



# COUNTY OF SANTA BARBARA CALIFORNIA

## PLANNING COMMISSION

COUNTY ENGINEERING BUILDING  
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June 22, 2012

John Olson  
7041 Marymount Way  
Goleta, CA 93117

PLANNING COMMISSION  
HEARING OF JUNE 20, 2012

***RE: Olson Appeal of the Trust for Public Land/Devereux Creek Properties Lot Split;  
12APL-00000-00007***

Hearing on the request of John Olson to consider Case No. 12APL-00000-00007, [application filed on May 16, 2012] to consider the Appeal of the Zoning Administrator's decision to approve Case No. 11TPM-00000-00007 and Case No. 12CDH-00000-00007, in compliance with Section 35-182 of the Article II Coastal Zoning Ordinance, on property located in the PRD-58 zone; and to determine the project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15315 & 15301(l)(1). The application involves AP No. 073-090-062, located at 6925 Whittier Drive, in the Goleta area, Third Supervisorial District.

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Dear Mr. Olson:

At the Planning Commission hearing of June 20, 2012, Commissioner Brooks moved, seconded by Commissioner Brown and carried by a vote of 5 to 0 to:

1. Deny the appeal, Case No. 12APL-00000-00007;
2. Make the required findings for approval of the project specified in Attachment A of the staff report, dated June 1, 2012, including CEQA findings;
3. Determine the project is exempt from CEQA pursuant to CEQA Guidelines Sections 15315 and 15301(l)(1), included as Attachment D of the staff report, dated June 1, 2012;
4. Approve Case No. 11TPM-00000-00007 subject to the conditions included as Attachment B of the staff report, dated June 1, 2012; and
5. Approve Case No. 12CDH-00000-00009 subject to the conditions included as Attachment C of the staff report, dated June 1, 2012.

***The attached findings and conditions reflect the Planning Commission's actions of June 20, 2012***

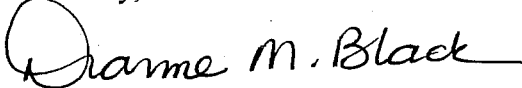
The action of the Planning Commission on this project may be appealed to the Board of Supervisors by the applicant or any aggrieved person adversely affected by such decision. To qualify as an aggrieved persons the appellant, in person or through a representative, must have informed the Planning Commission by appropriate means prior to the decision on this project of the nature of their concerns, or, for good cause, was unable to do so.

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 the 10 calendar days following the date of the Planning Commission's decision. In the event that the last day for filing an appeal falls on a non-business of the County, the appeal may be timely filed on the next business day. 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. **The appeal period for this project ends on Monday, July 2, 2012 at 5:00 p.m.**

**Final action by the County on this project may be appealed to the Coastal Commission by the applicant, an aggrieved person, as defined above, or any two members of the Coastal Commission within the 10 working days following the date the County's Notice of Final Action is received by the Coastal Commission.**

A protest of mitigation fees imposed may be filed pursuant to Government Code Section 66020(a). The protest shall be filed at the time of approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservations, or other exactions to be imposed on a development project. The Applicant is hereby notified that the 90-day approval period in which the Applicant may protest has begun.

Sincerely,



Dianne M. Black  
Secretary to the Planning Commission

cc: Case File: 12APL-00000-00007  
Planning Commission File  
Owner: Devereux Creek Properties, c/o Mark Green, 6925 Whittier Drive, Goleta, CA 93111  
Applicant: The Trust for Public Land, c/o Tily Shue, 101 Montgomery St., Suite 900, San Francisco, CA 94194  
Agent: Ginger Andersen, Penfield & Smith, 111 E. Victoria Street, Santa Barbara, CA 93101  
California Coastal Commission, 89 S. California Street, Suite 200, Ventura, CA 93001  
County Chief Appraiser  
County Surveyor  
Fire Department  
Flood Control  
Community Services Department  
Public Works  
Environmental Health Services

APCD  
Doreen Farr, Third District Supervisor  
Marell Brooks, Third District Planning Commissioner  
Jennifer Richardson, Deputy County Counsel  
Julie Harris, Planner

**Attachments:**      **Attachment A – Findings for Approval**  
                          **Attachment B – 11TPM-00000-00007 Conditions of Approval**  
                          **Attachment C – 12CDH-00000-00009 Conditions of Approval**

DMB/dmw

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## ATTACHMENT A

### FINDINGS OF APPROVAL

Case Nos. 11TPM-00000-00007 (TPM 14,784) and 12CDH-00000-00009

#### 1.0 CEQA FINDINGS

##### 1.1 CEQA Exemption

The Planning Commission finds that the proposed project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 (Tentative Parcel Map) and 15301(l)(1) (Employee Dwelling Demolition). Please see Attachment D, Notice of Exemption, incorporated herein by reference.

#### 2.0 SUBDIVISION MAP ACT FINDINGS

**2.A. Findings for all Tentative Maps.** *In compliance with the Subdivision Map Act, the review authority shall make the following findings for The Trust for Public Land/Devereux Creek Properties Lot Split, Case No. 11TPM-00000-00007 (TPM 14,784):*

**2.A.1. State Government Code §66473.1.** *The design of the subdivision for which a tentative map is required pursuant to §66426 shall provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.*

The proposed lot split is a simple three lot subdivision that does not include any new residential development. As a part of the subdivision, 30 of the allowed base density units are assigned to Lot 1 and 28 are assigned to Lots 2 and 3. Upon recordation of the Parcel Map, Lot 1 will be sold to The Trust for Public Land. Immediately following the land acquisition by The Trust for Public Land, Lot 1 would be deed restricted such that no residential development could occur on that property in the future, consistent with the requirements of funding grantors. Lots 2 and 3, which will accommodate some residential development in the future, are located on relatively level to gently sloping terrain which would allow for future passive or natural heating or cooling opportunities. Any future activity to develop 28 units on these two lots would require a subsequent subdivision and a Development Plan at which time detailed opportunities for passive or natural heating or cooling could be designed. Therefore, this finding can be made.

**2.A.2. State Government Code §66473.5.** *No local agency shall approve a tentative map, or a parcel map for which a tentative map was not required, unless the legislative body finds that the proposed subdivision, together with the provisions for its design and improvement is consistent with the general plan required by Article 5 (commencing with §65300) of Chapter 3 of Division 1 or any specific plan adopted pursuant to Article 8 (commencing with §65450) of Chapter 3 of Division 1.*

As discussed in section 5.4 of the staff report to the Zoning Administrator dated April 19, 2012, and section 5.1 of the staff report to the Planning Commission dated June 1, 2012, both incorporated herein by reference, the design of the subdivision is consistent with the County's General Plan, including the Coastal Land Use Plan and the Goleta Community Plan. Therefore, this finding can be made.

**2.A.3. State Government Code §66474.** *The Planning Commission shall deny approval of a Tentative Parcel Map/Tract Map if it makes any of the following findings:*

*a. The proposed map is not consistent with applicable general and specific plans as specified in §65451.*

As discussed in section 5.4 of the staff report to the Zoning Administrator dated April 19, 2012,

and section 5.1 of the staff report to the Planning Commission dated June 1, 2012, both incorporated herein by reference, the proposed map is consistent with the County's General Plan, including the Coastal Land Use Plan and the Goleta Community Plan.

*b. The design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.*

As discussed in section 5.4 of the staff report to the Zoning Administrator dated April 19, 2012, and section 5.1 of the staff report to the Planning Commission dated June 1, 2012, both incorporated herein by reference, the design of the subdivision is consistent with the County's General Plan, including the Coastal Land Use Plan and the Goleta Community Plan.

*c. The site is not physically suitable for the type of development proposed.*

No new development is proposed with this Tentative Parcel Map. However, the site is physically suited for the design and layout of the three resulting lots. Residential development on Lots 2 and 3 would require subsequent discretionary review via a Development Plan.

*d. The site is not physically suited for the proposed density of development.*

No new development is proposed with this Tentative Parcel Map. However, the site is physically suited for the density allowed by existing land use and zoning designations as discussed in section 5.4 of the staff report to the Zoning Administrator dated April 19, 2012, and section 5.1 of the staff report to the Planning Commission dated June 1, 2012, both incorporated herein by reference.

*e. The design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

As discussed in section 5.1 and Attachment D (Notice of Exemption) of the staff report to the Planning Commission dated June 1, 2012, incorporated herein by reference, there is no new development proposed with the project. The design of the subdivision will not cause environmental damage and will not injure fish or wildlife or their habitat. Upon recordation of the Parcel Map, Lot 1 will be sold to The Trust for Public Land. Immediately following the land acquisition by The Trust for Public Land, Lot 1 would be deed restricted such that no residential development could occur on that property in the future, consistent with the requirements of funding grantors.

*f. The design of the subdivision or type of improvements is likely to cause serious public health problems.*

There is no new development proposed with this project. The design of this three lot subdivision will not cause serious public health problems.

*g. The design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.*

There are no public easements for access through, or use of, the property, so no conflicts will occur.

**2.A.4. State Government Code §66474.4.** *The legislative body of a county shall deny approval of a tentative map or parcel map if it finds that the land is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 and that either the resulting parcels following a subdivision of that land would be too small to sustain their agricultural use or the subdivision will result in residential development not incidental to the commercial agricultural use of the land, is subject to an open space easement entered into pursuant to the Open Space Easement Act of 1974, is subject to an agricultural conservation easement entered into*

*pursuant to Chapter 4 of Division 10.2 of the Public Resources Code, or is subject to a conservation easement entered into pursuant to Chapter 4 of part 2 of division 2 of the Civil Code.*

The land is not zoned or used for agriculture and is not subject to a contract pursuant to the California Land Conservation Act of 1965 or an agricultural conservation easement. The property is also not subject to an open space easement or a conservation easement. Therefore, this finding can be made.

**2.A.5. State Government Code §66474.6.** *The governing body of any local agency shall determine whether discharge of waste from the proposed subdivision into an existing community sewer system would result in violation of existing requirements prescribed by a California Regional Water Quality Control Board pursuant to Division 7 (commencing with §13000) of the Water Code.*

No new development is proposed with this project. As discussed in Section 5.1 of the staff report to the Planning Commission dated June 1, 2012, incorporated herein by reference, the Goleta West Sanitary District confirmed that it will continue to serve proposed Lot 1 through the existing infrastructure and connections, and that it has sufficient capacity to serve proposed Lots 2 and 3 (letter from Mark Nation, Goleta West Sanitary District dated February 1, 2012). Thus, discharge into an existing community sewer system from this lot split would not result in a violation of requirements of the Regional Water Quality Control Board, and this finding can be made.

**In addition to the findings above, the following findings apply to subdivisions in the Coastal Zone per Article II, Section 35-130:**

**2.B** *In order to obtain approval for a division of land, the subdivider shall demonstrate that adequate water is available to serve the newly created lots except for lots to be designated as "Not a Building Site" on the recorded subdivision or parcel map.*

As discussed in Section 5.1 of the staff report to the Planning Commission dated June 1, 2012, incorporated herein by reference, the Goleta Water District has indicated its intent to serve the three lots through a reallocation of the existing water meters that serve the existing property. Lots 1 and 2 are currently served and will continue to be served. In addition, a Can and Will Serve letter for Lot 3 is required by County Environmental Health Services prior to recordation of the final Parcel Map, pursuant to its condition letter dated April 16, 2012. Therefore, adequate water is available to serve the new lots and this finding can be made.

**2.C** *As a requirement for approval of any proposed land division of agricultural land designated as AG-I or AG-II, the County shall make a finding that the long-term agricultural productivity of the land will not be diminished by the proposed division.*

The project site is not designated or used for agriculture. Therefore, this finding does not apply.

### **3.0 CHAPTER 21 TENTATIVE PARCEL MAP FINDINGS**

**3.A** *The following, among others, shall be cause for disapproval of a tentative map including tentative parcel maps, but the tentative map may nevertheless be approved in spite of the existence of such conditions where circumstances warrant:*

- 3.A.1. *Easements or rights-of-way along or across proposed county streets which are not expressly subordinated to street widening, realignment, or change of grade by an instrument in writing recorded, or capable of being recorded, in the Office of the County Recorder, provided, however, that the Director of Public Works may approve such easements or rights-of-way without such subordinations. Easements or rights-of-way shall not be granted along or across proposed county streets before filing for record of the final subdivision map by the County Recorder, unless the Director of Public Works shall approve such grants. If the Director of Public Works does not grant such approvals within fourteen days from the date they were requested, they shall be deemed to have been refused. Appeal from refusal of the Director of Public Works to grant such approvals may be made in writing to the Board of Supervisors, which may overrule the Director of Public Works and grant such requested approvals in whole or in part.*

This Tentative Parcel Map includes no easements or rights-of-way along or across existing or proposed county streets. Thus, there is no cause for disapproval of this map.

- 3.A.2. *Lack of adequate width or improvement of access roads to the property; creation of a landlocked lot or parcel without frontage on a street or other approved ingress and egress from the street;*

Section 5.1 of the staff report to the Planning Commission dated June 1, 2012, incorporated herein by reference, demonstrates that the lots created by this Tentative Parcel Map have existing access roads and access easements of adequate width to access each proposed lot. Therefore, there is no cause for disapproval of this map.

- 3.A.3. *Cuts or fills having such steep slopes or great heights as to be unsafe under the circumstances or unattractive to view;*

There is no grading associated with this project. The lots created by the map do not have steep slopes or slopes of great heights. Any future development would not result in grading that would be unsafe or unattractive; all future grading greater than 50 cubic yards would require permits and additional review. Therefore, there is no cause for disapproval of this map.

- 3.A.4. *Grading or construction work on any proposed street or lot. Grading or construction work shall not be commenced prior to recordation of the final or parcel map without specific authority granted by and subject to conditions approved by the Board of Supervisors;*

There is no grading associated with this project. Therefore, there is no cause for disapproval of this map.

- 3.A.5. *Potential creation of hazard to life or property from floods, fire, or other catastrophe;*

There is no new development associated with this map. As discussed in section 5.4 of the staff report to the Zoning Administrator dated April 19, 2012, and Section 5.1 of the staff report to the Planning Commission dated June 1, 2012, all incorporated herein by reference, the design of the subdivision will not result in any future development being located in areas that would create hazard to life or property. Therefore, there is no cause for disapproval of this map.

*3.A.6. Nonconformance with the County's Comprehensive Plan or with any alignment of a state highway officially approved or adopted by the state department of transportation;*

As discussed in section 5.4 of the staff report to the Zoning Administrator dated April 19, 2012, and Section 5.1 of the staff report to the Planning Commission dated June 1, 2012, all incorporated herein by reference, the Tentative Parcel map conforms to the County's Comprehensive Plan, including the Coastal Land Use Plan and the Goleta Community Plan. The project site is not located near any existing or proposed state highway alignment. Therefore, there is no cause for disapproval of this map.

*3.A.7. Creation of a lot or lots which have a ratio of depth to width in excess of 3 to 1;*

The Tentative Parcel Map would create three lots from a 70.32-acre parcel. Lots 2 and 3 would be relatively small consisting of only 9% (combined) of the total area of the original parcel. Lot 1 would be 63.93 acres. The existing 70.32-acre parcel is of an irregular shape with a depth to width ratio much greater than 3 to 1. Lots 1 and 2 will continue to have irregular shapes with depth to width ratios greater than 3 to 1. Upon completion of the project (recordation of the parcel map and transfer of title to The Trust for Public Land), consistent with the limitations placed on the grant funds used by the Trust to purchase the property, Lot 1 uses will be restricted to various open space, habitat, restoration, recreation and educational uses; it will not be used for residential development. Therefore, lot geometry and creation of a lot with a depth to width ratio of 3 to 1 is not necessary for this parcel. No development is currently proposed for Lot 2 and any future development would require the processing of a Development Plan. The purpose of the PRD zone is to provide flexibility in planning and site design and also to allow for the development of other types of residential structures such as townhomes, condominiums and apartments, which allows development to be appropriately designed to fit lot irregularities. Lot 3 will have a depth to width ratio less than 3 to 1. Therefore, given the unique characteristics of the site, the project, and the PRD zone, the fact that two of the lots would not meet the 3 to 1 depth to width ratio is not a cause for disapproval of this map.

*3.A.8. Subdivision designs with lots backing up to watercourses.*

The design of the subdivision does not back up onto a water course. The water courses that cross the property (Devereux Creek and one tributary) would be located central to Lot 1 and none of the new lots would back up to these creeks. Therefore, this finding can be made.

*3.B. A tentative map including tentative parcel map shall not be approved if the decision-maker finds that the map design or improvement of the proposed subdivision is not consistent with this Chapter, the requirements of the State Subdivision Map Act, California Government Code Section 66410 et seq., the County's Comprehensive Plan, the applicable zoning ordinance, or other applicable County regulations.*

As discussed in section 5.4 of the staff report to the Zoning Administrator dated April 19, 2012, and section 5.1 of the staff report to the Planning Commission dated June 1, 2012, both incorporated herein by reference, the design of the subdivision is consistent with "this chapter" (i.e., Chapter 21), the County's Comprehensive Plan, including the Coastal Land Use Plan and the Goleta Community Plan, and the applicable Coastal Zoning Ordinance. As discussed in Section 2 of the Findings above (herein incorporated by reference), the tentative parcel map



design is consistent with the findings of the State Subdivision Map Act. Therefore, this finding can be made.

#### 4.0 COASTAL DEVELOPMENT PERMIT FINDINGS

**4.A. *Finding required for all Coastal Development Permits.*** *In compliance with Section 35-60.5 of the Article II Zoning Ordinance, prior to the issuance of a Coastal Development Permit the review authority shall first find, based on information provided by environmental documents, staff analysis, and/or the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development.*

The Coastal Development Permit would allow the demolition of an existing employee dwelling trailer, for which its permit expired in 1990. No services are required to demolish a structure; therefore, this finding can be made.

**4.B. *Findings required for Coastal Development Permit applications subject to Section 35-169.4.2.*** *In compliance with Section 35-169.5.2 of the Article II Zoning Ordinance, prior to the approval or conditional approval of an application for a Coastal Development Permit subject to Section 35-169.4.2 the review authority shall first make all of the following findings:*

**4.B.1. *The proposed development conforms:***

**a. *To the applicable policies of the Comprehensive Plan, including the Coastal Land Use Plan;***

As discussed in section 5.1 of the staff report to the Planning Commission dated June 1, 2012, incorporated herein by reference, the demolition conforms to the applicable policies of the Comprehensive Plan, including the Coastal Land Use Plan and the employee dwelling is not located in an environmentally sensitive area. Only Coastal Plan Policy 3-19, which requires protection of water quality of nearby streams and wetlands, is applicable to the demolition of the dwelling. The dwelling is located 300+ feet from Devereux Creek and its associated wetland, and the Coastal Development Permit is conditioned to require use of water quality protection measures during demolition. Therefore, this finding can be made.

**b. *With the applicable provisions of this Article or the project falls within the limited exceptions allowed in compliance with Section 35-161 (Nonconforming Use of Land, Buildings and Structures).***

As discussed in section 5.4 of the staff report to the Zoning Administrator dated April 19, 2012, incorporated herein by reference, demolition of the employee dwelling will bring the property into full compliance with this Article (i.e., the Coastal Zoning Ordinance). Therefore, this finding can be made.

**4.B.2. *The proposed development is located on a legally created lot.***

The lot was created on August 9, 1994 as Lot 1 of a Lot Line Adjustment as filed in Book 146 of Record of Surveys, Pages 41 and 42. Therefore, this finding can be made.

**4.B.3. *The subject property and development on the property is in compliance with all laws, rules and regulations pertaining to zoning uses, subdivisions, setbacks and any other applicable provisions of this Article, and any applicable zoning violation enforcement fees 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 Division 10 (Nonconforming Structures and Uses).***

As discussed in section 5.4 of the staff report to the Zoning Administrator dated April 19, 2012, incorporated herein by reference, demolition of the employee dwelling will bring the property into full compliance with this Article (i.e., the Coastal Zoning Ordinance). Therefore, this finding can be made. Demolition of the dwelling is conditioned to occur prior to map recordation.

- 4.B.4. *The development will not significantly obstruct public views from any public road or from a public recreation area to, and along the coast.*

The development would demolish an existing employee dwelling. Removal of the structure would not obstruct any public views from any public road or public recreation area. Therefore, this finding can be made.

- 4.B.5. *The development is compatible with the established physical scale of the area.*

The development would demolish an existing employee dwelling. Thus, removal of the structure would not conflict with the established physical scale of the area. Therefore, this finding can be made.

- 4.B.6. *The development will comply with the public access and recreation policies of this Article and the Comprehensive Plan including the Coastal Land Use Plan.*

The development would demolish an existing employee dwelling. Thus, removal of the structure would not affect any public access and recreation policies of this Article (i.e., Coastal Zoning Ordinance) or the Comprehensive Plan, including the Coastal Land Use Plan and the Goleta Community Plan. Therefore, this finding can be made.

- 4.C. *In addition to the findings that are required for approval of a development project (as development is defined in this Article), as identified in each section of Division 11 (Permit Procedures) of Article II, a finding shall also be made that the project meets all the applicable development standards included in the Goleta Community Plan of the Land Use Element of the Comprehensive Plan.*

As discussed in section 5.1 of the staff report to the Planning Commission dated June 1, 2012, incorporated herein by reference, the project meets all the applicable development standards included in the Goleta Community Plan of the Land Use Element of the Comprehensive Plan. Therefore, this finding can be made.

## ATTACHMENT B

### CONDITIONS OF APPROVAL

Case No. 11TPM-00000-00007 (TPM 14,784)

1. **Proj Des-01 Project Description.** This Tentative Parcel Map is based upon and limited to compliance with the project description, the hearing exhibits marked "Zoning Administrator Exhibit 1, dated May 7, 2012, and Planning Commission Exhibit 1, dated June 20, 2012" 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:

The request is for a Tentative Parcel Map (TPM 14,784) to divide one 70.32-acre lot (net and gross) into three lots. Proposed Lot 1 would be 63.93 acres (net and gross) and is currently developed with the Ocean Meadows Golf Course, clubhouse, restaurant, golf cart storage building, parking lot and remote restroom. Proposed Lot 2 would be 5.89 acres (net and gross) and is currently developed with an employee dwelling (trailer) and maintenance building. Proposed Lot 3 would be 0.50 acres (net and gross) and is currently developed with a parking lot that serves the golf course. No structural development, no grading and no tree removal are proposed.

The property is zoned Planned Residential Development (PRD-58) with a maximum base density of 58 residential units. The purpose of the zone is to plan development of the site as a whole, ensuring clustering of residential development and requiring the provision of open space; however, no residential development is currently proposed as a part of this lot split. The proposal includes assignment of 30 of the base density residential units to proposed Lot 1 with the remaining 28 base density residential units to be split between proposed Lots 2 and 3 upon future development applications provided proposed development on Lots 2 and 3 is processed under one Development Plan application. In the event Lots 2 and 3 come under separate ownership and/or proposals to develop the lots are processed under separate Development Plan applications, the 28 residential units shall be allocated as follows, based on lot size: Lot 2 shall be assigned 26 base density residential units and Lot 3 shall be assigned two base density residential units.

Upon recordation of the lot split, Lot 1 would be sold to The Trust for Public Land. Immediately following the land acquisition by The Trust for Public Land, Lot 1 would be deed restricted such that no residential development could occur on that property in the future, consistent with the requirements of funding grantors. The Trust for Public Land would then convey the property to a long-term term steward for conservation and restoration, anticipated to be the University of California at Santa Barbara (UCSB). The PRD zone requires at least 40 % of the gross acreage be maintained in open space and the Goleta Community Plan requires at least 60% open space. These public and common open space requirements (found in Article II, Sec. 35-75.16 and Goleta Community Plan DevStd LUDS-GV.2.1), which require a minimum of 42.19 acres, will be satisfied on proposed Lot 1 for all three lots. Therefore, future development projects on proposed Lots 2 and 3 will already have met the open space requirements referenced above per this map.

An existing employee dwelling is located on proposed Lot 2. The Conditional Use Permit for the dwelling expired in 1990 without renewal and currently the dwelling is unpermitted. The applicant proposes to remove/demolish the dwelling prior to recordation of the Tentative Parcel Map. The application includes a Coastal Development Permit (Case No. 12CDH-00000-00009) to demolish the dwelling.

Existing access to the site is provided by an existing easement from Whittier Drive across a small triangular parcel just north of the golf course parking lot (the entire parcel is the easement) and by an existing 20-foot wide easement across UCSB property from Storke Road. Access to Proposed Lots 1 and 3 would continue to be from Whittier Drive via this easement. Access to Proposed Lot 2 would continue to be from Storke Road via the existing 20-foot wide easement across the adjacent UCSB property.

Proposed Lot 1 is currently served and would continue to be served by the Goleta Water District and Goleta West Sanitary District. A separate reclaimed water system, which irrigates the golf course, is also located on the lot. Proposed Lot 2 is currently served and would continue to be served by the Goleta Water District and would also receive reclaimed water after the lot split. Proposed Lot 2 is currently served by an onsite septic disposal system that will remain to serve the maintenance building. This system would be abandoned in the future upon demolition of the building and connection of new development to the Goleta West Sanitary District. Proposed Lot 3 would be served by the Goleta Water District and the Goleta West Sanitary District. The County Fire Department serves the entire property and would continue to serve the three proposed lots.

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.

#### PROJECT SPECIFIC CONDITIONS

3. **Special Condition-01.** Prior to recordation of the Parcel Map the applicant shall demolish the existing employee dwelling located on proposed Lot 2. **Plan Requirements and Timing:** Prior to recordation of the Parcel Map, the applicant shall obtain issuance of the Coastal Development Permit for demolition and a Demolition Permit from Building and Safety. Demolition of the employee dwelling must be completed prior to recordation of the Parcel Map. **Monitoring:** Applicant shall submit photos to P&D after demolition and P&D shall inspect in the field.

#### TENTATIVE PARCEL MAP CONDITIONS

4. **Map-01 Maps-Info.** Prior to recordation of the tentative parcel map and subject to P&D approval as to form and content, the Owner/Applicant shall include all of the mitigation measures, conditions, agreements and specific plans associated with or required by this project approval on a separate informational sheet(s) to be recorded with the Parcel Map. All applicable conditions and mitigation measures of the project shall be printed on grading and/or building plans and shall be graphically illustrated where feasible.
5. **Map-01a Maps-Future Lots.** Any lot created by the recordation of this Tentative Map is subject to the conditions of this Tentative Map during any future grading or construction activities and during any subsequent development on any lot created by the recordation of this Tentative Map,

each set of plans accompanying any permit for development shall contain the conditions of this Tentative Map.

6. **Map-04 TPM, TM, LLA Submittals.** Prior to recordation of the Parcel Map, the Owner/Applicant shall submit a Parcel Map prepared by a licensed land surveyor or Registered Civil Engineer to the County Surveyor. The Map shall conform to all approved exhibits, the project description and conditions of approval as well as all applicable Chapter 21-Land Division requirements, as well as applicable project components required as part of recorded project conditions.
7. **Map-08 Water and Sewer Connections.** If, prior to the Board action to approve the recording of the Final Map, the water or sewer entities in which the proposed subdivision is located declares its inability to permit new water or sewer connections and has so notified the County or is operating under a connection ban by the California Water Quality Control Board Central Coast Region, the subdivider shall submit to the County Surveyor an "exemption letter" from the appropriate water or sewer entity stating that the lots in the subdivision have been granted or qualify for an exemption from the entity's or Water Board's prohibition on new service connections, subject to the rules, regulations, resolutions, and ordinances of the entity under which the exemption was granted, or letters from the County Health Department and P&D Building & Safety stating that the lots in the subdivision will be served by an approved potable source of water and an approved private sewage disposal system.

#### COUNTY RULES AND REGULATIONS

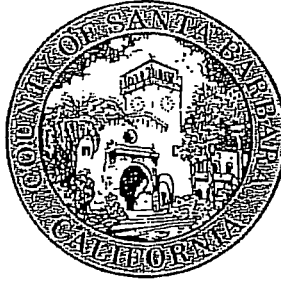
8. **Rules-02 Effective Date-Appealable to CCC.** This Tentative Parcel Map shall become effective upon the expiration of the applicable appeal period provided an appeal has not been filed. If an appeal has been filed, the planning permit shall not be deemed effective until final action by the review authority on the appeal, including action by the California Coastal Commission if the planning permit is appealed to the Coastal Commission. [ARTICLE II § 35-169].
9. **Rules-04 Additional Approvals Required.** Approval of this Tentative Parcel Map is subject to the Coastal Commission approving the required Coastal Development Permit because a portion of the site is located within the Coastal Zone Appeal Jurisdiction. The Coastal Development Permit is required prior to recordation of the Parcel Map.
10. **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.
11. **Rules-07 DP Conformance - Special.** No permits for new development, including grading, shall be issued except in conformance with an approved Final Development Plan.
12. **Rules-08 Sale of Site.** The project site and any portions thereof shall be sold, leased or financed in compliance with the exhibit(s), project description and the conditions of approval including all related covenants and agreements.
13. **Rules-19 Maps/LLA Revisions.** If the unrecorded Tentative Parcel Map is proposed to be revised, including revisions to the conditions of approval, the revisions shall be approved in the same manner as the originally approved Tentative Parcel Map.
14. **Rules-23 Processing Fees Required.** Prior to issuance of recordation of the Parcel Map, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.

15. **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 at the time of payment. The total DIMF amount for Transportation is currently assessed currently at \$27,134. This is based on a project type of a three-lot subdivision resulting in two net new lots.

**TIMING:** Transportation DIMFs shall be paid to the County Public Works Department-Transportation Division prior to recordation of the Parcel Map.

16. **Rules-29 Other Dept Conditions.** Compliance with Departmental/Division letters required as follows:
- a. County Surveyor dated January 3, 2012;
  - b. Environmental Health Services Division dated April 16, 2012;
  - c. Fire Department dated April 13, 2012;
  - d. Flood Control District dated January 4, 2012;
  - f. Transportation Division dated April 18, 2012.
17. **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.
18. **Rules-36 Map/LLA Expiration.** This Tentative Parcel Map shall expire three years after approval by the final county review authority unless otherwise provided in the Subdivision Map Act and Chapter 21 of the Santa Barbara County Code.
19. **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.

COUNTY OF SANTA BARBARA  
PUBLIC WORKS DEPARTMENT  
123 East Anapamu Street  
Santa Barbara, CA 93101  
805\568-3000 FAX 805\568-3019



SCOTT D. MCGOLPIN  
Director

January 3, 2012

County Subdivision Committee  
123 East Anapamu Street  
Santa Barbara, CA 93101

RE: Tentative Parcel Map No. 14,784 (11TPM-00000-00007)  
Deveraux Creek Properties/ Trust for Public Land Split  
6925 Whittier Drive, Goleta Area  
APN 073-090-062

Owner : Deveraux Creek Properties, Inc.

Agent: Ginger Anderson  
Penfield and Smith  
111 East Victoria Street  
Santa Barbara, CA 93101

Requirements of the County Surveyor's Office:

Pursuant to Section 66448 of the State Subdivision Map Act and County Subdivision Regulations Chapter 21, Section 21-9, the Parcel Map shall be based upon a field survey made in conformity with the Professional Land Surveyors Act. Furthermore, property lines shall be monumented in accordance with Section 21-16 of said County Code.

Very truly yours,

FOR: Michael B. Emmons  
County Surveyor

TPM14784\_subreview.doc

AA /EEO Employer

Thomas D. Fayram, Deputy Director  
Rochelle Camozzi, Chief Financial Officer

Dacé B. Morgan, Deputy Director  
Michael B. Emmons, County Surveyor

Mark A. Schleich, Deputy Director

www.publicworkssb.org

Environmental Health Services

2125 S. Centerpointe Pkwy., #333  
Santa Maria, CA 93455-1340  
805/346-8460 • FAX 805/346-8485

TO: Julie Harris, Planner  
Planning & Development Department  
Development Review Division

FROM: Paul E. Jenzen  
Environmental Health Services

DATE: April 16, 2012

SUBJECT: Case No. 11TPM-00000-00007, TPM14,784/12CDH-00000-00009 . Goleta Area

Applicant: Trust for Public Land  
101 Montgomery St., Suite 900  
San Francisco, CA. 94104

Assessor's Parcel No. 073-090-062, zoned PRD-58, located at 6925 Whittier Drive.

This is a revised letter based on information received by Environmental Health Services subsequent to the writing of the letter dated 4/4/12. 11TPM-00000-00007/12CDH-00000-00009 represents a request to divide one 70.32-acre lot into three lots. Proposed Lot 1 would be 63.93 acres and is currently developed with the Ocean Meadows Golf Course, clubhouse, restaurant, golf cart storage building, parking lot and remote restroom. Proposed Lot 2 would be 5.89 acres and is currently developed with an employee dwelling and maintenance building. Proposed Lot 3 would be 0.50 acres and is currently developed with a parking lot that serves the golf course. No structural development is proposed.

An existing employee dwelling is located on proposed Lot 2. The permit for the dwelling expired in 1990 without renewal and currently the dwelling is unpermitted. The applicant proposes to remove the dwelling prior to recordation of the Tentative Parcel Map.

Domestic water supply is proposed to be provided by the Goleta Water District. Proposed Lot 1 is currently served and would continue to be served by the Goleta Water District. A separate reclaimed water system is also located on the lot, which irrigates the golf course. Proposed Lot 2 is currently served and would continue to be served by the Goleta Water District and would also receive reclaimed water after the lot split. Proposed Lot 3 would be served by the Goleta Water District.

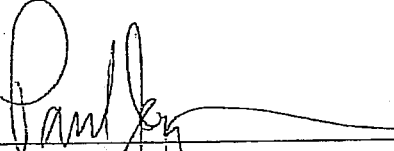
Correspondence from the Goleta Water District indicates that adequate meters exist to serve the entire project but will need to be repurposed to serve each lot. This will need to be accomplished prior to recordation otherwise a "can and will serve" letter will be required.



Sewage disposal is proposed to be provided by the Goleta West Sanitary District. Proposed Lot 1 is currently served and would continue to be served by the Goleta West Sanitary District. Proposed Lot 2 is currently served by an onsite wastewater treatment system connected to the workshop and an employee trailer. The onsite wastewater treatment system will be abandoned when the lot is connected to the sewer. Proposed Lot 3 is proposed to be served by the Goleta West Sanitary District.

Providing the Zoning Administrator grants approval of the applicant's request, Environmental Health Services recommends the following be included as Conditions of Approval:

1. Prior to Recordation, Environmental Health Services shall receive and approve written notice from the Goleta Water District indicating that said district can and will provide domestic water service upon demand and without exception for proposed lots 2 & 3. If the existing water meters are to be repurposed then that shall be accomplished prior to recordation.
2. Prior to Recordation, Environmental Health Services shall receive a guarantee of service, typically a "can and will serve" letter or a connection permit from the Goleta West Sanitary District for sewage collection and disposal for proposed lots 2 & 3.
3. Concurrent to Connection to the Sewer, the existing onsite wastewater treatment system shall be abandoned under permit and inspection from Environmental Health Services.
4. Prior to Recordation, the applicant shall submit a copy of the final map to Environmental Health Services.

  
\_\_\_\_\_  
Paul E. Jenzen, REHS  
Senior Environmental Health Specialist

cc: Applicant  
Agent, Ginger Anderson, Penfield & Smith  
Goleta Water District  
Goleta West Sanitary District  
Office of the County Surveyor  
Marilyn Merrifield, Environmental Health Services  
Norman Fujimoto, Environmental Health Services

LÜ-5116

RECEIVED

APR 16 2012

S.B. COUNTY  
PLANNING & DEVELOPMENT



# Memorandum

DATE: April 13, 2012

TO: Julie Harris  
Planning and Development  
Santa Barbara

FROM: Eric Peterson, Fire Marshal *(ELP)*  
Fire Department

SUBJECT: APN: 073-090-062; Permit: 11TPM-00007, TPM 14,784  
Site: 6923 Whittier Drive, Goleta.  
Project: Lot Split

*This Condition Memorandum Supersedes the Previous Condition Memorandum  
Dated January 13, 2012*

---

Fire Department staff has reviewed the above referenced project and has no development conditions to place on the project as presented at this time.

## MAP RECORDATION

1. The fire department has no objection to the map recordation of Tract 14,784
2. The following information shall be recorded with the map.

In the event proposed Lot 2 (073-090-062, 00TPM-00007) is subdivided in the future, the owner/applicant of proposed Lot 2 shall obtain an access easement over "Venoco Road" as it runs east-west from Storke Road to proposed Lot 2, or other access way suitable to and approved by the County Fire Department. The access easement shall be a minimum of 30 feet in width and conform to the most current Fire Department Development Standards. The access easement shall be obtained prior to development on proposed Lot 2.

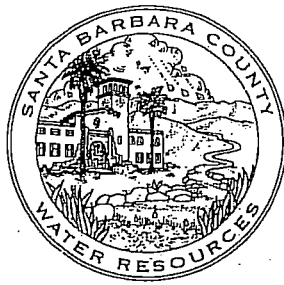
## THE FOLLOWING IS ADVISORY ONLY

3. It is understood by all parties that this departure from the current Fire Department Standards is based on the establishment of an acceptable access by UCSB for this project and does not set a precedent or set a direction for applying conditions to future development(s).

As always, if you have any questions or require further information, please call 805-681-5523 or 805-681-5500.

DP:mkb

c Goleta Water District, 4699 Hollister Av, Goleta 93110



Santa Barbara County Public Works Department  
Flood Control & Water Agency

January 4, 2012

RECEIVED

Julie Harris, Planner  
County of Santa Barbara  
Planning & Development Department  
123 E. Anapamu St.  
Santa Barbara, CA 93101

JAN 06 2012  
S.B. COUNTY  
PLANNING & DEVELOPMENT

Re: 11TPM-00000-00007; Devereaux Creek Properties/Trust  
APN: 073-090-062; Goleta

Dear Ms. Harris:

The District has no formal conditions prior to Map Recordation for the above referenced project. However, the project is located within a special flood hazard area and contains a Flood Control District access and maintenance easement. Therefore, the District wishes to use this letter to document the following advisories:

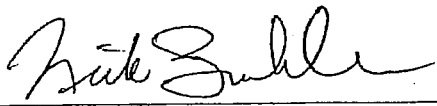
1. Prior to any future development

- a. The applicant shall comply with the Santa Barbara County Flood Control District Standard Conditions of Approval dated January 2011 (<http://www.countyofsb.org/uploadedFiles/pwd/Water/Development/StdConditionsJan2011.pdf>)
- b. The applicant shall provide a site plan of the proposed development following the guidelines provided in the Standard Conditions of Approval.
- c. The applicant shall submit all Maps, improvement plans, grading and drainage plans, drainage studies, and landscape plans to the District for review and approval.
- d. Any development within a Special Flood Hazard Area will be subject to the requirements of Chapter 15A (Floodplain Management) of the County Ordinance.
- e. Any development near a watercourse will be subject to the requirements of Chapter 15B (Development Along Watercourses) of the County Ordinance.
- f. The applicant shall acquire and submit all required data, forms and certifications as described in the Standard Conditions of Approval.

G:\WaterResources\Flood Control\Engineering\Development\DREV\CND\11TPM0000000007cnd.doc

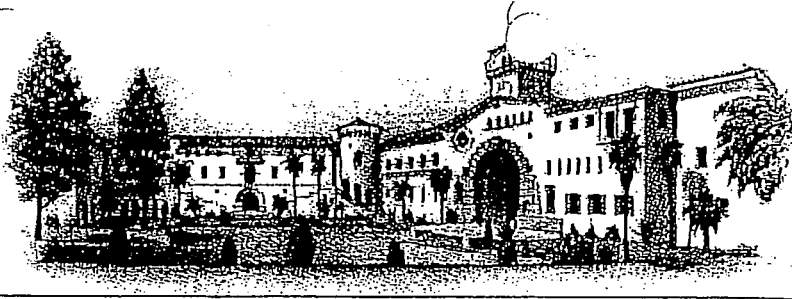
Sincerely,

SANTA BARBARA COUNTY FLOOD CONTROL & WATER CONSERVATION  
DISTRICT

By:   
\_\_\_\_\_  
Nick Bruckbauer  
Development Review Engineer

Cc: Devereaux Creek Properties c/o Mark Gree, 6925 Whittier Dr., Goleta, CA 93111  
Ginger Anderson, Penfield & Smith, 111 E. Victoria St., Santa Barbara, CA 93101

COUNTY OF SANTA BARBARA  
PUBLIC WORKS DEPARTMENT  
123 East Anapamu Street  
Santa Barbara, California 93101  
805/568-3232 FAX 805/568-3222



April 18, 2012

TO: Julie Harris, Planner  
Development Review

FROM: William Robertson, Transportation Planner  
Public Works, Transportation Division

SUBJECT: Conditions of Approval (1 page)  
Devereaux Creek Properties Tentative Parcel Map  
11TPM-00000-00007; TPM 14,784  
APN: 073-090-062/ Goleta

Traffic Mitigation Fees

1. Pursuant to Ordinance No. 4270 regarding Transportation Impact Fees, the applicant will be required to pay a fee for each new peak hour trip (PHT), for the purpose of funding transportation facilities within the Unincorporated Goleta Planning Area of the County.

Based on the current fee schedule, the total estimated fee for the proposed project is \$27,134 (2 new developable residential lots x \$13,567/lot). The Transportation Impact Mitigation Fee Program is designed to collect fees from any project that generates more than one additional peak hour trip. Fees are due prior to map recordation and shall be based on the fee schedule in effect when paid. This office will not accept payment or process a check received prior to project approval.

Fees are payable to the County of Santa Barbara, and may be paid in person or mailed to: Santa Barbara County Transportation Division, 123 E. Anapamu St., 2<sup>nd</sup> Floor, Santa Barbara, CA 93101 or Santa Barbara County Transportation Division North, 620 West Foster Road, Santa Maria, CA 93455. Please phone this office prior to payment if unsure as to the final fee required.

If you have any questions, please contact me at 739-8785.

Sincerely,

 04/18/2012

William T. Robertson

Date

cc: 11TPM-00000-00007, TPM 14,784

Chris Sneddon, Transportation Manager, County of Santa Barbara, Public Works Department

F:\Group\Transportation\Traffic\Transportation Planning\Development Review\Goleta\Devereaux Creek Properties Tentative Parcel Map 11TPM-Cond.doc



COUNTY OF SANTA BARBARA

# Planning and Development

## COASTAL DEVELOPMENT PERMIT

**Case No.:** 12CDH-00000-00009

**Project Name:** Employee Dwelling Demolition

**Project Address:** 6925 Whittier Drive

**Assessor's Parcel No.:** 073-090-062

**Applicant Name:** The Trust for Public Land/Devereux Creek Properties

The Planning Commission hereby approves this Coastal Development Permit for the development described below, based upon the required findings and subject to the attached terms and conditions.

**Associated Case Number(s):** 11TPM-00000-00007

**Project Description Summary:** Demolition of an employee dwelling.

**Project Specific Conditions:** See Attachment A.

**Permit Compliance Case:** \_\_\_ Yes  X  No

**Permit Compliance Case No.:** \_\_\_\_\_

**Appeals:** The approval of this Coastal Development Permit may be appealed to the Board of Supervisors by the applicant or an aggrieved person. The written appeal and accompanying fee must be filed with the Clerk of the Board of Supervisors at 105 Anacapa Street, Santa Barbara, by 5:00 p.m. on or before July 2, 2012.

The final action by the County on this Coastal Development Permit may be appealed to the California Coastal Commission after the appellant has exhausted all local appeals. Therefore a fee is not required to file an appeal of this Coastal Development Permit.

### Terms of Permit Issuance:

1. **Work Prohibited Prior to Permit Issuance.** No work, development, or use intended to be authorized pursuant to this approval shall commence prior to issuance of this Coastal Development Permit and/or any other required permit (e.g., Building Permit). **Warning! This is not a Building/Grading Permit.**
2. **Date of Permit Issuance.** This permit shall not issue prior to the expiration of the appeal period, or if appealed, prior to the final action on the appeal by the decision-maker; nor shall this permit be issued until all prior-to-issuance conditions have been satisfied or any other necessary approvals have been obtained. This Permit shall be deemed effective and issued on the date signed and indicated below.
3. **Time Limit.** The approval of this Coastal Development Permit shall be valid for one year from the date of approval. Failure to obtain a required construction, demolition, or grading permit and to lawfully commence development within two years of permit issuance shall render this Coastal Development Permit null and void.

**NOTE:** Approval and issuance of a Coastal Development Permit for this project does not allow construction or use outside of the project description, terms or conditions; nor shall it be construed to

be an approval of a violation of any provision of any County Policy, Ordinance or other governmental regulation.

**Owner/Applicant Acknowledgement:** Undersigned permittee acknowledges receipt of this pending approval and agrees to abide by all terms and conditions thereof.

---

Print Name	Signature	Date
------------	-----------	------

**Date of Planning Commission Approval:** June 20, 2012

**Planning and Development Department Issuance by:**

---

Print Name	Signature	Date
------------	-----------	------

## ATTACHMENT A: PROJECT SPECIFIC CONDITIONS

1. **Proj Des-01 Project Description.** This Tentative Parcel Map 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:

**The project is the demolition of an existing employee dwelling. Access to the project site is provided by an existing 20-foot wide easement across UCSB property from Storke Road. The site is currently served by the Goleta Water District, an onsite septic disposal system and the County Fire Department. The property is addressed as 6925 Whittier Drive, APN 073-090-062, Goleta, 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. **SolidW-02 Solid Waste-Recycle.** The Owner/Applicant and their contractors and subcontractors shall separate demolition and excess construction materials onsite for reuse/recycling or proper disposal (e.g., concrete, asphalt, wood, brush). The Owner/Applicant shall provide separate onsite bins as needed for recycling. **PLAN REQUIREMENTS:** The Owner/Applicant shall print this requirement on all demolition plans. **TIMING:** Materials shall be recycled as necessary throughout demolition. All materials shall be recycled prior to Final Building Inspection Clearance.
4. **WatConv-01 Sediment and Contamination Containment - Special.** The Owner/Applicant shall prevent water contamination during demolition by implementing Best Management Practices (BMP) designed to protect natural watercourses/creeks, prevent erosion, and convey clean storm water runoff to existing drainages while keeping contaminants and sediments onsite. Such measures may include but not be limited to:
  - a. Use of silt fences, coir rolls or other similar devised to prevent the migration of polluted storm water from the demolition area to the creek.
  - b. Stabilization of entrances/exits to the demolition site shall be stabilized using methods designed to reduce transport of sediment off site.
  - c. Cover storm drains and manholes within the demolition area.
  - d. Store, handle and dispose of construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. in a manner which minimizes the potential for storm water contamination.

**PLAN REQUIREMENTS:** The Owner/Applicant shall ensure all above construction site measures are printed as notes on demolition plans.



**TIMING:** Stabilizing measures shall be in place prior to commencement of construction. Other measures shall be in place throughout construction.

## COUNTY RULES AND REGULATIONS

5. **Rules-02 Effective Date-Appealable to CCC.** This Coastal Development Permit shall become effective upon the expiration of the applicable appeal period provided an appeal has not been filed. If an appeal has been filed, the planning permit shall not be deemed effective until final action by the review authority on the appeal, including action by the California Coastal Commission if the planning permit is appealed to the Coastal Commission. [ARTICLE II § 35-169].
6. **Rules-03 Additional Permits Required.** The demolition of any structures authorized by this approval shall not commence until the all necessary planning and demolition permits are obtained. Before any Permit will be issued by Planning and Development, the Owner/Applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the Owner/Applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development.
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-10 CDP Expiration-No CUP or DVP.** The approval or conditional approval of a Coastal Development Permit shall be valid for one year from the date of action by the Zoning Administrator. Prior to the expiration of the approval, the review authority who approved the Coastal Development Permit may extend the approval one time for one year if good cause is shown and the applicable findings for the approval required in compliance with Section 35-169.5 can still be made. A Coastal Development Permit shall expire two years from the date of issuance if the use, building or structure for which the permit was issued has not been established or commenced in conformance with the effective permit. Prior to the expiration of such two year period the Director may extend such period one time for one year for good cause shown, provided that the findings for approval required in compliance with Section 35-169.5, as applicable, can still be made.
9. **Rules-23 Processing Fees Required.** Prior to issuance of the Coastal Development Permit, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
10. **Rules-29 Other Dept Conditions.** Compliance with Departmental/Division letters required as follows:
  - a. Air Pollution Control District dated April 16, 2012;
  - b. Environmental Health Services Division dated April 16, 2012.
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-32 Contractor and Subcontractor Notification.** The Owner/Applicant shall ensure that potential contractors are aware of County requirements. Owner / Applicant shall notify all

contractors and subcontractors in writing of the site rules, restrictions, and Conditions of Approval and submit a copy of the notice to P&D compliance monitoring staff.

13. **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.
14. **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.



April 16, 2012

Julie Harris  
Santa Barbara County  
Planning and Development  
123 E. Anapamu Street  
Santa Barbara, CA 93101

RECEIVED

APR 17 2012

S.B. COUNTY  
PLANNING & DEVELOPMENT

Re: APCD Comments on Devereaux Creek Properties  
TPM, 11TPM-00000-00007, 12CDH-00000-00009

Dear Ms. Harris:

This comment letter supersedes the APCD comment letter dated January 9, 2012. Since the time of the last review the project has been revised to include the demolition of an existing employee dwelling. The Air Pollution Control District (APCD) has reviewed the referenced case, which consists of dividing an existing 70-acre parcel into three lots of approximately 63 acres, 5.89 acres, and 0.5 acres. No other development is proposed. The subject property is zoned PRD-58 and is identified in the Assessor Parcel Map Book as APN 073-090-062. The parcel is located at 6925 Whittier Drive in the unincorporated Goleta area.

Air Pollution Control District staff offers the following suggested conditions:

1. APCD Rule 345, *Control of Fugitive Dust from Construction and Demolition Activities* establishes limits on the generation of visible fugitive dust emissions at demolition and construction sites. The rule includes measures for minimizing fugitive dust from on-site activities and from trucks moving on- and off-site. The text of the rule can be viewed on the APCD website at [www.sbcapcd.org/rules/download/rule345.pdf](http://www.sbcapcd.org/rules/download/rule345.pdf).
2. The applicant is required to complete and submit an Asbestos Demolition/Renovation Notification (APCD Form ENF-28 which can be downloaded at [www.sbcapcd.org/eng/di/dl08.htm](http://www.sbcapcd.org/eng/di/dl08.htm) ) for each regulated structure to be demolished or renovated. Demolition notifications are required regardless of whether asbestos is present or not. The completed notification should be presented or mailed to the Santa Barbara County Air Pollution Control District with a minimum of 10 working days advance notice prior to disturbing asbestos in a renovation or starting work on a demolition. For additional information regarding asbestos notification requirements, please visit our website at [www.sbcapcd.org/biz/asbestos.htm](http://www.sbcapcd.org/biz/asbestos.htm) or contact APCD's Engineering and Compliance Division at (805) 961-8800.

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 961-8893 or via email at [edg@sbcapcd.org](mailto:edg@sbcapcd.org).

April 16, 2012

Page 2

Sincerely,



Eric Gage,

Air Quality Specialist

Technology and Environmental Assessment Division

cc: Ginger Anderson  
Project File  
TEA Chron File

Santa Barbara County  
**PUBLIC Health**  
DEPARTMENT

Environmental Health Services

2125 S. Centerpointe Pkwy., #333  
Santa Maria, CA 93455-1340  
805/346-8460 • FAX 805/346-8485

TO: Julie Harris, Planner  
Planning & Development Department  
Development Review Division

FROM: Paul E. Jenzen  
Environmental Health Services

DATE: April 16, 2012

SUBJECT: Case No. 11TPM-00000-00007, TPM14,784/12CDH-00000-00009 Goleta Area

Applicant: Trust for Public Land  
101 Montgomery St., Suite 900  
San Francisco, CA. 94104

RECEIVED

APR 19 2012

S.B. COUNTY  
PLANNING & DEVELOPMENT

Assessor's Parcel No. 073-090-062, zoned PRD-58, located at 6925 Whittier Drive.

This is a revised letter based on information received by Environmental Health Services subsequent to the writing of the letter dated 4/4/12. 11TPM-00000-00007/12CDH-00000-00009 represents a request to divide one 70.32-acre lot into three lots. Proposed Lot 1 would be 63.93 acres and is currently developed with the Ocean Meadows Golf Course, clubhouse, restaurant, golf cart storage building, parking lot and remote restroom. Proposed Lot 2 would be 5.89 acres and is currently developed with an employee dwelling and maintenance building. Proposed Lot 3 would be 0.50 acres and is currently developed with a parking lot that serves the golf course. No structural development is proposed.

An existing employee dwelling is located on proposed Lot 2. The permit for the dwelling expired in 1990 without renewal and currently the dwelling is unpermitted. The applicant proposes to remove the dwelling prior to recordation of the Tentative Parcel Map.

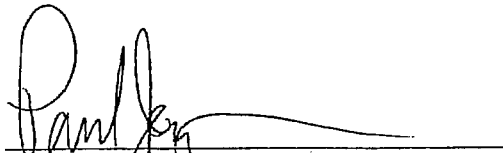
Domestic water supply is proposed to be provided by the Goleta Water District. Proposed Lot 1 is currently served and would continue to be served by the Goleta Water District. A separate reclaimed water system is also located on the lot, which irrigates the golf course. Proposed Lot 2 is currently served and would continue to be served by the Goleta Water District and would also receive reclaimed water after the lot split. Proposed Lot 3 would be served by the Goleta Water District.

Correspondence from the Goleta Water District indicates that adequate meters exist to serve the entire project but will need to be repurposed to serve each lot. This will need to be accomplished prior to recordation otherwise a "can and will serve" letter will be required.

Sewage disposal is proposed to be provided by the Goleta West Sanitary District. Proposed Lot 1 is currently served and would continue to be served by the Goleta West Sanitary District. Proposed Lot 2 is currently served by an onsite wastewater treatment system connected to the workshop and an employee trailer. The onsite wastewater treatment system will be abandoned when the lot is connected to the sewer. Proposed Lot 3 is proposed to be served by the Goleta West Sanitary District.

Providing the Zoning Administrator grants approval of the applicant's request, Environmental Health Services recommends the following be included as Conditions of Approval:

1. Prior to Recordation, Environmental Health Services shall receive and approve written notice from the Goleta Water District indicating that said district can and will provide domestic water service upon demand and without exception for proposed lots 2 & 3. If the existing water meters are to be repurposed then that shall be accomplished prior to recordation.
2. Prior to Recordation, Environmental Health Services shall receive a guarantee of service, typically a "can and will serve" letter or a connection permit from the Goleta West Sanitary District for sewage collection and disposal for proposed lots 2 & 3.
3. Concurrent to Connection to the Sewer, the existing onsite wastewater treatment system shall be abandoned under permit and inspection from Environmental Health Services.
4. Prior to Recordation, the applicant shall submit a copy of the final map to Environmental Health Services.

  
Paul E. Jenzen, REHS  
Senior Environmental Health Specialist

cc: Applicant  
Agent, Ginger Anderson, Penfield & Smith  
Goleta Water District  
Goleta West Sanitary District  
Office of the County Surveyor  
Marilyn Merrifield, Environmental Health Services  
Norman Fujimoto, Environmental Health Services

LU-5116