

LAND USE PERMIT

Case No.: 08LUP-00000-00143 Planner: Tammy Weber Initials _____
Project Name: Santa Barbara Trust and Historic Preservation Road/Old Mill Tract
Project Address: 480 Alamo Pintado Rd., Solvang area
A.P.N.: 139-250-036
Zone District: AG-II-40



Planning & Development (P&D) grants final approval and intends to issue this Land Use Permit for the development described below, based upon the required findings and subject to the attached terms and conditions.

FINAL APPROVAL DATE: June 4, 2008

APPEAL PERIOD BEGINS: June 5, 2008

APPEAL PERIOD ENDS: June 16, 2008

DATE OF PERMIT ISSUANCE: (if no appeal filed) June 17, 2008

NOTE: This final approval may be appealed to the Commission/Montecito Commission by the applicant, owner, or any interested person adversely affected by such decision. The appeal must be filed in writing and submitted with the appropriate appeal fees to P&D at 123 East Anapamu Street, Santa Barbara, CA 93101 or 624 W. Foster Road, Santa Maria, CA, 93455, within (10) calendar days following the **Final Approval Date** identified above. (Secs. 35.102 & 35.492) If you have questions regarding this project please contact the planner Tammy Weber at 934-6254 or by email at tweber@co.santa-barbara.ca.us.

PROJECT DESCRIPTION SUMMARY: SEE ATTACHED

PROJECT SPECIFIC CONDITIONS: SEE ATTACHED **ASSOCIATED CASE NUMBERS:** City of Solvang subdivision project (res. #06-0764)

PERMIT COMPLIANCE CASE: No ___ Yes; Permit Compliance Case (PMC) #: _____

BOARD OF ARCHITECTURAL REVIEW (BAR): No ___ Yes; BAR Case #: _____

TERMS OF PERMIT ISSUANCE:

1. Mailing and Posting Notice. Mailed notice of the subject Land Use Permit application shall be provided to neighboring property owners as required by ordinance. The applicant shall provide proof of mailing and posting of the required notice by filing an affidavit of noticing with the Planning and Development Department no later than 10 days following an action by the Director to approve the permit. A weather-proofed copy of the notice shall be posted by the Applicant in one conspicuous place along the perimeter of the subject property. The notice shall remain posted continuously until at least 10 calendar days following approval of the permit. (Sections 35.106.030 & 35.496.030)

2. Work Prohibited Prior to Permit Issuance. No work, development, or use intended to be authorized pursuant to this approval shall commence prior to issuance of this Land Use Permit and/or any other required permit (e.g., building permit). **WARNING! THIS IS NOT A BUILDING/GRADING PERMIT.**

ATTACHMENT A Project Description

- 1. Project Description:** This Land Use Permit is based upon and limited to compliance with the project description and conditions of approval set forth below. Any deviations from the project description or the conditions must be reviewed and approved by the Director of Planning and Development for conformity with this approval. Deviations from the project description or conditions of approval may require a modification to 08LUP-00000-00143 and further review.

This Land Use Permit will allow for: 1) the construction of an approximately 22-foot wide, 1,300-foot long road; and 2) infrastructure easements. The subject parcel is located in the unincorporated area of the County and will connect two sections of private roadway approved by and located within the City of Solvang. Earthwork would consist of 1,250 cu. yds. of cut, 700 cu. yds. of fill and 550 cu. yds. of export. The proposed roadway serves an 8 lot subdivision within Solvang city limits. The City of Solvang approved the seven vacant lots as homesites with full CEQA review in the form of an EIR (Resolution Number 06-764). Because the County parcel adjoins the City of Solvang parcel on the south and east, it can be reasonably foreseen to have potential for annexation and/or subdivision, and as a result of these infrastructure easements and road extension, a potential for growth-inducing effects apply. The City of Solvang addressed growth inducing impacts resulting from the extending the proposed infrastructure easements and road into the unincorporated area by requiring that the Final Tract Map record a five foot denied access easement in favor of the City on the southern boundary of the tract and extending along the east side of the proposed access road on the adjoining property.

The road would terminate in a cul-de-sac required to provide adequate turnaround for fire equipment, and solid waste collection vehicles. Construction permits would be required by both the City of Solvang and the County of Santa Barbara corresponding to jurisdictional boundaries. Access to the development would be provided from High Meadow Road through a privately held easement on and across the High Meadow Development and the Santa Barbara Trust for Historic Preservation property, which is part of the Mission of Santa Ines National Historic Landmark District with its primary purpose being to protect and preserve the Old Grist Mill. The Santa Barbara Trust for Historic Preservation is actively pursuing negotiations with the Department of Parks and Recreation to convey the land to the State for development as a State Historical Park. However nothing in the trust grant precludes the trust directors from selling the land. The project site is a 37.90-acre parcel zoned AG-II-40 and shown as Assessors Parcel Number 139-250-036, located at 480 Alamo Pintado Road in the Solvang area, Third Supervisorial District.

The grading, development, use, and maintenance of the property, the size, shape arrangement, and location of structures, parking areas, and landscape areas, and the protection and preservation of resources shall conform to the project description above, the approved plans dated September 12, 2006 and the conditions of approval below. The property and any portions thereof shall be sold, leased, or financed in compliance with this project description and the conditions of approval hereto.

ATTACHMENT B
Condition of Approval

1. Prior to LUP Issuance, a traffic control plan, including flag-person controls, shall be reviewed and approved by CalTrans and County Public Works. There shall be adequate traffic controls and flag-persons for the safe transit of construction truck traffic over the Highway 246/High Meadow Road intersection during soil importation for grading fill activities.