DVP-00000-06019, 05CUP-00000-00002
03LLA-00000-00002
Planning Commission File
Records Management
Owner/Applicant: Jon Martin, Martin Farrell Homes, Inc., 330 E. Canon Perdido St., Ste. F, Santa Barbara, CA 93101
Owner: Emile Desolminihac, 1398 E. Clark Avenue, Orcutt, CA 93455
County Chief Appraiser
County Surveyor
Fire Department
Flood Control
Park Department
Public Works
Environmental Health Services
APCD

Planning Commission Hearing of March 9, 2005
Vintage Ranch Project, TM 14,556, 00TRM-00000-06003, 00-DP-027,
00DVP-00000-06019, 05CUP-00000-00002, 03LLA-00000-00002
Page 7

Supervisor Gray, Fourth District
Commissioner Valencia, Fourth District
Mary Ann Slutzky, Deputy County Counsel
John Zorovich, Planner
Barbara Phillips, North County Reference Binder

Attachments: **Findings**
 Conditions of Approval

JC:cm

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REAL PROPERTY PURCHASE PUNCH LIST
(NON-CALTRANS AND NON-FEDERALLY FUNDED PROJECTS)

_____ IS THIS PROJECT, OR PORTION THEREOF, FUNDED WITH FEDERAL OR CALTRANS FUNDS? SO, DO NOT USE THIS FORM. USE FEDERAL/CALTRANS PROJECT PUNCHLIST.

_____ REQUEST FOR REAL PROPERTY SERVICE FORM RECEIVED.

_____ CEQA APPROVED BY BOARD PREFERABLY AT THIS EARLY STAGE BY CLIENT DEPT. OTHERWISE, PURCHASE CONTRACT MUST BE CONTINGENT ON CEQA APPROVAL AT LATER DATE.

_____ BOARD AUTHORIZATION TO PROCEED WITH REAL PROPERTY NEGOTIATIONS AND ACQUISITION BY ACQUIRING DEPT.

_____ ORDER PRELIMINARY TITLE REPORTS.

_____ OBTAIN LEGAL DESCRIPTION, VISUAL DEPICTION OF TAKE.

_____ GOVERNMENT CODE SECTION 65402 COMPLIANCE FINDING REQUEST SENT TO P&D.

_____ REQUEST FOR PROPOSAL:

_____ APPRAISER _____ ENVIRONMENTAL AUDIT
_____ LEGAL SERVICES _____ RELOCATION ASSISTANCE.

_____ AS NEEDED, CONTRACT WITH:

_____ APPRAISER _____ ENVIRONMENTAL AUDIT
_____ LEGAL SERVICES _____ RELOCATION ASSISTANCE.

_____ LETTER TO OWNER INFORMING THEM OF PROJECT, INTRODUCING THEM TO APPRAISER & OFFER TO ACCOMPANY APPRAISER ON WALK-THRU.

_____ PREPARE PURCHASE CONTRACT/ RESOLUTION OF INTENT (NO RESOLUTION OF INTENT OR PUBLICATION NECESSARY IF THERE ARE NO PURCHASES ON PROJECT OVER \$25,000 PER GOVERNMENT CODE SECTION 25350). POSSIBLE CONTRACT CONTINGENCIES: FUNDING, CEQA, 65402, ESA REPORT.

_____ APPRAISAL COMPLETE AND REVIEWED BY REAL PROPERTY STAFF.

_____ RELOCATION ASSISTANCE REQUIRED? IF SO, OBTAIN RELOCATION STUDY FOR IMPACTED PROPERTIES.

ENGINEER'S ESTIMATE
 STUBBLEFIELD EXTENSION STUDY
 PROJECT NO. XXXXXX

4/25/2005 19:07
 EdP

ITEM	ITEM CODE	DESCRIPTION	UNIT	QUANTITY	%	ESIMATED	UNIT	TOTAL
					ROUNDUP	QUANTITY	COST	COST
1	153110	ASPHALT REMOVAL 0.6' tk	SY	24	0.00%	24	\$55.00	\$1,294
2	260201	CURB AND GUTTER REMOVAL	LF	80	0.00%	80	\$12.00	\$960
3	260201	SIDEWALK REMOVAL	SY	44	0.00%	44	\$20.00	\$889
3	260201	ROADWAY EMBANKMENT SUBGRADE	LS	1	0.00%	1	\$10,000.00	\$10,000
4	260201	CLASS 2 AGGREGATE BASE	CY	287	0.00%	287	\$75.00	\$21,511
5	394048	ASPHALT CONCRETE DIKE TYPE A wide mountable 4" 0.013cy/ft	LF	240	0.00%	240	\$10.00	\$2,400
6	390124	ASPHALT CONCRETE (TYPE B) 1/2 max grading 0.25 240 LF curbreturn to curb return	TON SF	281.69 13,414	5.00%	295.78	\$130.00	\$38,451
7	650022	CURB AND GUTTER Type A2-5 240 LF	LF CY	764 14.2	5.00%	802	\$65.00	\$52,143
8	510533	SIDEWALK	SY CY	133 14.7	5.00%	140	\$110.00	\$15,400
9	153531	DRIVEWAY CURB DEPRESSION	EA	1	0.00%	1	\$500.00	\$500
10	155003	CURB RAMP	EA	1	0.00%	1	\$0.00	\$0
SUPPLEMENTAL ITEMS								
11	966023	SUPPLEMENTAL WORK (RIGHT OF WAY OBLIGATIONS)	LS	1	0.00%	1	1,000.00	\$1,000
12	966024	SUPPLEMENTAL WORK (ENVIRONMENTAL OBLIGATIONS)	LS	1	0.00%	1	500.00	\$500
13	966070	SUPPLEMENTAL WORK (PUBLIC CONVENIENCE AND SAFETY, COUNTY PORTION)	LS	1	0.00%	1	1,000.00	\$1,000
CONSTRUCTION TOTAL								146,048
CONTINGENCY .20%								29,210
ENGINEERING & CONSTRUCTION ENGINEERING 25%								36,512
PROJECT TOTAL								211,769

Note:

- Limits are assumed to be from existing curb return at Via Alta to Black Oak (new) and Black Oak North to Key Site Property line.
- Pavement section is 0.30 AC over 0.5 AB. Curb is SB-18
- Existing Stubblefield is 32' paved width, with no improvements on the south side. Curb & Gutter on north side only.
- Stubblefield Extension with CG on both sides and SW on north side only
- New improvements will be 40' street width. Black oak section will be 40' wide also. Matches standards for doubly loaded residential street with 60' ROW

