

**ATTACHMENT 9: PLANNING COMMISSION ACTION LETTER, DATED  
DECEMBER 6, 2021**



# COUNTY OF SANTA BARBARA CALIFORNIA

## PLANNING COMMISSION

COUNTY ENGINEERING BUILDING  
123 E. ANAPAMU ST.  
SANTA BARBARA, CALIF. 93101-2058  
PHONE: (805) 568-2000  
FAX: (805) 568-2030

December 6, 2021

Shaw Street Maintenance Association  
Seth Steiner, President  
P.O. Box 396  
Los Alamos, CA 93440

PLANNING COMMISSION  
HEARING OF DECEMBER 1, 2021

**RE: *Shaw Street Maintenance Association Appeal of Ruffino Tentative Parcel Map; 21APL-00000-00045***

Hearing on the request of the appellant, the Shaw Street Maintenance Association (SSMA) and Seth Steiner, President of the SSMA, (herein after Appellant), to consider Case No. 21APL-00000-00045, an appeal of the approval of the Tentative Parcel Map (TPM) Case No. 20TPM-00000-00003 by the Zoning Administrator, in compliance with Section 35.102 (Appeals) of the Santa Barbara County Land Use and Development Code (LUDC). The TPM was approved August 23, 2021, and involves Assessor's Parcel Number 101-260-040, located at 774 Main Street in the Los Alamos, Third Supervisorial District.

---

Dear Ms. Romero:

At the Planning Commission hearing of December 1, 2021, Commissioner Blough moved, seconded by Commissioner Cooney and carried by a vote of 5 to 0 to:

1. Deny the appeal, Case No. 21APL-00000-00045;
2. Make the required findings for approval of the Project, Case No. 20TPM-00000-00003 as specified in Attachment A of the staff report dated November 23, 2021, including California Environmental Quality Act (CEQA) findings;
3. Determine that, based on the CEQA Consistency Analysis (Attachment C.2 the staff report dated November 23, 2021) and previously certified PEIR for the Los Alamos Community Plan (Attachment D the staff report dated November 23, 2021), the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15183, as stated in the Notice of Exemption included as Attachment C; and
4. Grant *de novo* approval of the Project, Case No. 20TPM-00000-00003, subject to the conditions included as Attachment B the staff report dated November 23, 2021.

***The attached findings and conditions reflect the Planning Commission's actions of December 1, 2021.***

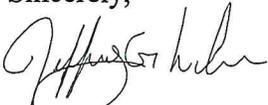
The action of the Planning Commission on this project may be appealed to the Board of Supervisors by the applicant or any aggrieved person adversely affected by such decision. To qualify as an aggrieved persons the appellant, in person or through a representative, must have informed the Planning Commission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

Appeal applications may be obtained at the Clerk of the Board's office. The appeal form must be filed along with any attachments to the Clerk of the Board. In addition to the appeal form a concise summary of fifty words or less, stating the reasons for the appeal, must be submitted with the appeal. The summary statement will be used for public noticing of your appeal before the Board of Supervisors. The appeal, which shall be in writing together with the accompanying applicable fee must be filed with the Clerk of the Board of Supervisors within the 10 calendar days following the date of the Planning Commission's decision. In the event that the last day for filing an appeal falls on a non-business of the County, the appeal may be timely filed on the next business day. This letter or a copy should be taken to the Clerk of the Board of Supervisors in order to determine that the appeal is filed within the allowed appeal period. **The appeal period for this project ends on Monday, December 13, 2021 at 5:00 p.m.**

If this decision is appealed, the filing fee for both non-applicant and applicant is \$709.06 and must be delivered to the Clerk of the Board Office at 105 East Anapamu Street, Room 407, Santa Barbara, CA at the same time the appeal is filed.

**A protest of mitigation fees imposed pursuant to Conditions 22, 23, and 24 in Action Letter dated December 6, 2021 may be filed pursuant to Government Code Section 66020(a). The protest shall be filed at the time of approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservations, or other exactions to be imposed on a development project. The Applicant is hereby notified that the 90-day approval period in which the Applicant may protest has begun.**

Sincerely,



Jeff Wilson  
Secretary to the Planning Commission

cc: Case File: 21APL-00000-00045, 20TPM-00000-00003  
Planning Commission File  
Owner: Stephan Ruffino, 774 Main Street, Los Alamos, CA 93440  
Agent: Frances Romero, 7195 S. Broadway Street, Ste. #209, Orcutt, CA 93455  
County Chief Appraiser  
County Surveyor  
Fire Department  
Flood Control  
Community Services Department  
Public Works  
Environmental Health Services  
APCD  
Joan Hartmann, Third District Supervisor  
✓ John Parke, Third District Planning Commissioner  
Ben Singer, Planner

**Attachments:**      **Attachment A – Findings**  
                             **Attachment B – Conditions of Approval**

JW/dmv

G:\GROUP\PERMITTING\Case Files\APL\2020s\21 cases\21APL-00000-00045 Shaw Street\600 Decision Maker\04 Action Letter\12-01-21actltr.doc

## ATTACHMENT A: FINDINGS

### 1.0 CEQA FINDINGS

#### 1.1 CEQA EXEMPTION

The Planning Commission finds that the proposed project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183. Please see Attachment C.1, Notice of Exemption, including the Supplemental Document (Attachment C.2) dated November 23, 2021, incorporated herein by reference.

#### 1.2 LOCATION OF DOCUMENTS

The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Development Department located at 123 East Anapamu Street, Santa Barbara, CA 93101. The Final Los Alamos Community Plan Environmental Impact Report (LACP EIR) is also located online here:  
<http://www.countyofsb.org/plndev/policy/communityplans/losalamos.sbc>

#### 1.3 FINDINGS ADDRESSING SUPPLEMENTAL DOCUMENT ISSUE AREAS

CEQA Section 15183 mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. As such, a Supplemental Document (Attachment C.2) was prepared for the project and analyzes the following issue areas: Cultural Resources, Flooding and Water Resources, Aesthetics/ Visual Resources, Biological Resources, Transportation and Circulation, Land Use, Wastewater, Agricultural Resources, Public Services, Air Quality, Noise, and Hazardous Materials/ Risk of Upset. The Supplemental Document dated November 23, 2021, herein incorporated by reference, finds that the LACP EIR (Attachment D of the staff report dated November 23, 2021, and incorporated herein by reference) addressed significant effects related to the project, and that these effects can be substantially mitigated by the imposition of uniformly applied development policies or standards derived from mitigation measures in the LACP EIR that apply to the project's specific effects.

### 2.0 ADMINISTRATIVE FINDINGS

#### 2.1 TENTATIVE MAP FINDINGS – SUBDIVISION MAP ACT

**A: Findings for all Tentative Maps. In compliance with the Subdivision Map Act, the review authority shall make the following findings for Case No. 20TPM-00000-00003 for Tentative Parcel Map 14,848 [Ruffino Parcel Map]:**

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

The Planning Commission finds that the design of Tentative Parcel Map (TPM) 14,848 provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision. The setbacks for the 10,000-square-foot minimum parcel size, two-family residential (10-R-2) zoning designation allow for sufficient area for future residential development on the site to be sited and designed to take advantage of solar exposure for natural heat and light and prevailing winds for natural cooling effects. There is also sufficient northern, southern, eastern, and western exposure to allow for passive heating or cooling systems to be provided on the site.

##### 2.1.2 State Government Code §66473.5. No local agency shall approve a tentative map, or a

**parcel map for which a tentative map was not required, unless the legislative body finds that the proposed subdivision, together with the provisions for its design and improvement is consistent with the general plan required by Article 5 (commencing with §65300) of Chapter 3 of Division 1 or any specific plan adopted pursuant to Article 8 (commencing with §65450) of Chapter 3 of Division 1.**

The Planning Commission finds that the Proposed Project is consistent with the policies of the Santa Barbara County Comprehensive Plan, including the Los Alamos Community Plan, as discussed in Section 6.3 of the staff report dated November 23, 2021, incorporated herein by reference. The Proposed Project is consistent with policies related to land use, services, water resources, circulation, air quality, biological resources, historic resources, and visual resources.

**2.1.3 State Government Code §66474. The following findings shall be cause for disapproval of a Tentative Parcel Map:**

**1. The proposed map is not consistent with applicable general and specific plans as specified in §66451.**

The Planning Commission finds that the Proposed Project is consistent with the County Comprehensive Plan, including the Los Alamos Community Plan. As discussed in Sections 6.3 of the staff report dated November 23, 2021, incorporated herein by reference, with the implementation of the conditions of approval set forth in Attachment B, the Proposed Project is consistent with the policies of the Santa Barbara County Comprehensive Plan, including but not limited to, the Los Alamos Community Plan and the Land Use Element.

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

The Planning Commission finds that the design and improvements of the proposed subdivision is consistent with County Comprehensive Plan, including the Los Alamos Community Plan. As discussed in Section 6.3 of the staff report dated November 23, 2021, incorporated herein by reference, the proposed improvements are consistent with all applicable policies of the Comprehensive Plan and the Los Alamos Community Plan.

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

The Planning Commission finds that the Proposed Project site is physically suitable for the type of development allowed by the Comprehensive Plan land use and zoning designation and the improvements necessary to serve the proposed parcels. The subject property is residentially zoned 10-R-2. The proposed project includes the subdivision of one 66,646 square foot parcel into four (4) parcels that range in 12,415 net square feet to 19,305 net square feet. All four parcels will maintain the 10-R-2 zoning designation and meet the size requirements for this Zone District. Anticipated future improvements to serve residential development on the properties will require widening Shaw Street to 24 feet, paving the private driveway, installing water and sewer lines, and incorporating stormwater control elements. The parcels are flat at grade. The preliminary grading plan (Buena Resources, 2020), Draft Stormwater Control Plan (Buena Resources, 2020), the Sewer and Water Availability Letter (LACSD, 2019) provided by the applicant and reviewed by the County Department of Planning and Development, County Public Works Department, and County Fire Department demonstrate the suitability for future residential development.

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

The Planning Commission finds that the Proposed Project site is physically suited to accommodate the density of development allowed by the Comprehensive Plan, Los Alamos Community Plan, and LUDC. The subject property is zoned 10-R-2. The proposed project includes the subdivision of one 66,646 square foot parcel into four (4) parcels that range in 12,415 net square feet to 19,305 net square feet. The size of the proposed parcels exceeds both the minimum parcel size required by the zone as well as the average parcel size properties in the vicinity of the proposed project. The Tentative Parcel Map also includes the recording of easements for access and utilities to ensure adequate services at the time of future development

Each proposed parcel will have the potential to build a duplex or single family dwelling and associated residential accessory structures, including accessory dwelling units. The Proposed Project includes the establishment of an 8 foot private road easement and a 20 to 24 foot wide private access and public utilities easement which will ensure that adequate access and service can be provided at the time of development. This includes the widening of Shaw Street to County Fire Department standards, provision of a private driveway, and installation of water and sewer facilities. Applicable zone setbacks and the required easements will limit the locations of the properties that can reasonably developed with projects requiring planning permits. Potential accessory dwelling units will not be subject to setbacks of the zone but their size limitations would allow for them to be accommodated. All future development will be subject to additional review by the County Planning and Development Department.

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

The Planning Commission finds that the Proposed Project will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. As explained by Attachments C.1 and C.2 of the staff report dated November 23, 2021, incorporated herein by reference, consistency with the Los Alamos Community Plan ensures that all environmental effects will be reduced to the maximum extent feasible. Additionally, the Proposed Project site is not located in the vicinity of any riparian habitat or water bodies. Any trees removed due to the required road widening or future development will be replaced in compliance with the LACP. Therefore, injuries to fish or other aquatic species or related habitats will not occur.

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

The Planning Commission finds that the Proposed Project will not cause serious public health problems. The Proposed Project does not include any structural development. As discussed in Section 6.3 of the staff report, dated November 23, 2021 and incorporated herein by reference, the Proposed Project meets all requirements of the County Comprehensive Plan and Los Alamos Community Plan. Additionally, the Proposed Project was reviewed by the County Fire Department, County Environmental Health Services, County Public Works Department, and the County Air Pollution Control District who have recommended conditions of approval to ensure that adequate access and services continue to be provided and that future development utilize measures to reduce dust and ozone precursor emissions. These conditions of approval are incorporated as Condition of Approval 25 of Attachment B.

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

The Planning Commission finds that the Proposed Project does not conflict with any easements for access through or use of the proposed subdivision. The subject property has street frontage on two roads: Main Street and Shaw Street. Main Street is a 100 foot public right of way. The segment of Shaw Street that fronts the subject property is a 17.5 foot wide private road easement. The Proposed Project will not interfere with access or use of these roads. The Proposed Project was reviewed by the County Public Works Department and Fire Department, which confirmed the proposed access will be consistent with County Standards.

**2.1.4 State Government Code §66474.4. The legislative body of a city or county shall deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it finds that either the resulting parcels following a subdivision of that land would be too small to sustain their agricultural use or the subdivision will result in residential development not incidental to the commercial agricultural use of the land, and if the legislative body finds that the land is subject to any of the following:**

- a) A contract entered into pursuant to the California Land Conservation Act of 1965 (Chapter 7 (commencing with Section 51200) of Part 1 of Division 1 of Title 5), including an easement entered into pursuant to Section 51256.
- b) An open-space easement entered into pursuant to the Open-Space Easement Act of 1974 (Chapter 6.6 (commencing with Section 51070) of Part 1 of Division 1 of Title 5).
- c) An agricultural conservation easement entered into pursuant to Chapter 4 (commencing with Section 10260) of Division 10.2 of the Public Resources Code.
- d) A conservation easement entered into pursuant to Chapter 4 (commencing with Section 815) of Part 2 of Division 2 of the Civil Code.

The Planning Commission finds that the Proposed Project will not result in detrimental impacts to agricultural uses and that the land is not subject to any of the above-listed conservation or open space easements. Therefore, the above finding is inapplicable to the Proposed Project.

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

The Planning Commission finds that the Proposed Project will not contribute to any violation of existing requirements prescribed by the California Regional Water Quality Control Board regarding community sewer systems as the Proposed Project is a Tentative Parcel Map that will split one parcel into four parcels. The Proposed Project does not include any structural development and will not create additional waste discharge. Additionally, the LACSD has issued a letter of Water and Sewer Service Availability, which states that adequate sewage collection, treatment and disposal capacity is currently available to serve the proposed parcels at the allowable level of development. The letter did not guarantee service by the District, or reserve capacity to serve the lots. Instead, the letter states that new service will be provided on a first-come, first-serve basis as determined from the date on which connection permits are issued.

## **2.2 TENTATIVE MAP FINDINGS – COUNTY CHAPTER 21**

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

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

The Planning Commission finds that Proposed Project does not involve easements or right of ways along or across proposed County Streets. The Proposed Project involves the establishment of a private right of way easement that will allow the future widening of a private road. The Proposed Project also includes the establishment of access and utilities easements that spans the proposed property and will abut Main Street and Shaw Street at the property frontages. However this easement will not cross the right of way. Main Street is a 25 foot paved road within a 100 foot public right of way. Additionally, the Public Works Department – Transportation Division reviewed the Proposed Project and confirmed it meets their requirements.

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

The Planning Commission finds the Proposed Project will have adequate ingress and egress to access roads and that those access roads are of adequate width to serve the Proposed Project. Access to the proposed Parcel 4 will occur from Main Street via a private access easement. Access to Proposed Parcels 1, 2, and 3 will occur from Shaw Street via a private access easement. Secondary egress for Parcels 1, 2, and 3 will be allowed onto Main Street. Main Street is a well, maintained, approximately 25 foot wide paved road within a 100 foot wide public right of way. Shaw Street is an approximately 15 foot paved private road within a 17.5 foot paved private road easement that extends from western boundary of the subject property through Lane on the east. Shaw Street widens to a minimum of 24 feet wide west of the subject property. The Proposed Project will establish an 8 foot private road easement to allow the road to be widened to 24 feet at the time of development, consistent with County Fire Department Standards.

The subject property and any parcels created from its subdivision were expressly granted ingress and egress rights from Shaw Street by County Board of Supervisors Resolution No. 04-222, which vacated the segment of road for private use. The widening of Shaw Street at the subject property will serve to provide adequate access to the proposed parcels and to these parcels and to bring the road into further compliance with County Fire Department Standards. The Proposed Project was reviewed by the County Department of Public Works and Fire Department who have determined that access to the project will be adequate, subject to the Conditions of Approval included in Attachment B of the staff report dated November 23, 2021.

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

The Planning Commission finds that future improvements and development will not require grading of steep slopes or great heights because the site is already flat at grade.

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

The Planning Commission finds that the proposed project will not require grading or construction prior to map recordation. The project is conditioned (Condition No. 17 of Attachment B) to not allow grading or construction work to be permitted prior to recordation of the tentative map absent Board of Supervisors approval to grade prior to map recordation.

**2.2.5 Potential creation of hazard to life or property from floods, fire, or other catastrophe;**

The Planning Commission finds that the Proposed Project will not result in the potential creation of hazard to life or property from floods, fire, or other catastrophe. The Proposed Project was reviewed by the County Fire Department to confirm the adequacy proposed access and by the Public Works Department to confirm that parcels are capable of adequately retaining stormwater onsite. The subject property is not located in the County designated high fire hazards area. However, the Proposed Project site is located in the Los Alamos Special Problems area due to historical flooding issues throughout the Los Alamos urban area. Prior to future issuances of Land Use Permits, development will need to be reviewed by the Special Problem committee which includes staff from both the County Public Works Department and Fire Department. There are no other foreseeable hazards to life or property that may be caused due to existing site conditions or foreseeable uses on the property.

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

The Planning Commission finds that the project is in conformance with the County Comprehensive Plan and with the alignment of existing state highways. As described in Section 6.3 of the staff report dated November 23, 2021, the project will be consistent with all applicable policies of the County Comprehensive Plan, including the Los Alamos Community Plan. The Project was reviewed by Caltrans and no conflicts were identified with the operation Bell Street or Highway 101.

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

The Planning Commission finds that the Proposed Parcels will not create properties with a depth to width ratio in excess of 3:1. The narrowest lot has a depth of 156.85 feet and a width of 79 feet, which is a ratio of 2:1.

**2.2.8 Subdivision designs with lots backing up to watercourses.**

The Planning Commission finds that the Proposed Project will not create parcels that back up to water courses because no water courses are present within the area or vicinity of the Proposed Project.

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

The Planning Commission finds that the Proposed Project is consistent with the requirements of State Subdivision Map Act, the County Comprehensive Plan, County LUDC, and County Code Chapter 21. As described in Sections 6.3 and 6.4 of the staff report dated November 23, 2021, the Proposed Project is consistent County policies and code requirements.

- C. Prior to recordation of the final or parcel map, the subdivider shall furnish the following information to the Public Works Director, Flood Control Engineer, and Building Official:**
- 1) Complete plans and specifications, including elevations and grades, for any roads, culverts, drainage ways, bridges, or structures necessary for drainage, erosion control, traffic circulation, or public safety;**
  - 2) Any other information required by the conditional approval of the decision-maker.**

The Planning Commission finds that the applicant for the Proposed Project has provided all relevant and required information needed for the Planning Commission to make an informed decision to approve this map and proceed to recordation, subject to the conditions of approval. The applicant has provided an Archeological Report, Biological Resources Assessment, Historical Resources Assessment, Preliminary Drainage Report, Preliminary Grading Plans, and Draft Stormwater Control Plan, which are included as attachments to the Staff Report dated November 23, 2021. Final materials shall be required prior to recordation as identified in the letters from the Public Works Department included as Condition of Approval No. 25 in Attachment B.

- D. When submitting a tentative map for the subdivision of only a portion of a separate legal lot, the subdivider, unless otherwise directed by the Subdivision/Development Review Committee, shall submit a possible future development plan of remaining portions of the lot on a topographic map. This plan shall indicate a general layout of streets in dotted or dashed lines and shall be clearly labeled: "NOT A PART." Approval of the tentative map shall not constitute approval of the possible future development plan.**

The Planning Commission finds that the Proposed Project is not a proposal to subdivide only a portion of a legal lot. Therefore, this finding does not apply to the Proposed Project.

**ATTACHMENT B: CONDITIONS OF APPROVAL**

**TPM 14,848 RUFFINO TENTATIVE PARCEL MAP  
CASE NO. 20TPM-00000-00003  
APN: 101-240-040**

**Project Description**

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 A-Q, dated December 1, 2021, and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations. The project description is as follows:

The project is a request for the approval of Tentative Parcel Map to subdivide one 66,645 square foot parcel into the following four parcels:

Parcel 1	19,305 net square feet
Parcel 2	17,947 net square feet
Parcel 3	16,980 net square feet
Parcel 4	12,415 net square feet

Parcel 4 will be accessed from Main Street via a 20-foot-wide access easement. The remaining three parcels will be accessed from Shaw Street via a proposed 24-foot-wide access easement. Secondary egress will be allowed onto Main Street for Parcels 1, 2, and 3. Ingress from Main Street to Parcels 1, 2, and 3 will be limited to emergency vehicles by a future access gate. All physical improvements, including grading, will require the approval of additional permit. The proposed subdivision will be served by the Los Alamos Community Services District (LACSD) and the County Fire Department.

Existing structural development on the property includes a single-family residence, garage, outdoor kitchen, barn, water tower base, windmill, accessory dwelling unit (ADU), covered patio, and shed. The existing garage, shed, and covered patio will be demolished to accommodate proposed access and utility easements. All other structures will remain. After the subdivision, Parcel 4 will contain the existing residence, outdoor kitchen, and barn. Parcel 3 will contain the existing water tower base, windmill, and ADU. Parcels 1 and 2 will remain vacant. Upon approval of the Tentative Parcel Map, the existing ADU will be located on a separate parcel than the existing primary residence, and therefore the ADU will become the primary dwelling unit on Parcel 3 at the time of recordation.

No structural development is proposed in the scope of this project. The subject property is a 1.53 acre parcel zoned Two-Family Residential (10-R-2) shown as Assessor Parcel No. 101-260-040, located at 774 Main Street, in the Los Alamos community area, Third Supervisorial District.

Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

2. **Proj Des-02 Project Conformity.** The grading, development, use, and maintenance of the

property, the size, shape, arrangement, and location of the structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval thereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

### **Project Specific Conditions**

3. **Ingress and Egress.** Ingress to Parcels 1, 2, and 3 from Main Street shall not be allowed, except as required by emergency vehicles. Secondary egress for Parcels 1, 2, and 3 shall be allowed through Parcel I and onto Main Street. An access gate will be installed on Parcel 4 as shown on the Tentative Parcel Map. The gate will be designed to allow egress and ingress as described in this condition.

**TIMING:** The access gate will be installed prior to final occupancy for the first new dwelling unit/s proposed on Parcels 1, 2, or 3.

**PLAN REQUIREMENTS:** This condition shall be written on all plans submitted for approval of a new dwelling unit/s on Parcels 1, 2, and 3. Gate details demonstrating consistency with this condition shall be provided on plans submitted to Planning and Development department for approval a new dwelling unit/s on Parcels 1, 2, and 3.

**MONITORING:** P&D Building Inspectors will confirm the gate is installed prior to final occupancy clearance.

4. **CulRes-09 Stop Work at Encounter.** The Owner/Applicant and/or their agents, representatives or contractors shall stop or redirect work immediately in the event archaeological remains are encountered during grading, construction, landscaping or other construction-related activity. The Owner/Applicant shall immediately contact P&D staff, and retain a P&D approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the provisions of the County Archaeological Guidelines and conduct appropriate mitigation funded by the Owner/Applicant.

**PLAN REQUIREMENTS:** This condition shall be printed on all building and grading plans.

**MONITORING:** P&D permit processing planner shall check plans prior to approval of Land Use Permit and P&D Grading and Building Inspectors shall spot check in the field throughout grading and construction.

5. **HLAC Review Required.** The Owner/Applicant shall obtain Historical Landmark Advisory Commission (HLAC) comments for any alterations, repairs, additions, changes, or demolition of the barn, water tank house, and windmill.

**TIMING:** The Owner/Applicant shall obtain HLAC comments prior to the issuance of a Land Use Permit for alterations to or demolition of the barn, water tank house, and windmill.

**MONITORING:** P&D permit processing planner shall confirm HLAC comments prior to the issuance of a Land Use Permit.

6. **Noise-02 Construction Hours.** The Owner /Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 7:00 a.m. and 4:00 p.m. through Friday. No construction shall occur on weekends or State holidays. Non-noise generating interior construction activities such as plumbing, electrical, drywall and painting (which does not include the use of compressors, tile saws, or other noise-generating equipment) are not subject to these restrictions. Any subsequent amendment to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein.

**PLAN REQUIREMENTS:** The Owner/Applicant shall provide and post a sign stating these restrictions at all construction site entries.

**TIMING:** Signs shall be posted prior to commencement of construction and maintained throughout construction.

**MONITORING:** The Owner/Applicant shall demonstrate that required signs are posted prior to grading/building permit issuance and pre-construction meeting. P&D Building Inspectors shall spot check and respond to complaints.

7. **08-EIR-05 MM Bio-7.** New development shall be designed to minimize encroachment within the canopy dripline of oak trees with a 6-inch or greater diameter measured at breast height. Where oak trees may be impacted by new development (either ministerial or discretionary), a Tree Protection Plan shall be required. The decision to require preparation of a Tree Protection Plan shall be based on the location of the trees and the project's potential to directly or indirectly damage the trees through such activities as grading, brushing, construction, vehicle parking, supply/equipment storage, trenching, or the proposed use of the property. The Tree Protection Plan shall include a graphic depiction of the Tree Protection Plan elements on final grading and building plans. Disturbance of any oak trees in excess of 6 inches diameter at breast height (dbh) shall be mitigated by planting coast live oak and valley oaks at a 10:1 ratio and achieving a minimum survivorship at an 8:1 ratio at the end of three years post-planting. Replacement oaks shall be planted as acorn sets or saplings derived from existing trees in the vicinity of the site.

**PLAN REQUIREMENTS AND TIMING:** Oak trees shall be identified on grading and landscaping plans. Landscaping plans shall include the replacement types and ratio as specified. All plans, including the Tree Protection Plan, shall be reviewed and approved by Planning and Development prior to approval of Land Use Permits.

### **Tentative Parcel Map Conditions**

8. **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.
9. **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.
10. **Map-01b Maps-Not Retroactive.** If Land Use Permits or Zoning Clearances are obtained prior to recordation, conditions will not apply retroactively to the previously issued permit.
11. **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.
12. **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 the private road and access easements as shown in the in Tentative Parcel Map. This agreement is to be recorded with the appropriate instruments as determined by the County Surveyor.
13. **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.
14. **Map-11 Electrical Utilities.** Electrical utilities shall be installed underground.
15. **Map-12 Interference Removal.** Prior to recordation, any obstruction within a utility easement which would interfere with the intended use of the easement, shall be removed by the subdivider at subdivider's expense.

### County Rules and Regulations

16. **Rules-01 Effective Date-Not Appealable to CCC.** This Tentative Parcel Map 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. [LUDC §35.82.020]
17. **Rules-03 Additional Permits Required.** The use and/or construction of any structures or improvements authorized by this approval shall not commence until all necessary planning and building permits are obtained. Before any Permit will be issued by Planning and Development, the Owner/Applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the Owner/Applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development.
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 14,848 shall be recorded prior to issuance 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. **DIMF-24d DIMF Fees-Fire.** 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 Fire Department. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid. The total Fire DIMF amount is currently estimated to be \$590 / 1,000 sq. ft. (November 23, 2021). This is based on a project type of residential development.  
  
**TIMING:** Fire DIMFs shall be paid to the County Fire 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).
23. **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 \$4,005 (November 23, 2021). This is based on a project type of three (3) additional parcels.

**TIMING:** Parks DIMFs shall be paid to the County Parks Department prior to Final Map Recordation and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st).

24. **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 in effect when paid. The total DIMF amount for Transportation is currently estimated to be \$679 (November 23, 2021). This is based on a project type of residential development.

**TIMING:** Transportation DIMFs shall be paid to the County Public Works Department-Transportation Division 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).

25. **Rules-29 Other Dept Conditions.** Compliance with Departmental/Division letters required as follows:

- a) Air Pollution Control District dated July 13, 2020;
- b) County Surveyor dated July 27, 2020;
- c) Environmental Health Services Division dated March 30, 2021;
- d) Fire Department dated March 30, 2021;
- e) Water Resources Agency dated July 30, 2020;
- f) Parks Department dated March 17, 2021;
- g) Transportation Division dated April 15, 2021;
- h) Caltrans Letter dated April 8, 2021.

26. **Rules-30 Plans Requirements.** The Owner/Applicant shall ensure all applicable final conditions of approval are printed in their entirety on applicable pages of grading/construction or building plans submitted to P&D or Building and Safety Division. These shall be graphically illustrated where feasible.

27. **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.

28. **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

July 13, 2020

Erick Gomez  
Santa Barbara County  
Planning and Development  
624 W. Foster Road  
Santa Maria, CA 93455

**Re: Air Pollution Control District Suggested Conditions on Cardona-Ruffino Tentative Parcel Map, 20TPM-00000-00003**

Dear Erick Gomez:

The Santa Barbara County Air Pollution Control District (District) has reviewed the referenced project, which consists of the subdivision of a 1.53 acre parcel into four legal parcels. The proposed project will allow in the future for full use of the development potential of the lots. The subject property, a 1.53-acre parcel zoned 10-R-2 and identified in the Assessor Parcel Map Book as APN 101-260-040, is located at 774 Main Street in the community of Los Alamos.

District staff offers the following suggested conditions:

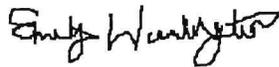
1. Standard dust mitigations (**Attachment A**) are recommended for all construction and/or grading activities. The name and telephone number of an on-site contact person must be provided to the District prior to grading/building permit issuance.
2. District Rule 345, *Control of Fugitive Dust from Construction 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. Please see [www.ourair.org/wp-content/uploads/rule345.pdf](http://www.ourair.org/wp-content/uploads/rule345.pdf).
3. 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.
4. 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 the District permit, provided they will be on-site for less than 12 months.
5. Natural gas-fired fan-type central furnaces with a rated heat input capacity of less than 175,000 Btu/hr and water heaters rated below 75,000 Btu/hr must comply with the emission limits and certification requirements of District Rule 352. Please see [www.ourair.org/wp-content/uploads/rule352.pdf](http://www.ourair.org/wp-content/uploads/rule352.pdf) for more information.

Aeron Arlin Genet, Air Pollution Control Officer

6. The application of architectural coatings, such as paints, primers, and sealers that are applied to buildings or stationary structures, shall comply with District Rule 323.1, *Architectural Coatings* that places limits on the VOC-content of coating products.
7. 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) 961-8878 or via email at [WaddingtonE@sbcapcd.org](mailto:WaddingtonE@sbcapcd.org).

Sincerely,



Emily Waddington  
Air Quality Specialist  
Planning Division

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

cc: Planning Chron File



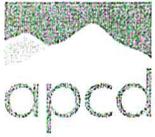
## ATTACHMENT A FUGITIVE DUST CONTROL MEASURES

These measures are required for all projects involving earthmoving activities regardless of the project size or duration. 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.

Santa Barbara County  
**PUBLIC Health**  
DEPARTMENT



**Environmental Health Services**

225 Camino del Remedio • Santa Barbara, CA 93110  
805/681-4900 • FAX 805/681-4901

Van Do-Reynoso, MPH, PhD Director  
Lars Selfert Director of Environmental Health

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

TO: Erick Gomez, Planner  
Planning & Development Department

FROM: Deanna Talerico  
Environmental Health Services

DATE: March 30, 2021

SUBJECT: Case No. 20TPM-00000-00003

Project: Ruffino Tentative Parcel Map

Assessor's Parcel Nos. 101-260-040

Located at: 774 Main Street in Los Alamos, CA

zoned 10-R-2

The project is a request for the approval of Tentative Parcel Map to subdivide one 66,645 sq. ft. parcel into the following four parcels:

Parcel 1	19,306 gr. Sq. ft.	17,947 net sq. ft.
Parcel 2	17,947 gr. Sq. ft.	17,947 net sq. ft.
Parcel 3	16,980 gr. Sq. ft.	16,980 net sq. ft.
Parcel 4	12,415 gr. Sq. ft.	12,415 net sq. ft.

Existing structural development on the property includes a single-family residence, garage, outdoor kitchen, barn, water tower base, windmill, accessory dwelling unit (ADU), shed. The garage will be removed to accommodate emergency egress and ingress for the proposed lots. The shed will be removed to accommodate the property line between parcels 2 and 3. The attached shed will also be removed to accommodate future utility easements. All other structures will remain. After the subdivision, Parcel 4 will contain the existing residence garage, outdoor kitchen, and barn. Parcel 3 will contain the existing water tower base, windmill, and ADU. Parcels 1 and 2 will remain vacant. Parcel 4 will be accessed from Main Street via a 20 foot driveway. The remaining three parcels will be accessed from Shaw Street via a 24 ft. shared driveway. Both driveways will connect at the property line between Parcel 3 and 4. However, access between Parcel 4 and the remaining three parcels will be limited to emergency vehicles from Main Street by installing a fire access gate/Knox Box at the shared property line, and egress only for Parcels 1, 2, & 3 will be allowed & controlled by an automatic "out gate". Shaw Street will be widened to 24 ft. between the east and west property lines of Parcel 1.

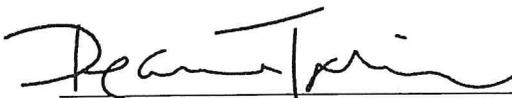
Domestic water and sewer services will be served by the Los Alamos Community Services District. Environmental Health Services has received a letter from the District (dated June 2020) confirming the intent to serve water and sewer for the project, and indicating that water and sewer capacity is available upon the satisfactory completion of the required conditions. A total of nine (9) trees will need to be removed to accommodate the widening of Shaw Street and installation of the new driveway and utilities. Grading required for future access and utility improvements will include an estimated 650 cu. yds. of cut and 550 cu. yds. of fill.

No structural development is proposed in the scope of this project. The subject property is a 1.53 acre parcel zoned 10-R-2 shown as Assessor Parcel No. 101-260-040 and located at 774 Main Street, in the Los Alamos community area, Third Supervisorial District.

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

1. Prior to Recordation, the applicant shall submit a copy of the final map to Environmental Health Services.
2. Prior to Recordation, Environmental Health Services shall receive and approve written notice from the Los Alamos Community Services District indicating that said district can and will provide domestic water services and municipal sewage collection and disposal upon demand and without exception and that all financial arrangements guaranteeing extension of said service has been made to the satisfaction of the district and Environmental Health Services.

In the event that the water and sewer purveyor is unable to provide a Can and Will Serve letter then the following two conditions shall apply: a Notice to Property Owner shall be recorded for each newly created lot indicating that the lot was created without a guarantee of water or sewer service, and future development may be delayed until such service becomes available.



Deanna Talerico, REHS  
Senior Environmental Health Specialist

# Memorandum

**DATE:** March 30, 2021

**TO:** Erick Gomez  
Planning and Development  
County of Santa Barbara - Santa Maria

**FROM:** Sean Coffman, Engineer/Inspector *SC*  
Fire Department

**SUBJECT:** APN: 101-260-040 Permit: 20TPM-00003 Project Number: 20FDR-00038  
Site: 774 Main Street, Los Alamos  
Project: Ruffino Tentative Parcel Map – Subdivision of 1.53 acre Parcel into Four Legal Parcels

---



*This Condition Memorandum Supersedes the Previous Condition Memorandum Dated August 6, 2020*

The above project is located within the jurisdiction of the Santa Barbara County Fire Department.

## **CONDITIONS FOR TENTATIVE PARCEL MAP**

The Fire Prevention Division must be notified of any changes to the project proposal.  
A change in the project description may cause conditions to be imposed.

### **PROJECT DEVELOPMENT**

#### **PRIOR TO VERTICAL CONSTRUCTION**

1. Shaw Street shall be widened to 24' paved surface with concrete curb and gutter for the full length of the southern portion of proposed Parcel 1.
2. A fire hydrant shall be required prior to map recordation or shall be bonded or have a paid contract with Los Alamos Community Services Water District.
3. Private road easement dedicated for access and egress for any other parcels along section of Shaw Street.
4. Proposed fire access gate at Parcel 3 and Parcel 4 shall allow egress only for Parcels 1, 2 and 3.

As always, if you have any questions or require further information, please call me at 805-686-8178 or 805-681-5523.

SC:ps





**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 17, 2021

**Supersedes Condition Letter**  
**Dated November 2, 2020**

TO: Erick Gomez, Planner  
Planning & Development

FROM: George Amoon, Contract Park Planner

RE: 20TPM-00003 Ruffino TPM  
APN 101-260-040

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 \$4,005 (\$1,335 x 3 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



COUNTY OF SANTA BARBARA  
PUBLIC WORKS DEPARTMENT

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



SCOTT D. MCGOLPIN

Director

July 27, 2020

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

**RE:** Tentative Parcel Map 14,848 (20TPM-00000-00003)  
Cardora-Ruffino Tentative Parcel Map  
APN: 101-260-040

**Owner:** Don Cadora  
774 Main Street  
Los Alamos, CA 93440  
DonCadora1939@gmail.com  
(805)344-1427

**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 to record **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,  
*E. Tenell Matlovsky*  
Deputy for:  
Aleksandar Jevremovic  
County Surveyor

TP14848\_subreview\_SurveyorConditions\_TF-ETM\_2020 ~~07-28-20~~ Employer

Thomas D. Fayram, Deputy Director

Chris Sneddon, Deputy Director

Leslie Wells, Deputy Director

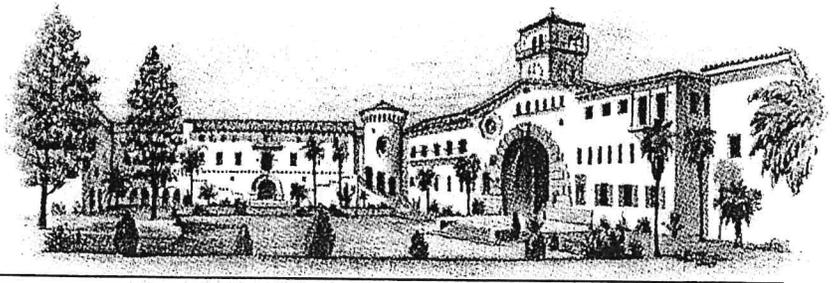
Julie A. Hagen, Deputy Director

Aleksandar Jevremovic, County Surveyor

<http://countyofsb.org/pwd>



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



April 15, 2021

TO: Erick Gomez, Planner  
Development Review

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

SUBJECT: **Ruffino Tentative Parcel Map**  
**Conditions of Approval (4 pages)**  
**Standard Conditions of Approval (4 pages)**  
**20TPM-00000-00003**  
**APN: 101-260-040**  
**744 Main Street, Los Alamos**

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, for the purpose of funding transportation facilities within the Montecito Planning Area of the County.

Based on the current fee schedule, the total estimated fee for the proposed project is **\$1,887** (3 new buildable lots \* 1 new single family dwellings/lot \* \$629/dwelling). **Fees are due prior to occupancy clearance and shall be based on the fee schedule in effect when paid.** This office will not accept payment or process a check received prior to project approval.

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

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.

## Standard Conditions of Approval

2. **Prior to recordation of the Final Map**, the applicant shall comply with all applicable Standard Conditions for Tentative Tract Map Approval, dated January 1991, as attached or the most current, adopted version available.

## Sight Distance

3. **Prior to zoning clearance**, the developer shall design, and prior to occupancy, the developer shall provide intersection/driveway sight distance in a manner acceptable to the Department of Public Works Traffic Section.

When the criteria for sight distances cannot be met, the County may prohibit vehicle turning movements, require vegetation removal, require speed change lanes or require additional speed change lane lengths.

## Access

4. **Prior to occupancy clearance**, the developer shall construct all site ingress and egress points in a manner acceptable to the Department of Public Works Traffic Section in conformance with the County of Santa Barbara Engineering Design Standards, September 2011, or as otherwise approved through a design exception. All necessary pavement or cross gutters shall match adjacent improvements as required by the Department of Public Works Permit, Traffic Sections.

## Street Sections/Pavement

5. **Prior to zoning clearance**, the developer shall design, and **prior to occupancy clearance**, the developer shall construct pavement for all roadwork based on the Private Roads and Driveway Sections ADT less than 250 (plate 6-020) and the Local Public Road Section ADT 250 to 5000 (plate 6-030) details provided in the Santa Barbara County Engineering Design Standards, dated September 2011. All designs and/or modifications shall be reviewed and approved, in writing, by the Department of Public Works Traffic and Permit Sections.

All proposed improvements shall transition in existing improvements in a manner acceptable to the Public Works Traffic and Permit Sections.

6. **Prior to zoning clearance**, the applicant shall engineer and post a surety, acceptable to County Counsel, for the construction/repair of standard concrete/asphalt curb, gutter, ADA acceptable walking path, shoulders and paving for all proposed roads, public or private, and all applicable project frontages. Improvements shall be based on the appropriate roadway detail provided in the Santa Barbara County Engineering Design Standards, dated September, 2001, and shall include any necessary off-site transitions.

7. **Prior to recordation of the Final Map**, perpetual maintenance of all required roadways shall be secured through arrangements acceptable to the County by the creation of an endowment fund, private assessment district, or Homeowner's Association. The project Engineer shall provide a report establishing the cost of this maintenance which is acceptable to both the Public Works and Planning & Development Departments. Maintenance must include the following:
- a) Pavement Maintenance (according to the County Pavement Management System if public),
  - b) Maintenance of any concrete improvements, drainage improvements, slopes, etc.,
  - c) Maintenance of all signs, striping and legends, and
  - d) Liability and Claims insurance.

#### Encroachment/Excavation Permit

8. **Prior to zoning clearance**, an Excavation or Encroachment Permit shall be required for any work performed in the County/State right of way, including road construction, driveways, utilities, and connections.

The developer shall comply will all applicable Engineering Design Standards, as determined by the Public Works Traffic or Permit Sections, prior to issuance of an Encroachment Permit.

Santa Barbara County Engineering Design Standards, dated September 2011, can be obtained online at <http://countyofsb.org/pwd/asset.c/215>. Encroachment Permit applications can be obtained online at <http://countyofsb.org/pwd/asset.c/218>. Hard copies can be obtained at the following locations:

North County Permits Section  
620 West Foster Road  
Santa Maria, CA 93455  
805-739-8788

South County Permits Section  
4417 Cathedral Oaks Road  
Santa Barbara, CA 93110  
805-681-4967

Additional information can be obtained online at <http://countyofsb.org/pwd/permits.sbc>

#### Traffic Controls

9. **Prior to zoning clearance**, traffic circulation and control on adjacent streets shall be designed as required by the Department of Public Works Traffic Section. This shall include, but is not limited to, curb openings, turn lanes and control signs for regulation, warning, and guidance of traffic.
10. **Prior to zoning clearance**, traffic circulation and control onsite shall meet the approval of the Department of Public Works Traffic Section.

11. **Prior to occupancy clearance**, all signs shall be installed, and **prior to final building clearance**, the County may require the developer to add traffic safety devices, such as signing and striping, the need for which are not apparent at time of plan approval but which are warranted due to actual field conditions. The developer shall install the traffic safety devices prior to final clearance.

Off-site Road Improvements

12. Where off-site road improvements or a dedication of right of way for off-site improvements is required for which a need cannot be attributed to the project, the County shall deduct the value of construction or dedication from the payment that would otherwise be collected for Traffic Mitigation Fees.

Improvements and dedication that are necessary to mitigate the specific impacts of a project on area roads are considered on-site and are not to be deducted from the Traffic Mitigation Fee's. If the value of the off-site road improvements or dedication exceeds the payment required, the County may:

1. Reimburse the applicant the difference between the amount of the payment and the value of the additional improvements and dedication, or
2. Enter into an agreement with the applicant to establish a credit for the additional improvements and dedications.

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

Sincerely,



William T. Robertson

Date

cc: APN: 101-260-040  
20TPM-00000-00003  
20TPM-003 Ruffino Parcel Map- Conditions of Approval April 15th 2021.pdf  
Gary Smart, Transportation, Traffic Section Manager, County of Santa Barbara, Public Works Department

# COUNTY OF SANTA BARBARA



## DEPARTMENT OF PUBLIC WORKS

### Standard Conditions of Approval

3. Construction of all improvements required by the Public Works Department in the approval of the Tentative Map shall be in accordance with County Subdivision Ordinance No. 1722, the Geometric Design Standards contained in the Engineering Design Standards Manual, the applicable portions of the California Department of Transportation Standard Specifications of current date and the Standard Detail contained in Appendix 4 of the Engineering Design Standards Manual.
4. Design of all improvements to be constructed as part of this development shall be performed by a Civil Engineer registered in the State of California. Specifications and plan and profile drawings, completed in accordance with Department of Public Works Standards shall be submitted to the Public Works Department and appropriate officials of other departments for their approval, and all bonds and fees shall be posted prior to recordation of the final development map.
5. Prior to recordation of the Final Map and start of any construction, the Developer shall designate to the Department of Public Works the road or roads he intends for construction access to the development to the extent to which subject roads will be used as haul roads. The Public Works Department may, at its option, designate an alternate off-site access or may require a security for the repair or reconstruction in the event subject road is damaged by construction traffic.
6. The Structural road section for all proposed public roads shall consist of the following:

Aggregate Base conforming to the provisions in Section 26, "Aggregate Bases", of the Standard Specifications shall be placed with a minimum thickness of 0.50 feet on all public roads. The actual thickness of the aggregate base shall be determined by "R" Values from Test Method 301- F, California Department of Transportation Specifications. When the Traffic Index is less than 5.5 the minimum section will be 0.2 feet of A.C. and 0.5 feet of A.B. When the Traffic Index is 5.5 or greater, the minimum section will be 0.3 feet A.C. and 0.5 feet Class II Base.
7. All underground utilities shall be extended to development boundaries and laterals stubbed out to the property lines clear of zone at each lot before the placement of concrete surfacing. Prior to release of the Road Improvement Security and acceptance of the roads within the development, it will be necessary for the Developer to have each utility company certify in writing that the above has been accomplished.
8. Prior to release of the Road Improvement Security, the Registered Civil Engineer or Licensed Land Surveyor who performed the construction staking for the development shall certify in writing, that all curbs, gutters, storm drains, and other related street work have been staked in the field accordance with the plan and profile drawings by the Director of Public Works.

9. Prior to approval of plan and profile drawings by the Department of Public Works, the Developer shall post Sureties and provide inspection fees in amounts to be determined by the Department of Public Works to insure required improvements within the road right of way
10. Hydraulic studies indicating drainage flows to be anticipated from the entire watershed within which the development is located shall be submitted to the Public Works Department and Flood Control Engineer for review and approval. Detailed hydraulic studies of storm water run-off to be carried in each gutter of each street shall be submitted by the Developer's Engineer for approval by the Public Works Department. The amount of storm water runoff to be carried in a street section shall be computed on the basis of a 10 year frequency storm. Special drainage facilities will be required when the capacity of the street section has been reached. The drainage facility design shall be prepared in conformance with Section 13 and Appendix 12 of the Engineering Design Standards Manual, and submitted for approval by the Department of Public Works and Flood Control Engineer. Design criteria for underground drainage facilities will be based on a minimum storm frequency of 25 years. Actual design frequency will be determined by the Department of Public Works or the Flood Control Engineer.
11. Developer shall furnish and install any required road name signs, traffic control signs. *And striping to County standards. All traffic control signs shall be installed after roads are paved and prior to being opened up to traffic, including construction traffic.*
12. All off-tract drainage and flood control facilities and installations shall be installed and completed prior to grading of subject development.
13. Developer shall offer for dedication as easement to the County, at no cost to the County, all road rights of way shown within the boundaries of subject development map, except roads proposed to be private roads. All road rights of way offered for dedication to the County shall be free and clear of any easements prior to recordation of the Final Map, unless approved otherwise by the Department of Public Works.
14. A denied access strip one foot wide shall be offered for dedication in fee to the County as a separate parcel of land, not part of the road right of way, and standard Public Works Department road barricades constructed across the end of all public roads extending to the tract boundaries of any unit of the tract, except where they are extensions of existing improved public roads.
15. Prior to approval of plan and profile drawings by the Public Works Department, the following utilities shall be shown on the plans and approved by an authorized representative of the utility:
  1. Sewer System
  2. Water Distribution System
  3. Gas Distribution System
  4. Storm Drains required by Flood Control

Additionally, a preliminary plan showing underground electrical, telephone and Cable T.V. service shall be submitted by each agency.

16. All plan and profile drawings presented to the Public Works Department for approval shall be in conformance with the requirements of the Engineering Design Standards Manual. All road widths shall be as specified in this Manual. Roadway classifications are as specified in the Circulation Element of the General Plan.
17. Water for compaction and dust control shall be made available within the boundaries of the development prior to starting any earth moving operations other than necessary for the installation of subject water source. Applicant shall provide a water availability letter from the appropriate water supply agency.
18. Prior to start of any earth moving or improvements within the development the Developer shall obtain a Road Excavation and Encroachment Permit from the Public Works Department as required by Board of Supervisors Ordinance No. 1491, dated November 26, 1963, and/or shall obtain a County Grading Permit per Santa Barbara County Ordinance No. 1795 dated May 20, 1967.
19. The program for reconstruction of any existing County road being used by public traffic shall be presented in writing to the Public Works Department a minimum of 4 working days ahead of the proposed starting date. The Progress Schedule of proposed work shall be approved prior to start of construction. After construction on

any existing County road commences, the project shall be pursued continuously to completion. Any delay will provide good cause for issuance of a stop order on all other portions of the development.

20. The following utilities and services, both existing and proposed, shall be installed underground in the roads pursuant to Resolution No. 24416 and connected to each dwelling unit where housed are built, or stubbed out to each lot where lots only are sold: Gas, Water, Cable T.V., Telephone, Sanitary Sewer and Electrical Power.
21. After Sign-off by the Public Works Department Inspector, and prior to release of final security, the Developer's Engineer shall add "Record Drawing" information to the original tracings in red or orange ink and sign them as "RECORD DRAWING".
22. *On any proposed streets where curbs, gutters and sidewalks are required, the sidewalks shall have a total distance from curb face to back of sidewalk as prescribed in the Standard Details contained in Appendix 3 and 4 of the Engineering Design Standards Manual. Existing streetlights or fire hydrants within the sidewalk area shall be relocated behind the sidewalk, and any proposed streetlights or fire hydrants placed behind the sidewalk.*
23. Any double frontage lot (lots having a street both front and rear) shall have denied access to the rear street.
24. Concrete masonry block walls, if required by the Resource Management Department shall be constructed to the design and standards of the Building and Safety Division of the Public Works Department. Walls adjacent to road rights of way shall be shown on the Department of Public Works plan and profile drawings. A Building Permit may be required for such walls.
25. Developer shall comply with the Department of Public Works policy relating to Subdivision Street Trees and Utility Service Laterals on all subdivision streets.
26. Chain link fences, if required by the Resource Management Department of Flood Control, shall be constructed to Cal Trans Standard Plans. Subject fences shall be shown on the Department of Public Works plan and profile drawings if adjacent to County road rights of way.
27. Developer shall post Security and provide plan-checking fees in amounts to be determined by the Public Works Department to insure proper construction of all private streets within the development. Security will be released upon certification of a Civil Engineer registered in the State of California that subject streets have been constructed to approved standards.
28. Occupancy of any building within the development will be denied until all street improvements and drainage facilities are completed.
29. The developer's engineer *of record, as specified in these conditions*, shall certify to the Public Works Department *prior to release of any securities* that all private streets within the subject development are constructed according to approved plans prior to occupancy of any dwelling unit within the tract, *and that all rough grading has been completed in substantial conformance with the tract grading plan.*
30. Upon completion of construction and prior to occupancy, the entire road right of way abutting this project will be cleaned to allow Public Works Department Inspectors to check for damage to curbs, gutters, or sidewalks caused by construction traffic. Any damage will be repaired by the Developer prior to occupancy.
31. The Developer shall comply with the current Bikeway Element of the General Plan as to the dedication and construction of bikeways.
32. All roads shall be kept clear of mud *and/or other construction debris* during construction.
33. The Developer will be responsible for and fees required for materials retesting.
34. The Developer may be required by the Public Works Department to *overlay or chip seal a road, as determined by the Public Works Department*, after construction work has been completed if it is determined by the County that local patching is insufficient to mitigate project related construction and utility trenching damage.
35. Subdivider shall submit a Grading Plan acceptable to the Public Works Department for all streets and building pads prior to submitting the Final Map for approval. The Grading Plan shall show all lots draining to the street

on which they front unless otherwise approved by the Public Works Department. The Grading Plan shall also show method and degree of compaction and proposed method of stabilizing exposed slopes. Subdivider shall plant and maintain all cut and fill slopes and maintenance shall be continued until the lot is occupied.

36. A preliminary Soils Report of the area, prepared by a Civil Engineer experienced in soil mechanics and slope stability, and registered in the State of California, will be required prior to the issuance of Grading Permits. The report shall include data regarding the distribution, stability and expansive nature of existing soils and conclusions and recommendations for grading procedures and design criteria for corrective measures.
37. All grading shall comply with the provisions of County Grading Ordinance No. 1795, and to Public Works Department standards.
38. Grading shall be designed so that natural drainage from off-tract property is not obstructed.
39. Provision shall be made to prevent off-tract drainage from being received by lots. Tract drainage shall not be drained to a public street gutter that does not have storm drainage inlets and where the tract drainage could, after being carried along the road gutter for some distance, be dumped into another tract.
40. No grading can be done prior to Final Map recordation except in compliance with County Code Chapter 21-8-C4.
41. All underground utility trench backfills on private property and in private roads shall be compacted and tested to a minimum of 90%, or to the satisfaction of the Public Works Director. Compaction test reports shall be submitted before and grading is finalized.
42. The Subdivider shall furnish one copy of the Final Tract Map to the Public Works Department prior to approval.
43. All debris, litter, and other construction waste generated by this development shall be removed from the site or adjacent property. Occupancy clearance of any building will be denied until debris removal is acceptable to the Public Works
44. Since certain areas of Santa Barbara County are prone to accelerated seasonal erosion by either wind or water, and acceptable Erosion Control Plan, with timing, may be required with the project Grading Plan.
45. Any tract which is to be graded out (mass graded) and developed as a Phased Build-Out will require a detailed engineered Erosion Control Plan which will apply to all graded areas which are not built out. This plan shall be maintained until the respective tract phases are built out. *This condition shall also apply to Lot Sale Subdivisions.*
46. *On lot sale subdivisions, no building permits shall be issued for any lot until all required utilities, rough grading, drainage facilities, and street improvements have been completed, unless otherwise approved by the Director of Public Works. This condition must be shown on the Final Map, along with the time allowed by the Subdividers Contract for the developer to complete said improvements.*
47. *Prior to issuance of any road construction and/or grading permits, the applicant shall verify to the Department of Public Works, in writing, that a registered civil engineer has been retained to act as the Engineer of Record during construction and testing operations. This engineer shall be responsible for any and all observation during construction, which he deems necessary to certify those aspects of construction requiring certification pursuant to these conditions. Where possible, the engineer whose signature and stamp appear on the tract plans should be retained as the Engineer of Record.*
48. *Regardless of all review and/or acceptance of tract plans, specifications, calculations, and reports by Public Works or other County departments, the registered civil engineer whose signature and stamp appear on the tract grading and road improvement plans is responsible for the accuracy and integrity of the design and base information relating to the plans and calculations. Design conflicts which arise during construction may result in work being stopped until discrepancies are resolved.*



**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

July 30, 2020

Erick Gomez, Planner  
County of Santa Barbara  
Planning & Development Department  
624 W. Foster Rd  
Santa Maria, CA 93455

**Re: 20TPM-00000-00003; Cadora-Ruffino Tentative Parcel Map (TPM 14,848)  
APN: 101-260-040; Los Alamos**

Dear Mr. Gomez:

**This condition letter supersedes those dated June 22, 2020 and July 1, 2020, to revise the drainage/grading plan requirements and the timing of storm drain installation requirements.**

The Public Works Department Water Resources Division has conditions for the proposed subdivision of a 1.53 acre parcel into four legal parcels. Parcel 1 would be 17,947 sf gross and 16,825 sf net; Parcel 2 17,978 sf gross and 13,976 sf net; Parcel 3 17,142 sf gross and 14,438 sf net; Parcel 4 would be 12,247 sf gross and 9,250 sf net.

This project is located in a Special Problems Area with known drainage and flooding issues. This project is not located in a FEMA regulated Special Flood Hazard Area.

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

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 (<http://www.countyofsb.org/uploadedFiles/pwd/Content/Water/Documents/StdConditionsJan2011.pdf>)
2. Design/Prior to Recordation
  - a. The applicant shall submit all improvement plans, grading and drainage plans, drainage studies, and tentative map to the District for review and approval.

- b. Detention basins shall mitigate runoff such that post-development peak storm runoff rates do not exceed pre-development runoff rates for the 2-year through 100-year 24-hr storm events.
- c. Drainage report must include, but shall not be limited to,
  - i. Preliminary Drainage Plan to accompany the drainage report illustrating layout of preliminary storm drain and detention systems, and if also connection to existing storm drain system if this design approach is opted.
  - ii. An exhibit clearly showing existing hardscape area by type and square footage.
  - iii. A hydraulic backwater analysis for the proposed storm drain system based on the existing storm drain system hydraulics, if the proposed system opts to connects to the existing storm drain system.
  - iv. Hydraulic calculations for the detentions systems, and details of the outlet control devices.
- d. The Tentative Parcel Map must illustrate and callout dedicated reciprocal private drainage easements over each lot in favor of the contributing lots.
- e. Add the following language to the Information Sheet on the Tentative Parcel Map:

STORM DRAIN SYSTEM DESIGN AND INSTALLATION MUST SUBSTANTIALLY CONFORM TO THE DRAINAGE REPORT PREPARED BY BUENA RESOURCES, INC. ON *(insert date)*.

EACH PARCEL SHALL MITIGATE PEAK STORM RUNOFF VIA DETENTION BASINS TO REDUCE THE POST-DEVELOPMENT PEAK STORM WATER RUNOFF DISCHARGE RATE PER THE FLOOD CONTROL DISTRICT STANDARD CONDITIONS AND PER THE DRAINAGE REPORT PREPARED BY BUENA RESOURCES, INC. DATED *(insert date of approved drainage report)*, AT THE TIME OF INDIVIDUAL PARCEL DEVELOPMENT.

INDIVIDUAL PARCEL OWNERS SHALL SUBMIT A PLAN CHECK DESPOSIT FEE TO COVER PLAN CHECK COSTS.

INDIVIDUAL PARCEL OWNERS SHALL EXECUTE A PRIVATE DRAINAGE AND DETENTION SYSTEM MAINTENANCE AGREEMENT.

3. Prior to Permit Issuance/Zoning Clearance

- a. The applicant shall submit all required data, forms and certifications as described in the Standard Conditions of Approval.
- b. 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*.
- c. The applicant shall submit a copy of the project's Conditions, Covenants & Restrictions for the Homeowners' Association to the District for review and approval, if applicable.
- d. The applicant shall post surety bonds by the Transportation Department for public drainage improvements in amounts approved by the Public Works Director, as required.
- e. The applicant shall submit to the District electronic drawings in PDF format of the approved grading plans, improvement plans, drainage plans, drainage studies and landscape plans.

4. Prior to Occupancy Clearance

- a. The engineer of record shall submit a Drainage Improvement Certification (attached to the Standard Conditions of Approval).

- b. The applicant shall submit record drawings to the District's Floodplain Manager in electronic format.
- 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.

## **B. Project Clean Water**

The proposed project would result in a combined increase of new or replaced impervious surfaces which exceeds the established threshold of 15,000 square feet of impervious area. Therefore, the proposed project is required to treat the storm water runoff for all events up to and including the design storm (95<sup>th</sup> percentile event).

The following provisions apply to this project:

1. Prior to recordation, submit a preliminary Stormwater Control Plan that identifies how runoff is retained using land-based stormwater measures such as bioretention or dispersal to landscaping or vegetated areas. The information must include a site plan showing the location of each impervious drainage management area and associated storm water control measure. The site plan must demonstrate that adequate space is dedicated to meet the performance objective for stormwater volume retention.

It is recommended that the applicant follow the County of Santa Barbara's Stormwater Technical Guide for a Tier 3 project. The Stormwater Technical Guide is on the Water Resources Division website. Click on the Development tab at [SBProjectCleanWater.org](http://SBProjectCleanWater.org). A copy of the spreadsheet(s) used in the stormwater calculator shall be included, along with a summary of the general long-term maintenance requirements and responsibilities.

2. Prior to recordation, add the following Project Clean Water language to the Information Sheet on the Tentative Parcel Map:

EACH PARCEL SHALL MITIGATE FOR STORM WATER QUALITY AND RETAIN RUNOFF FROM THE 95TH PERCENTILE STORM PER PROJECT CLEAN WATER STANDARD CONDITIONS AND IN SUBSTANTIAL CONFORMANCE TO THE STORM WATER CONTROL PLAN PREPARED BY BUENA RESOURCES, INC. AND DATED (*insert date of PCW-approved SWCP*), AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT.

EACH PARCEL SHALL SUBMIT A PLAN CHECK DEPOSIT FEE TO COVER PLAN CHECK COSTS.

EACH PARCEL SHALL EXECUTE A PRIVATE STORMWATER CONTROL SYSTEM MAINTENANCE AGREEMENT.

3. Prior to issuance of Zoning Clearance, Land Use Clearance, or Building or Grading Permits (whichever of these actions comes first), the applicant must submit to the Water Resources Division (attention: Project Clean Water) for review and approval a Storm Water Control Plan. The Storm Water Control Plan shall follow the County of Santa Barbara's Stormwater Technical Guide in its approach.

The Stormwater Control Plan must provide narrative details on the location and function of stormwater management measures. These facilities shall be depicted on a separate plan sheet within the engineering plan set, as well as the landscaping and architectural plan sets as appropriate.

The applicant will be required to pay a deposit for plan check review at the time the Stormwater Control Plan and engineering plans are submitted. The plan check deposit of \$1,150 shall be submitted along with the plans to Water Resources Division, Public Works, 123 E. Anapamu St. Santa Barbara, CA 93101. The check must be made payable to *County of Santa Barbara Project Clean Water*.

4. Prior to issuance of Zoning Clearance or Land Use Clearance, or Building or Grading Permits (whichever comes first), the owner must sign a maintenance agreement that includes the long-term maintenance plan. Instructions for preparing a maintenance plan are provided in the Stormwater Technical Guide. The maintenance agreement identifies the owner as the party responsible for maintaining the storm water retention facilities for the life of the project. The maintenance agreement will be signed and notarized by the property owner.
5. Prior to Rough Grade inspection, and if appropriate for landscape installation, prior to Building Inspection Clearance, all improvements required as part of the above conditions shall be installed in accordance with the approved plans. Prior to final Building Inspection Clearance, an Engineer's Certificate of Approval shall be signed and stamped by the engineer of record and submitted to the Water Resources Division along with a set of As-Built plans or drawings in PDF format. If necessary, the final maintenance plan shall be revised by the engineer of record based on as-built construction drawings, including elevations and construction details of stormwater facilities.

Sincerely,

SANTA BARBARA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

By:   
Karen Sullivan, P.E.  
Development Review Engineer

Cc: Juan Beltranera, Santa Inez Planning, 522 Calor Drive, Buellton, CA 93427  
Steve Ruffino, PO Box 1945, Santa Maria, CA 93456

**DEPARTMENT OF TRANSPORTATION**

CALTRANS DISTRICT 5  
50 HIGUERA STREET  
SAN LUIS OBISPO, CA 93401-5415  
PHONE (805) 549-3101  
FAX (805) 549-3329  
TTY 711  
[www.dot.ca.gov/dist05/](http://www.dot.ca.gov/dist05/)



*Making Conservation  
a California Way of Life.*

April 8, 2021

SB-135-0.07  
20TPM-00003

Erick Gomez, Planner  
County of Santa Barbara  
624 W. Foster Road, Suite C  
Santa Maria, CA 93455

COMMENTS FOR THE RUFFINO TENTATIVE PARCEL MAP 14,848 PROJECT RESUBMITTAL AT  
774 MAIN STREET IN LOS ALAMOS

Dear Mr. Gomez:

The California Department of Transportation (Caltrans) thanks you for the opportunity to review the Ruffino Tentative Parcel Map (TPM) 14,848 Project resubmittal at 774 Main Street in Los Alamos and offers the following comments at this time.

### **General Comments**

Caltrans supports local planning efforts that are consistent with State planning priorities intended to promote equity, strengthen the economy, protect the environment, and promote public health and safety. We accomplish this by working with local jurisdictions to achieve a shared vision of how the transportation system should and can accommodate interregional and local travel.

Projects that support smart growth principles which include improvements to pedestrian, bicycle, and transit infrastructure (or other key Transportation Demand Strategies) are supported by Caltrans and are consistent with our mission, vision, and goals. Since the passage of SB 743 and the change of metric from Level of Service to Vehicle Miles Traveled (VMT), we look forward to seeing what trip-reducing elements are included with any future project to lower its' impacts and potential mitigation.

### **Permits**

Please be aware that any encroachment in the State's right-of-way it will require a permit from Caltrans and must be done to our engineering and environmental standards, and at no cost to the State. The conditions of approval and the requirements for the permit are issued at the discretion of the Permits Office, and nothing in this letter shall be implied as limiting those future conditioned and requirements. For more information regarding the encroachment permit process,

Mr. Erick Gomez  
April 8, 2021  
Page 2

please visit our Encroachment Permit Website at: <https://dot.ca.gov/programs/traffic-operations/ep>.

All future work will need to conform to the Caltrans Encroachment Permits Manual, Chapter 600. Additional utility installation requirements, which may apply, are found in Chapter 17 of the Project Development Procedures Manual. Deviations to these policies may require an exception. These requirements and processes will be outlined by the District Permit Engineer in the pre-submittal conference.

### **Traffic Operations:**

If this proposed project is approved and moves to the development phase, we request to review a Vehicle Miles Traveled (VMT) analysis, as may be required of the project.

As a result of Senate Bill (SB) 743, effective July 2020 Caltrans replaced vehicle level of service (LOS) with vehicle miles traveled (VMT) as the primary metric for identifying transportation impacts from local development. Additionally, the Caltrans Transportation Impact Study Guide (TISG) replaces the Guide for the Preparation of Traffic Impact Studies (Caltrans, 2002) and is for use with local land use projects. The focus now will be on how projects are expected to influence the overall amount of automobile use instead of traffic congestion as a significant impact. For more information, please visit: <https://dot.ca.gov/programs/transportation-planning/office-of-smart-mobility-climate-change/sb-743>.

### **Hydraulics**

As previously noted in our attached July 2020 letter we have concerns on the drainage related to future development projects on the parcels. Upon future development, please provide the plans for the entire layout of the drainage system all the way to the outlet, and detailed grading and drainage plans for each parcel to verify that runoff will flow to retention chambers, once available.

We look forward to continued coordination with the County on this project. If you have any questions, or need further clarification on items discussed above, please contact me at (805) 835-6555 or [ingrid.mcroberts@dot.ca.gov](mailto:ingrid.mcroberts@dot.ca.gov).

Sincerely,

*Ingrid McRoberts*

Ingrid McRoberts  
Development Review Coordinator  
District 5, LD-IGR South Branch

Attachment