

**Santa Barbara County
Air Pollution Control District**

Our Vision  Clean Air

May 17, 2012

Joyce Gerber
Santa Barbara County
Planning and Development
624 W. Foster Road
Santa Maria, CA 93455

Re: APCD Comments on Beach Club Family Trust New SFD, 11CDH-00000-00054

Dear Ms. Gerber:

The Air Pollution Control District (APCD) has reviewed the revised project, which consists of two phases. The first phase includes demolition of an existing 1,079 square foot single-family dwelling and a second residential unit of 1,369 square feet. A new single-family residence of 1,460 square feet with decks will be constructed. Also proposed are a 520 linear foot retaining wall, and other fencing, decorative walls, storm and storm drain improvements. Grading for the entire project will be conducted in Phase 1 and will consist of 3,306 cubic yards of cut and 3,306 cubic yards of fill balanced on-site. Phase 2 consists of construction of a 5,992 square foot horse barn and greenhouse, with an office and a 1,653 square foot basement. The subject property, a 10.2-acre parcel zoned 3-E-1 and identified in the Assessor Parcel Map Book as APN 005-260-018, is located at 2825 Padaro Lane in the unincorporated Carpinteria area.

Air Pollution Control District staff offers the following suggested conditions:

1. Standard dust mitigations (**Attachment A**) are recommended for all construction and/or grading activities. The name and telephone number of an on-site contact person must be provided to the APCD prior to issuance of land use clearance.
2. 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.
3. Fine particulate emissions from diesel equipment exhaust are classified as carcinogenic by the State of California. Therefore, during project grading, construction, and hauling, construction contracts must specify that contractors shall adhere to the requirements listed in **Attachment B** to reduce emissions of ozone precursors and fine particulate emissions from diesel exhaust.
4. All portable diesel-fired construction engines rated at 50 brake-horsepower or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or APCD permits prior to operation. Construction engines with PERP certificates are exempt from APCD permit, provided they will be on-site for less than 12 months.
5. Advisory: The applicant should determine whether any structure(s) proposed for demolition or renovation contains asbestos that is friable or has the potential to become friable during

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demolition or disposal. If any structure does contain friable asbestos, the asbestos should be removed by a contractor that is state certified for asbestos removal. For additional information regarding asbestos in construction, please refer to APCD's website at www.sbcapcd.org/biz/asbestos.htm.

6. At a minimum, prior to occupancy any feasible greenhouse gas reduction measures from the following sector-based list should be applied to the project:
 - Energy use (energy efficiency, low carbon fuels, renewable energy)
 - Transportation (reduce vehicle miles traveled, compact and transit-oriented development, pedestrian- and bicycle-friendly communities)
 - Water conservation (improved practices and equipment, landscaping)
 - Waste reduction (material re-use/recycling, composting, waste diversion, waste minimization)
 - Architectural features (green building practices, cool roofs)

7. Asphalt paving activities shall comply with APCD Rule 329, *Cutback and Emulsified Asphalt Paving Materials*.

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.

Sincerely,



Eric Gage,
Air Quality Specialist
Technology and Environmental Assessment Division

Attachments: Fugitive Dust Control Measures
Diesel Particulate and NO_x Emission Measures

cc: Mark Wryan
Project File
TEA Chron File



ATTACHMENT A
FUGITIVE DUST CONTROL MEASURES

These measures are required for all projects involving earthmoving activities regardless of the project size or duration. Proper implementation of these measures is assumed to fully mitigate fugitive dust emissions.

- During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
- Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
- If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
- Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.
- After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
- The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading of the structure.

Plan Requirements: All requirements shall be shown on grading and building plans and as a note on a separate information sheet to be recorded with map. **Timing:** Requirements shall be shown on plans or maps prior to land use clearance or map recordation. Condition shall be adhered to throughout all grading and construction periods.

MONITORING: Lead Agency shall ensure measures are on project plans and maps to be recorded. Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.



ATTACHMENT B
DIESEL PARTICULATE AND NO_x EMISSION MEASURES

Particulate emissions from diesel exhaust are classified as carcinogenic by the state of California. The following is an updated list of regulatory requirements and control strategies that should be implemented to the maximum extent feasible.

The following measures are required by state law:

- All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
- Fleet owners of mobile construction equipment are subject to the California Air Resource Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13 California Code of Regulations, Chapter 9, § 2449), the purpose of which is to reduce diesel particulate matter (PM) and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles. For more information, please refer to the CARB website at www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.
- All commercial diesel vehicles are subject to Title 13, § 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.

The following measures are recommended:

- Diesel construction equipment meeting the California Air Resources Board (CARB) Tier 1 emission standards for off-road heavy-duty diesel engines shall be used. Equipment meeting CARB Tier 2 or higher emission standards should be used to the maximum extent feasible.
- Diesel powered equipment should be replaced by electric equipment whenever feasible.
- If feasible, diesel construction equipment shall be equipped with selective catalytic reduction systems, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California.
- Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- All construction equipment shall be maintained in tune per the manufacturer's specifications.
- The engine size of construction equipment shall be the minimum practical size.
- The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.

Plan Requirements: Measures shall be shown on grading and building plans. **Timing:** Measures shall be adhered to throughout grading, hauling and construction activities.

MONITORING: Lead Agency staff shall perform periodic site inspections to ensure compliance with approved plans. APCD inspectors shall respond to nuisance complaints.

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: Errin Briggs, Planner
Planning & Development Department
Development Review Division

FROM: Paul E. Jenzen
Environmental Health Services

DATE: March 28, 2013

SUBJECT: Case No. : 12TPM-00000-00006, 11CDH-00000-00054, 11CDH-00000-000006 in the
Summerland Area

Applicant: 3282 Beach Club Family Trust
c/o Tim Hocter
3705 Telegraph Road
Ventura, CA. 93003

Assessor's Parcel No. 005-260-018, zoned 3-E-1, located at 2825
Padaro Lane.

12TPM-00000-00006 (TPM 14,791) represents a request to subdivide the existing 10.25-acre parcel into two resultant parcels of 3.02 acres (Proposed Parcel A) and 7.23 acres (Proposed Parcel B) in size.

11CDH-00000-00054 is a request to construct a new single family residence of 5,126 square feet with a 500 sf basement and a 750 sf attached garage.

11CDH-00000-00006 is a request to abandon an existing water well and items not regulated by Environmental Health Services.

Domestic water supply is proposed to be provided by the Montecito Water District. Since the project represents an increase in demand on the public water supply, the Montecito Water District will need to review the project and agree in writing to serve the new lot.

Sewage disposal is proposed to be provided by a private onsite wastewater treatment system. The applicant has provided to Environmental Health Services a wastewater engineering study completed by Earth Systems and dated November 14, 2012 that indicates that an onsite wastewater treatment system could be constructed to serve the project.

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

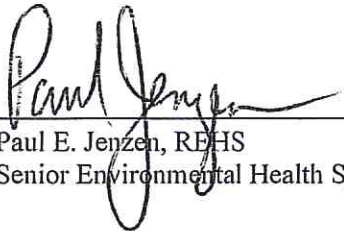
Planning and Development Department

Case Numbers 12TPM-00000-00006, 11CDH-00000-00006, 11CDH-00000-00054

March 28, 2013

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1. Prior to Recordation, Environmental Health Services shall receive and approve written notice from the Montecito Water District indicating that said district can and will provide domestic water service upon demand and without exception.
2. Prior to Recordation, the applicant shall submit a copy of the final map to Environmental Health Services.
3. Prior to Issuance of a Coastal Development Permit for the new single family residence, the applicant shall obtain an onsite wastewater treatment system permit from Environmental Health Services.
4. Prior to Issuance of a Coastal Development Permit for the abandonment of the water well, the applicant shall obtain a well destruction permit from Environmental Health Services.



Paul E. Jenzen, REHS
Senior Environmental Health Specialist

cc: Applicant
Agent, Ginger Anderson, Penfield & Smith
Montecito Water District
Office of the County Surveyor
Phillip Oates, Planning & Development Building Div., Santa Barbara
Willie Brummett, Environmental Health Services

LU-5168



CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

November 1, 2013

Ms. Petra Leyva
Planning and Development
County of Santa Barbara
123 East Anapamu Street
Santa Barbara, CA 93101

Re: 11CDH-00000-00054 / Single Family Dwelling
APN: 005-260-018 / 2825 Padaro Lane

Dear Ms. Leyva:

The following items are necessary for fire protection:

1. Access ways shall be extended to within 150 feet of all portions of the exterior walls of the first story of any building. Distance shall be measured by an approved route around the exterior of the building.
2. Access to all structures shall conform to the requirements for private roads and driveways set forth in the Santa Barbara County Private Roads & Driveway Standards, Section 8 and the Carpinteria-Summerland Fire District Standard #1.
3. Driveways in excess of one hundred fifty (150') feet must be provided with an approved area for turning around fire apparatus. Either a hammerhead or circular turnaround shall be provided at an approved distance from the structure.
4. When access ways are gated, a Fire District approved key box shall be installed in an accessible location. Prior to installation, the Fire District shall approve the location and type. The minimum clear width of gate opening shall be at least 2 feet wider than the road served. The gate shall be at least 30 feet off of the public or private access roadway.
5. Visible street address numbers must be posted at the driveway and on the building. Numbers shall be a minimum 4 inches high on a contrasting background. An application for new addressing and a site plan showing structures and indicating the current addresses for existing buildings on Parcel B is required.

"Pride in Service"

6. All new buildings/ structures shall be protected by an approved automatic fire sprinkler system. Prior to installation, plans for the proposed fire sprinkler system shall be designed by a qualified person and submitted to the prevention bureau for approval.
7. Per 2010 California Building Code and 2010 California Fire Code, smoke detectors and carbon monoxide alarms must be installed in all residences.
8. Public fire hydrants supplying the required fire flow within the required driving distance from the structures shall be provided. The existing dry-barrel fire hydrant located within the required driving distance does not meet the current minimum standard. A wet barrel fire hydrant providing one 4-inch and one 2-1/2 inch outlet is required. The installation shall be coordinated with the Montecito Water District. The new fire hydrant shall be installed and in-service prior to any construction using combustible material.
9. Per Carpinteria-Summerland Fire District Ordinance No. 2003-01 pertaining to fees and service charges, a fee is assessed on review of lot line adjustments, lot splits, and development reviews.
10. Pursuant to Santa Barbara County Ordinance No. 4566, prior to issuance of a "Certificate of Occupancy", the Carpinteria-Summerland Fire Protection District mitigation fee must be paid.
11. Any future changes, including further division, intensification of use, or increase in hazard classification, may require additional conditions in order to comply with applicable fire district development standards.

If you need additional information on Fire District conditions, please contact me at 566-2451.

Sincerely,



Ed Foster
Fire Marshal
Fire Prevention Bureau

Cc: Penfield & Smith
Property Owner
Architect



November 15, 2013

Herman D. Parker
Community Services Director
(805) 568-2467

Kerry Bierman
Chief Financial Officer
(805) 568-3408

Paddy Langlands
Deputy Director
Parks Division
(805) 568-2461

Dinah Lockhart
Deputy Director
Housing and Community
Development Division
(805) 568-3520

Ginny Brush
Executive Director
Arts Commission
(805) 568-3990


**Community Services
Administration**
105 E Anapamu Street, 4th Floor
Santa Barbara, CA 93101
Tel: (805) 568-2467
Fax: (805) 568-3414

Park Administration
610 Mission Canyon Road
Santa Barbara, CA 93105
Tel: (805) 568-2461
Fax: (805) 568-2459

**Housing and Community
Development Administration**
105 E Anapamu Street, Room 105
Santa Barbara, CA 93101
Tel: (805) 568-3520
Fax: (805) 568-2289

**Arts Commission
Administration**
1100 Anacapa Street
3rd Floor Rotunda Tower
Santa Barbara, CA 93101
Tel: (805) 568-3990
Fax: (805) 568-3991

TO: Joyce Gerber, Planner
Planning & Development

FROM: Claude Garciacelay, Park Planner 

RE: **12TPM-0026 / TPM 14,791**
APN 005-260-009

County Parks recommends the following condition(s) to the approval of the above referenced project:

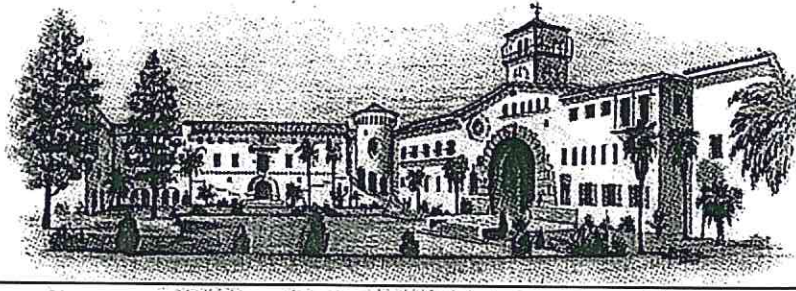
1) Pursuant to the provisions of Santa Barbara County Ordinance 4317 (Quimby Ordinance) and the appurtenant fee resolution for the recreational demand area, the applicant will be required to pay a fee for each generated lot or dwelling unit. The purpose of the fee is to provide park and recreational facilities within the recreational demand area. 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.

Based on the current fee schedule, the total fee for the proposed project would be **\$1,226** (\$1,226 x 1 new lot(s)/dwelling unit(s)). Fees are due prior to recording of final map. The actual fee shall be based on the fee schedule in effect when payment is made and, fee schedules are subject to adjustment on an annual basis. Please phone this office prior to payment to verify the final fee required. This office will not accept or process a payment prior to project approval by the decision maker.

Fees are payable to the COUNTY OF SANTA BARBARA, and may be paid in person or mailed to: Santa Barbara County Parks Administration, Rocky Nook Park, 610 Mission Canyon Road, Santa Barbara, CA 93105; or in the North County (by appointment) at Waller Park, 300 Goodwin Road, Santa Maria, CA 93455.

C: County Surveyor
Agent

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



November 5, 2013

TO: Joyce Gerber, Planner
Development Review

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

SUBJECT: Conditions of Approval (1 page)
Beach Club Drive Family Trust Parcel Map
12TPM-00000-00006; TPM 14,971
11CDH-00000-00006, 11CDH-00000-00054
APN: 005-260-018/ Carpinteria

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 Carpinteria Planning Area of the County.

Based on the current fee schedule, the total estimated fee for the proposed project is \$2,047 (1 new developable residential lots x \$2,047/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., 2nd 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,

 11/05/2013

William T. Robertson

Date

cc: 12TPM-00000-00006, TPM 14,971
Chris Sneddon, Transportation Manager, County of Santa Barbara, Public Works Department
G:\Transportation\Traffic\Transportation Planning\Development Review\Carpinteria\Beach Club Drive Family Trust Parcel Map 12TPM-Cond.doc