

ATTACHMENT 2

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 the easement from Whittier Drive. 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.

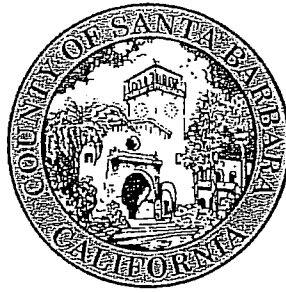
COUNTY RULES AND REGULATIONS

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 \$27,822. 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

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

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.

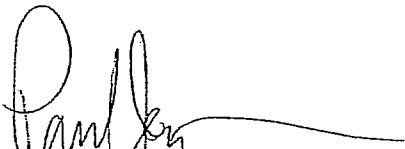
Domestic water supply is proposed to be provided by the Goleta Water District. Proposed Lot 1 is currently served and would continue to be served by the Goleta Water District. A separate reclaimed water system is also located on the lot, which irrigates the golf course. Proposed Lot 2 is currently served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

Memorandum

RECEIVED

APR 16 2012

S.B. COUNTY
PLANNING & DEVELOPMENT



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.

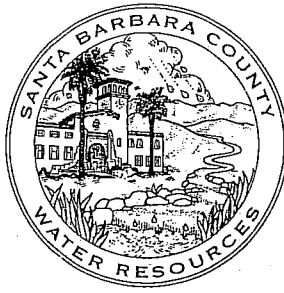
THE FOLLOWING IS ADVISORY ONLY

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

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

RECEIVED

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.

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Sincerely,

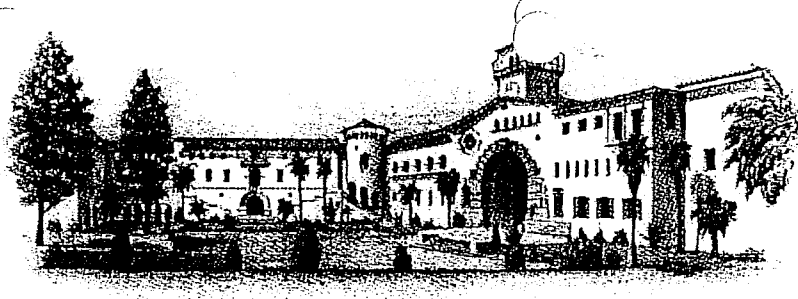
SANTA BARBARA COUNTY FLOOD CONTROL & WATER CONSERVATION
DISTRICT

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., 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,

 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