

Santa Barbara County
Air Pollution Control District

March 1, 2011

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

Re: APCD Comments on Beach Club Family Trust As-Built Retaining Wall, 11CDH-00000-00006

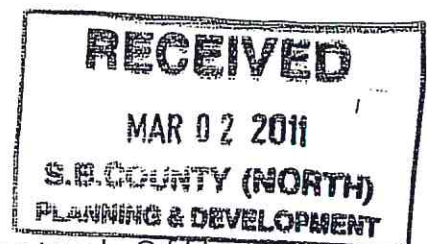
Dear Ms. Gerber:

The Air Pollution Control District (APCD) has reviewed the referenced case, which consists of permitting an as-built gabion retaining wall and associated site grading. The wall is approximately fifty feet long and twelve feet high and the associated as-built grading was approximately 1,840 cubic yards of cut and 4,560 cubic yards of fill. Also proposed, one foot of height is proposed to be added to the top of the wall. A second retaining wall of 165 linear feet, ranging from three feet to six feet is proposed, requiring approximately 109 cubic yards of additional fill. 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*, became effective on July 21, 2010 and establishes new 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.sbcpd.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.

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@sbcpd.org.



Terence E. Dressler • Air Pollution Control Officer

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 Hoctor
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:

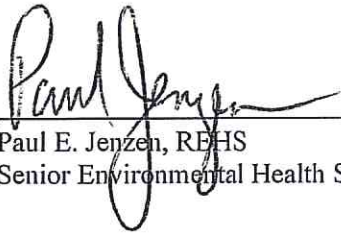
Planning and Development Department

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

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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