

## **ATTACHMENT 2: 19TPM-00000-00004 CONDITIONS OF APPROVAL**

### **PROJECT DESCRIPTION**

- 1. Proj Des-01 Project Description.** This Tentative Parcel Map, Comprehensive Plan Amendment, and Zoning Map Amendment is based upon and limited to compliance with the project description, the hearing exhibits, 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 proposed project is for a Tentative Parcel Map (TPM), Comprehensive Plan Amendment (GPA), and Zoning Map Amendment (RZN) to create three new legal lots from existing APN 013-090-001 (3.36 gross acres, zoned 2-E-1). The size of each of the proposed lots are:

- Lot 1: 1.36 gross acres;
- Lot 2: 1.0 gross acre;
- Lot 3: 1.0 gross acre.

The proposed land use designation for the newly created lots is Single Family Semi-Rural Residential, one-acre minimum parcel size (SRR-1.0). The proposed zoning for the newly created lots is Single Family Residential, one-acre minimum lot size (1-E-1). The lots will be served by the Montecito Water District, Montecito Sanitary District, and the Montecito Fire Protection District. Access will be provided off of Stoddard Lane. Easements will be recorded over each of the lots for access and utilities. The existing property is a 3.36-acre lot zoned 2-E-1 and identified as Assessor's Parcel Number 013-090-001, located at 651 Stoddard Lane in the Montecito Community Plan area, First Supervisorial District.

Any deviations from the project description, exhibits or conditions must be reviewed 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.

### **TENTATIVE PARCEL MAP CONDITIONS**

- 3. Map-01 Maps-Info.** Prior to recordation of the tentative 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.

- 4. 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.
- 5. Map-01b Maps-Not Retroactive.** If Land Use Permits are obtained prior to recordation, Tentative Parcel Map conditions will not apply retroactively to the previously issued permit.
- 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-09 Access Easement.** The Owner/Applicant shall enter into and record an agreement in a form acceptable to and approved by the County Counsel and the Planning and Development to reserve an access easement over Lot 1 in favor of Lot 2 and Lot 3 at the time of conveyance of either parcel. This agreement is to be recorded with the appropriate instruments as determined by the County Surveyor.
- 8. Map-10 Public Utility Easements.** Prior to recordation, public utility easements shall be provided in the locations and widths required by the serving utilities. The subdivider shall submit to the County Surveyor a set of prints of the parcel map accompanied by a letter from each utility, water and sewer district serving the property stating that the easements shown thereon are acceptable.
- 9. Map-11 Electrical Utilities.** Electrical utilities shall be installed underground.
- 10. Map-16 Buyer Beware Notice.** This condition shall serve as a Buyer Beware notice to instruct future property owners that the lots were created without a guarantee of public water and sewer service and that future lot owners will be required to demonstrate adequate public water and sewer service prior to obtaining Zoning and Building Permits for future lot development.
- 11. Project-Specific Condition – Land Use Permit.** A Land Use Permit shall be required to be approved and issued prior to map recordation for grading associated with the driveways, underground stormwater improvements, construction of 20-foot wide driveways to access all parcels, and a hammerhead turnaround on proposed Parcels 1 and 3, brush clearing and asphalt resurfacing along the existing private driveway off of Stoddard Lane traversing APNs 013-

150-010 and 013-150-012, and a new fire protection water system, including a hydrant, consistent with Montecito Fire Protection District requirements.

**12. HAZ-1: Pesticide- and Herbicide-Related Soil Sampling.** A soil sampling plan and plan for organochlorine pesticides (OCPs) shall be prepared and samples collected and analyzed at the following locations (“Affected Locations”) as referenced in the referenced in the Report of Environmental Investigation, dated November 22, 2004:

- Three prior sample locations at the storage cabinets
- Four prior sample locations at the plant laboratory and greenhouse
- The sample location at the cistern

Sampling shall be conducted under the oversight of a regulatory agency such as County Environmental Health Services (EHS), the Central Coast Regional Water Quality Control Board, or the California Department of Toxic Substance Control. Should OCP levels be above the applicable terrestrial screening levels, a remediation plan that outlines the depth, collection protocols, and disposal and treatment methods shall be implemented under the oversight of a regulatory agency and in accordance with applicable regulatory guidelines (such as Health and Safety Code) and action levels.

**PLAN REQUIREMENTS AND TIMING:** The soil sampling and remediation plan, if required, shall be reviewed and approved by a regulatory agency prior to Parcel Map recordation and the remediation plan shall be implemented on-site prior to future development on the Parcel(s) within which the Affected Locations are situated. This condition shall be recorded with the Parcel Map.

**MONITORING:** The sampling and remediation plans shall be reviewed and approved by the appropriate regulatory agency prior to Parcel Map recordation and confirmation sampling and concurrence from the regulatory agency to confirm the adequate removal of contaminated soils above risk-based concentrations shall occur prior to development of the Parcel(s) within which the Affected Locations are situated.

**13. HAZ-2: Stop Work if Soil Contamination is Encountered.** If soil contamination (e.g. stained and/or odiferous soil) is encountered on any Parcel during redevelopment activities, including in the location of Underground Storage Tanks (USTs) identified in the Phase I Environmental Site Assessment (ESA) dated November 22, 2004, work shall be suspended on that Parcel and EHS shall be notified.

**PLAN REQUIREMENTS AND TIMING:** This condition shall be printed on all plans for future development.

**MONITORING:** P&D permit processing planner shall check plans prior to issuance of any future development permits, and P&D compliance monitoring staff shall spot check in the field throughout grading and construction.

**14. Phase I Preliminary Site Assessment:** A Phase I Environmental Site Assessment (ESA) shall be prepared to evaluate the site for Recognized Environmental Concerns (RECs) per ASTM standards.

PLAN REQUIREMENTS AND TIMING: The Phase I ESA shall be prepared and submitted to a regulatory oversight agency for review prior to map recordation.

**15. ESA Remediation Plan:** If the Phase I Environmental Site Assessment (ESA) reveals that Recognized Environmental Concerns are present, an on-site soil sampling and a remediation plan, if required, shall be reviewed and approved by the applicable regulatory agency.

PLAN REQUIREMENTS AND TIMING: The soil sampling and remediation plan, if required, shall be implemented prior to future development on-site of any affected Parcel(s). This condition shall be recorded with the Parcel Map.

MONITORING: The sampling and remediation plans, if required, shall be reviewed and approved by the appropriate regulatory agency prior to Parcel Map recordation and confirmation sampling and concurrence from the regulatory agency to confirm the adequate removal of contaminated soils above risk-based concentrations shall occur prior to future development of any affected Parcel(s).

#### COUNTY RULES AND REGULATIONS

**16. DIMF-24e DIMF Fees-Parks.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for the Parks Department. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid. The total Parks DIMF amount is currently estimated to be \$2,670 (July 18, 2022). This is based on a project type of single family dwelling for the two additional lots that would be created. TIMING: Parks DIMFs shall be paid to the County Parks Department prior to Final Building Permit Inspection and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st).

**17. Rules-01 Effective Date-Not Appealable to CCC.** This Tentative Parcel Map, Comprehensive Plan Amendment, and Zoning Map Amendment shall become effective upon the date of 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 final review authority on the appeal. No entitlement for the use or development shall be granted before the effective date of the planning permit. [MLUDC §35.472.020]

**18. 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.

- 19. Rules-06 Recorded Map Required.** Tentative Map 14,843 shall be recorded prior to approval of any permits for development, including grading.
- 20. 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.
- 21. 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.
- 22. Rules-23 Processing Fees Required.** Prior to map recordation, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
- 23. Rules-29 Other Dept Conditions.** Compliance with Departmental/Division letters required as follows:
  - a. APCD Letter Dated August 13, 2019
  - b. Montecito Sanitary District Letter Dated July 26, 2019
  - c. Montecito Fire Protection District Letter Dated March 31, 2020
  - d. County Parks Letter Dated March 20, 2020
  - e. Flood Control Letter Dated September 26, 2019
  - f. County Surveyor's Letter Dated October 8, 2019
- 24. 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.
- 25. 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.
- 26. 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.



**air pollution control district**  
SANTA BARBARA COUNTY

**RECEIVED**  
**AUG 14 2019**  
**S B COUNTY**  
**PLANNING & DEVELOPMENT**

August 13, 2019

Sean Stewart  
Santa Barbara County  
Planning and Development  
123 E. Anapamu Street  
Santa Barbara, CA 93101

**Re: Air Pollution Control District Suggested Conditions on Matkins Parcel Map,  
19TPM-00000-00004**

Dear Mr. Stewart:

The Air Pollution Control District (District) has reviewed the referenced project, which consists of the request for a vesting TPM to subdivide one existing 3.36 acres lot into three new lots. Lot 1 will be 1.36 acres; Lot 2 will be 1 acre; and Lot 3 will be 1 acre. No development is proposed with this project. Grading is estimated at 510 cubic yards (CY) of cut and 420 CY of fill for the installation of drainage improvements and a new driveway connecting to the existing private access road. The subject property, a 3.36-acre parcel zoned SRR-0.5 and identified in the Assessor Parcel Map Book as APN 013-090-001, is located at 651 Stoddard Lane in the unincorporated community of Montecito.

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 District prior to grading/building permit issuance.
2. The State of California considers particulate matter emitted by diesel engines carcinogenic. 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 particulate matter (as well as of ozone precursors) from diesel equipment. Recommended measures should be implemented to the maximum extent feasible.
3. All portable diesel-fired construction engines rated at 50 bhp or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or District permits prior to grading/building permit issuance. Construction engines with PERP certificates are exempt from District permit, provided they will be on-site for less than 12 months.
4. Asphalt paving activities shall comply with District 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) 961-8873 or via email at [Hod@sbcapcd.org](mailto:Hod@sbcapcd.org).

Aeron Arlin Genet, Air Pollution Control Officer

*August 13, 2019*

*Page 2*

Sincerely,

A handwritten signature in blue ink that reads "Desmond Ho". The signature is written in a cursive style with a large initial 'D' and a stylized 'H'.

Desmond Ho,  
Air Quality Specialist  
Planning Division

Attachments: Fugitive Dust Control Measures  
Diesel Particulate and NO<sub>x</sub> Emission Measures

cc: Ken Marshall  
Planning Chron File



**air pollution control district**  
SANTA BARBARA COUNTY

**ATTACHMENT A**  
**FUGITIVE DUST CONTROL MEASURES**

These measures are required for all projects involving earthmoving activities regardless of the project size or duration. Projects are expected to manage fugitive dust emissions such that emissions do not exceed APCD's visible emissions limit (APCD Rule 302), create a public nuisance (APCD Rule 303), and are in compliance with the APCD's requirements and standards for visible dust (APCD Rule 345).

- During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. 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 when sustained 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.
- Onsite vehicle speeds shall be no greater than 15 miles per hour when traveling on unpaved surfaces.
- Install and operate a track-out prevention device where vehicles enter and exit unpaved roads onto paved streets. The track-out prevention device can include any device or combination of devices that are effective at preventing track out of dirt such as gravel pads, pipe-grid track-out control devices, rumble strips, or wheel-washing systems.
- If importation, exportation, and stockpiling of fill material is involved, soil stockpiled for more than one day 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.
- Minimize the amount of disturbed area. After clearing, grading, earthmoving, or excavation is completed, treat the disturbed area by watering, OR using roll-compaction, OR revegetating, OR by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur. All roadways, driveways, sidewalks etc. to be paved should be completed as soon as possible.
- Schedule clearing, grading, earthmoving, and excavation activities during periods of low wind speed to the extent feasible. During periods of high winds (>25 mph) clearing, grading, earthmoving, and excavation operations shall be minimized to prevent fugitive dust created by onsite operations from becoming a nuisance or hazard.
- The contractor or builder shall designate a person or persons to monitor and document the dust control program requirements to ensure any fugitive dust emissions do not result in a nuisance and to enhance the implementation of the mitigation measures 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 grading/building permit issuance and/or map clearance.

**PLAN REQUIREMENTS:** All requirements shall be shown on grading and building plans and/or as a separate information sheet listing the conditions of approval to be recorded with the map. **Timing:** Requirements shall be shown on plans prior to grading/building permit issuance and/or recorded with the map during map recordation. Conditions shall be adhered to throughout all grading and construction periods.

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





ATTACHMENT B  
DIESEL PARTICULATE AND NO<sub>x</sub> EMISSION REDUCTION MEASURES

Particulate emissions from diesel exhaust are classified as carcinogenic by the state of California. The following is a 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 greater than 50 brake horsepower (bhp) shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
- Fleet owners of diesel-powered mobile construction equipment greater than 25 hp are subject to the California Air Resource Board (CARB) In-Use Off-Road Diesel-Fueled Fleets Regulation (Title 13, California Code of Regulations (CCR), §2449), the purpose of which is to reduce oxides of nitrogen (NO<sub>x</sub>), diesel particulate matter (DPM), and other criteria pollutant emissions from in-use off-road diesel-fueled vehicles. Off-road heavy-duty trucks shall comply with the State Off-Road Regulation. For more information, see [www.arb.ca.gov/msprog/ordiesel/ordiesel.htm](http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm).
- Fleet owners of diesel-fueled heavy-duty trucks and buses are subject to CARB's On-Road Heavy-Duty Diesel Vehicles (In-Use) Regulation (Title 13, CCR, §2025), the purpose of which is to reduce DPM, NO<sub>x</sub> and other criteria pollutants from in-use (on-road) diesel-fueled vehicles. For more information, see [www.arb.ca.gov/msprog/onrdiesel/onrdiesel.htm](http://www.arb.ca.gov/msprog/onrdiesel/onrdiesel.htm).
- All commercial off-road and on-road diesel vehicles are subject, respectively, to Title 13, CCR, §2449(d)(3) and §2485, limiting engine idling time. Off-road vehicles subject to the State Off-Road Regulation are limited to idling no more than five minutes. Idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes, unless the truck engine meets the optional low-NO<sub>x</sub> idling emission standard, the truck is labeled with a clean-idle sticker, and it is not operating within 100 feet of a restricted area.

The following measures are recommended:

- Diesel equipment meeting the CARB Tier 3 or higher emission standards for off-road heavy-duty diesel engines should be used to the maximum extent feasible.
- On-road heavy-duty equipment with model year 2010 engines or newer should be used to the maximum extent feasible.
- Diesel powered equipment should be replaced by electric equipment whenever feasible. Electric auxiliary power units should be used to the maximum extent feasible.
- Equipment/vehicles using alternative fuels, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel, should be used on-site where feasible.
- 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.
- Construction truck trips should be scheduled during non-peak hours to reduce peak hour emissions whenever feasible.
- Proposed truck routes should minimize to the extent feasible impacts to residential communities and sensitive receptors.
- Construction staging areas should be located away from sensitive receptors such that exhaust and other construction emissions do not enter the fresh air intakes to buildings, air conditioners, and windows.

**PLAN REQUIREMENTS AND TIMING:** Prior to grading/building permit issuance and/or map recordation, all requirements shall be shown as conditions of approval on grading/building plans, and/or on a separate sheet to be recorded with the map. Conditions shall be adhered to throughout all grading and construction periods. The contractor shall retain the Certificate of Compliance for CARB's In-Use Regulation for Off-Road Diesel Vehicles onsite and have it available for inspection.

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



# Montecito Sanitary District

1042 Monte Cristo Lane  
Santa Barbara, CA 93108

*A Public Service Agency*

General Manager: Diane M. Gabriel, P.E.

PHONE: (805) 969-4200

FAX: (805) 969-9049

E-MAIL: [DGabriel@montsan.org](mailto:DGabriel@montsan.org)

July 26, 2019

County of Santa Barbara  
Planning and Development Department  
123 E. Anapamu Street  
Santa Barbara, CA 93101

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S B COUNTY  
PLANNING & DEVELOPMENT

SUBJECT: PROPOSED LOT SPLIT- 651 STODDARD LANE, APN 013-090-001  
ADDRESS/APN:

The Montecito Sanitary District has reviewed the Tentative Parcel Map dated July 2018 for the property located at 651 Stoddard Lane, Montecito, California and has determined that APN013-090-001 is located within the Montecito Sanitary District's boundary and is currently served by this District. The Tentative Parcel Map proposed to split the property into three lots.

As a condition of approval for connection to the Districts Sanitary Sewer System, for the lot split, the applicant shall apply for a District permit to connect to the system with the following conditions:

1. At the time of application for a permit to connect to the District, the District has determined that there is current capacity to treat additional wastewater.
2. The applicant shall provide an engineered plan, signed by a California Registered Civil Engineer, to the District for review and approval for a sewer main extension from the existing sewer cleanout to the proposed manhole on Lot 2 that shall be dedicated to the District upon construction/completion of the main.
3. A 20-foot sewer easement shall be dedicated to the District for the new 8-inch sewer main for access to the main for future repairs and maintenance.
4. The 20-foot ingress, egress, and utility easement shall remain drivable and Montecito Sanitary District shall be granted access through this easement for access the proposed manhole.
5. The proposed private sewer laterals from each lot shall connect directly to the District's sewer main downstream of the proposed manhole.
6. Provide sewer lateral access easements for all lots as necessary to connect to the proposed sewer main.
7. Sign an agreement for the Construction of Certain Building Sewer Facilities.
8. Pay permit and service fees for connection to the Montecito Sanitary District.

If you have any questions regarding this letter, please contact me at (805) 969-4200.

Sincerely,

Carrie Poytress, P.E.  
Engineering Manager

cc: Jessica Kinnahan, Dudek ([jkinnahan@dudek.com](mailto:jkinnahan@dudek.com))



DATE: March 31, 2020  
TO: Sean Stewart  
FROM: Aaron Briner, Fire Marshal - Montecito Fire Department  
RE: 651 Stoddard Lane, 19TPM-00004

Please review the access requirements listed below for the proposed project at 651 Stoddard Lane related to 19TPM-00004. These requirements are based on review of the project scope of work provided at the August 15, 2019 SDRC meeting as well as a subsequent site visit with the applicant.

Fire apparatus access roads/driveways shall be provided and maintained in compliance with Section 503 of the California Fire Code (CFC) except as amended by the adopted District Fire Code and *Development Standard #3 – Fire Access Roads & Driveways*.

1. The paved widths of the private access roads shall be a minimum of 16 feet. When walls higher than a curb height of 6 inches are constructed along Fire Access Roads/Driveways, a minimum 2 foot shoulder between the Fire Access Road/Driveway and the wall may be required.
2. All fire access roadways/driveways are required to be an all-weather impermeable surface.
3. Turnarounds shall be provided on all dead-end Fire Access Roadways and Driveways 150 feet or longer. A Fire Access Road/Driveway that ends at a gate is considered to be a Dead End Roadway.
  - I. Dead-end Fire Access Roads and Driveways shall terminate with an 80 foot diameter bulb turnaround or as approved by the Fire Code Official.
4. Inline turnarounds are to be provided at 400 foot intervals along the Fire Access Roadway or Driveway. Line of sight issues, topography, or physical constraints may indicate shorter or longer intervals.
  - I. In-line turnaround configuration shall be either a minimum 80 foot diameter bulb turnaround or a District-approved hammerhead configuration as determined by the Fire Code Official or designee.
5. Turnouts shall be provided at 200 foot intervals or at the Fire Code Official's discretion. Line of sight issues, topography, or physical constraints may indicate shorter or longer intervals. Minimum turnout configuration shall be 40 foot long by 10 foot wide rectangular area plus 10 foot tapers adjoining the roadway.
6. Slope considerations along access routes shall be adhered to as presented in the Code.

7. All entry gates which obstruct the required access routes for fire apparatus shall comply with provisions stated in the Code.
  - I. For automated entry gates, a District approved key operated switch or box is to be installed.
  - II. A minimum clear width of fourteen feet or required width of the roadway shall be maintained through the gates when fully opened.
  - III. Gate installations shall be set back off the roadways a minimum of thirty feet.
  - IV. An auxiliary backup power source shall be provided for all automated gates.

For a complete set of access requirements, please review *Development Standard #3 – Fire Department Access* at <https://www.montecitofire.com/development-standards>.

Sincerely,

A handwritten signature in blue ink, appearing to read 'A Briner', with a long horizontal flourish extending to the right.

Aaron Briner  
Battalion Chief - Fire Marshal  
Montecito Fire Department



**Community  
Services  
Department**  
*Connecting People to Opportunities*

George Chapjian, Director, Community Services  
Sarah York Rubin, Executive Director, Office of Arts & Culture  
Ryder Bailey, CPA, Chief Financial Officer, Community Services  
Dinah Lockhart, Deputy Director, Housing & Community Development  
Jeff Lindgren, Superintendent, Parks Division  
Ashley Watkins, Division Chief, Sustainability Division



March 30, 2020

TO: Sean Stewart, Planner  
Planning & Development

FROM: George Amoon, Contract Park Planner

RE: 19TPM-00004 Matkins TPM  
APN 013-090-001

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.

Based on the current fee schedule, the total fee for the proposed project would be \$2,670 (\$1,335 x 2 lot/dwelling unit). Fees are due prior to final map recordation. The actual fee shall be based on the fee schedule in effect when payment is made. Fee schedules are subject to adjustment on an annual basis. This office will not accept nor 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, 123 East Anapamu St., 2nd floor, Santa Barbara CA 93101.

cc: George Chapjian, Community Services Department Director



**Santa Barbara County Public Works Department  
Water Resources Division**

Flood Control ♦ Water Agency ♦ Project Clean Water  
130 E. Victoria Street, Suite 200, Santa Barbara, CA 93101  
PH (805) 568-3440 FAX (805) 568-3434  
<http://cosb.countyofsb.org/pwd/pwwater.aspx?id=2956>

**SCOTT D. MCGOLPIN**  
Director Public Works

**THOMAS D. FAYRAM**  
Deputy Director Water Resources

9/26/2019

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

**Re: 19TPM-00000-00004, 19GPA-00000-00001; Matkins Parcel Map (TPM 14,843)  
APN: 013-090-001; Montecito**

Dear Mr. Stewart:

The proposed project consists of a General Plan Amendment (GPA), rezone, and Vesting Tentative Parcel Map (VTPM 14,843) to subdivide one existing 3.36 acre lot into three new lots. The project site is located at 651 Stoddard Lane in Montecito.

**A. Flood Control & Water Conservation District**

We have the following incompleteness items at this time and these conditions could potentially be amended upon the submittal of the additional completeness items required of the project.

- Please submit preliminary grading and drainage plans.
- Please submit a preliminary drainage report that includes the calculations and details of how the pre-development versus post-development runoff is mitigated. Provide a narrative as to how the runoff will be routed once development occurs and if a central or individual basins will be utilized.
- Describe the routing of any existing off-site drainage through the proposed lots. Existing off-site drainage off-site should at minimum remain the same or improve.
- Show the locations of any cross-lot drainage easements on the tentative parcel map.
- Add the FEMA High Hazard Area boundaries on the plans to clearly delineate areas that would be subject to SBCC 15A.

The District recommends that approval of the above referenced project be subject to the following conditions:

1. General
  - a. The applicant shall comply with the Santa Barbara County Flood Control District Standard Conditions of Project Plan Approval dated January 2011

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<http://www.countyofsb.org/uploadedFiles/pwd/Content/Water/Documents/StdConditionsJan2011.pdf>

- b. The applicant shall provide a site plan of the proposed development following the guidelines provided in the Standard Conditions for Project Plan Approval.

2. Design/Plan Check

- a. Projects located in a FEMA designated Special Flood Hazard Area shall be designed in compliance with Floodplain Management Ordinance Chapter 15A of the Santa Barbara County Code.
- b. The applicant shall submit all parcel maps, improvement plans, grading plans, drainage plans, drainage studies, and landscape plans to the District for review and approval.
- c. The applicant shall submit all drainage studies to the District for review and approval.
- d. The applicant shall acquire and submit all required data, forms and certifications as described in the Standard Conditions of Approval.
- e. Structures located in the FEMA High Hazard Area are subject to SBCC 15A and shall be elevated 2FT above Advisory Flood Elevation.
- f. Detention basins shall provide detention such that the post-development peak storm runoff rate shall not exceed the pre-development runoff for 2-year through 100-year 24-hr storm events.
- g. Drainage report to include an exhibit clearly showing existing hardscape area by type and square footage. Also an exhibit for a site plan showing proposed hardscape area by type and square footage.
- h. The applicant shall sign the Agreement for Payment of Plan Check Fees (attached to the Standard Conditions of Approval) and pay the appropriate plan check fee deposit at the time of the initial submittal of maps, plans and studies. Please make the check payable to: Santa Barbara County *Flood Control & Water Conservation District*.

3. Prior to Permit Issuance/Zoning Clearance

- a. The applicant shall sign and return the Maintenance Agreement (Subdivider's or Owner's Agreement) for any proposed basins.
- b. The applicant shall post surety bonds for drainage improvements in amounts approved by the Public Works Director.
- c. The applicant shall submit to the District electronic drawings in PDF format of the approved Final map, improvement plans, grading & drainage plans, drainage studies and landscape plans on a compact disc.

4. Prior to Occupancy Clearance

- a. The engineer of record shall submit a Drainage Improvement Certification (attached to the Standard Conditions of Approval) to confirm drainage infrastructure was constructed per approved plans.
- b. The applicant shall submit record drawings to the District's Floodplain Manager in electronic format on a compact disc.
- c. In the event that the grading and drainage plans are revised during the construction process the applicant shall update the drainage report and submit to the District for review and approval.

19TPM-00000-00004, Sean Stewart

9/26/2019

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**B. Project Clean Water**

Project Clean Water has no conditions on the above referenced project as there is no new impervious surface proposed

Sincerely,

SANTA BARBARA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

By: Y. Thierumaran  
Yoganathan Thierumaran, P.E., CFM  
Development Review Engineer

Cc: Matkins Family Trust, 865 Figueroa Street, Suite 2800, Los Angeles, CA 90017  
Ken/Jessica Marshall-Dudek, 621 Chapala, CA 93101



**COUNTY OF SANTA BARBARA  
PUBLIC WORKS DEPARTMENT**

123 East Anapamu Street  
Santa Barbara, California 93101  
(805) 568-3000



**SCOTT D. MCGOLPIN**  
Director

October 8, 2019

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

**RE:** **Tentative Parcel Map 14,843** (19TPM-00000-00004)  
Matkins Parcel Map (14,843)  
APN: 013-090-001

**Owner:** Matkins Family Trust  
c/o Michael Matkins  
865 South Figuereroa Street, Suite 2800  
Los Angeles, CA 90071

**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.

Any deviation from the Monumentation policy must be approved by the County Surveyor in writing prior to being set.



Very truly yours,  
*E. Tenell Matlovsky*

Aleksandar Jevremovic  
County Surveyor