



**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Santa Barbara County Planning Commission

FROM: Alice McCurdy 568-2518
Deputy Director, Development Review South

DATE: August 16, 2012

RE: Park Hill Estates v.2 Project, Case No. 10TRM-00000-00001

At the Planning Commission hearing on January 25, 2012, your Commission voted to “find that no action can be taken on the project because the Mitigated Negative Declaration prepared for the project is inadequate, and direct staff to prepare a focused EIR addressing fire protection and biological resources.” The applicant appealed that decision to the Board of Supervisors. On May 22, 2012, the Board of Supervisors, in considering this appeal, voted 2 to 2 (Supervisor Wolf recused herself). In this instance, a 2-2 vote resulted in “no action,” meaning that both the appeal and the Planning Commission’s determination were neither upheld nor rejected. Thus, the prior action taken by your Commission on this project no longer stands.

Since the last public hearing before your Commission on this project, the applicant has proposed modifications to the project description and is returning to your Commission for reconsideration of the project and the associated Mitigated Negative Declaration (as revised to reflect the changes to the project). Specifically, the applicant has proposed the following changes to the project description:

- The building pad on Lot 10 would be lowered by two feet. Future development on this lot would be limited to single story construction and 18 feet in height within 120 feet of the western property line (up to 22 feet in height if further than 120 feet from western property line); and
- The applicant would fund up to \$120,000 for roadway improvements to the lower portion of San Antonio Creek Road in order to enhance its functionality as an emergency evacuation route for area residents; the primary element of the improvement would be widening the road to a minimum of 16-18 feet by constructing a small retaining wall on the uphill slope, thus providing adequate width for vehicles driving the road in an emergency situation. These improvements would be constructed by the applicant concurrently with the initial tract improvements for the subdivision.

In regards to the Lot 10 building pad, its original elevation of 340 feet above mean sea level was

designed to achieve positive drainage to the adjacent roadway serving the parcel as well as to establish gravity flow to the sewer lateral constructed underneath the roadway. This pad elevation is similar to that which was approved for the corresponding western lot as part of the 2007 approved 12-lot subdivision. In order to address neighbor concerns regarding the creation of a large fill slope, the applicant has proposed to lower the pad elevation by two feet in order to reduce the amount of fill required on that lot. This would have the effect of reducing the height and appearance of future residential development on this lot in relation to adjacent neighbors to the west which are situated at an elevation of approximately 322 feet above mean sea level. Reducing the pad elevation any lower would necessitate the construction and operation of a lift station (i.e. pump system) in order to pump the wastewater from the future home to the sewer lateral since the home would be situated below the adjacent roadway and underlying sewer line. Because the Goleta Sanitary District does not accept maintenance responsibilities for lift stations serving private residences, this pump system would have to be privately operated and maintained. The County's Environmental Health Services, which is responsible for regulating water and wastewater services for new development, has a long-standing practice of not allowing private pumping systems for newly created lots because of problems associated with failed systems due to a lack of proper operation and maintenance. This administrative practice is proposed to be codified as part of the Goleta Community Plan update, as it has been in the Toro Canyon Plan and Santa Ynez Valley Community Plan. For this reason, a two-foot reduction in the pad elevation is the maximum that can be achieved while still providing for gravity flow for the wastewater.

During the hearings before your Commission as well as at the Board of Supervisors, many of the surrounding neighbors who testified expressed concern regarding the effect that this project will have on emergency evacuation of the neighborhood. In order to alleviate these concerns, enhance the evacuation capacity of the neighborhood, and offset any evacuation delays potentially caused by the project, the applicant has proposed improvements to the lower portion of San Antonio Creek Road to improve its functionality as an emergency evacuation route. This proposal stems from discussions at the Board of Supervisors during the previously referenced appeal hearing regarding evacuation routes and what access improvements prior projects have had to implement. In further researching this issue, staff determined that a portion of San Antonio Creek Road above Tucker's Grove Park had been recently upgraded in 2007 as part of construction of a new single family dwelling at the bottom of the roadway. Improvements included paving the road fronting the property down to Tucker's Grove Park, trimming the trees and encroaching roadside vegetation, building a rock retaining wall on the uphill slope in between the two driveway entrances to the residence to achieve a road width of between 20 and 24 feet along this section, installing reflectors along the southern edge of the road, and putting in removable breakaway bollards at the end of San Antonio Creek Road where it connects with Tucker's Grove Park. The wooden bollards at this connection point were later replaced by plastic bollards that can be driven over in either direction. However, just east of this property immediately below the point at which the publicly maintained portion of San Antonio Creek Road ends, there is an approximate 150-foot narrow section of the roadway (measuring approximately 14 feet of pavement width and approximately 11 feet of usable roadway due to encroaching vegetation) that limits the ability for this roadway to be used as a reliable emergency evacuation route.

In responding to questions from the Board of Supervisors as to what it would take to make this roadway more functional as an emergency evacuation route, the County Public Works Department estimated a cost of \$120,000 to further improve this roadway. The primary improvement involves widening the narrow portion of the roadway to a minimum of 16 to 18 feet with installation of a small retaining wall on the uphill side of the road approximately 150 feet in length. In addition, the road would be resurfaced, encroaching vegetation would be trimmed back, and reflectors would be installed to make them more visible (see images of this roadway in Attachment 8 to the Mitigated Negative Declaration). Although the road would still not meet the County Fire Department's official standards for access, which would be a 24 foot width for this roadway, its functionality would be significantly improved by providing sufficient width for vehicles to travel down the roadway and maneuver around stalled cars, pedestrians, and/or horses as necessary in an emergency situation since the average car/truck width is approximately 6-7 feet. The applicant has proposed to construct these improvements concurrent with the initial subdivision infrastructure, such that the roadway would be functional as a secondary emergency evacuation route prior to the first home being built on the project site.

In considering the appeal, the Board generally recognized that the problems associated with fire protection and emergency evacuation within the San Antonio Creek neighborhood reflect existing hazardous conditions that the project, along with other past, pending, and future development projects, would only incrementally contribute to. Subsequent to the Board hearing, the Public Works Department estimated that it would cost approximately \$735,000 to widen the lower portion of San Antonio Creek Road to a full 24 feet in order to meet County Fire Department road width standards. This would involve more extensive engineering, the construction of more significant retaining walls, and relocation of utilities and a fire hydrant in order to accommodate the additional width.

The improvements to the roadway now proposed by the applicant as part of the proposed project, while not strictly meeting County Fire Department standards, would result in a real and direct benefit to the community. As discussed in the Mitigated Negative Declaration (MND), the County Fire Department has reviewed the proposed project and confirmed that the subdivision itself would meet all applicable County Fire Department standards and improvements to the lower portion of San Antonio Creek Road would not be required. Rather, such improvements would serve to enhance the capacity of the neighborhood's existing evacuation routes. With incorporation of this beneficial component into the project, staff continues to recommend project approval.

The MND has been revised to reflect this new project component. With respect to this issue, the revised MND concludes that any potential delay in resident evacuation during an emergency associated with an increase in the number of vehicles on the roadways generated by the project would be offset by the improvements to the lower portion of San Antonio Creek Road, making that road a more viable emergency access route (see MND for further discussion).

In regards to biological resources, Planning and Development's staff biologist conducted a thorough analysis of the biological resources present on-site and stated at your last hearing that in her professional opinion, the survey work and analysis reflected in the MND are adequate under CEQA. Further, the comments received from the public and biological consultant hired by the project opponents did not provide substantial evidence that the project would have a significant impact on

biological resources that have not been mitigated in the context of the MND. The MND has been revised in response to comments received and is considered adequate for the purposes of CEQA.

With the changes to the project description and MND, and given the “no-action” vote by the Board of Supervisors, the project is returning to your Commission for reconsideration. Specifically, the question before your Commission is whether the changes to the project and corresponding revisions to the MND alter your prior determination. The findings in Attachment A and the conditions in Attachment B have been revised to address the incorporation of the proposed roadway improvements and Lot 10 development guidelines into the project description. The revisions are provided in strikeout and underline format in both attachments.

Recommended Actions

Follow the procedures outlined below and conditionally approve Case No. 11TRM-00000-00001 marked "Officially Accepted, County of Santa Barbara September 5, 2012 County Planning Commission Attachments A-F", based upon the project's consistency with the Comprehensive Plan, including the Goleta Community Plan and based on the ability to make the required findings.

Your Commission's motion should include the following:

1. Make the required findings for approval of the project specified in Attachment A of this staff memorandum, including CEQA findings.
2. Adopt the Proposed Revised Final Mitigated Negative Declaration included as Attachment C and adopt the mitigation monitoring program contained in the conditions of approval.
3. Approve the project subject to the conditions included as Attachment B.

Refer back to staff if the County Planning Commission takes other than the recommended action for appropriate findings and conditions.

Attachments

- A. Findings
- B. Conditions of Approval with attached Departmental letters
- C. Final MND with comment letters and hearing transcript
- D. Vesting Tentative Tract Map
- E. Subdivision Improvement Plan
- F. Conceptual Landscape Plan

ATTACHMENT A: FINDINGS

1. CEQA FINDINGS

- 1.1 The Planning Commission has considered the Mitigated Negative Declaration (11NGD-00000-00013) together with the comments received and considered during the public review process. The negative declaration reflects the independent judgment of the Planning Commission and has been completed in compliance with CEQA, and is adequate for this proposal.
- 1.2 On the basis of the whole record, including the negative declaration and any comments received, the Planning Commission finds that through feasible conditions placed upon the project, the significant impacts on the environment have been eliminated or substantially mitigated and on the basis of the whole record there is no substantial evidence that the project will have a significant effect on the environment.
- 1.3 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Secretary of the Santa Barbara County Planning Commission, located at 123 East Anapamu Street, Santa Barbara, CA 93101.
- 1.4 Public Resources Code Section 21081.6 and CEQA Guidelines Section 15074(d) require the County to adopt a reporting or monitoring program for the changes to the project that it has adopted or made a condition of approval in order to avoid or substantially lessen significant effects on the environment. The approved project description and conditions of approval, with their corresponding permit monitoring requirements, are hereby adopted as the reporting and monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.

2. TENTATIVE MAP FINDINGS

- 2.1 Pursuant to the Subdivision Map Act, the Planning Commission shall deny the vesting tentative tract map, 10TRM-00000-00001, if any of the following Subdivision Map Act Findings cannot be made:
 - 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 proposed lots are large enough to facilitate appropriate orientation of structures in the future to allow for passive heating and cooling opportunities. There is ample area surrounding each future residence for planting to allow for passive cooling. Solar array panels or photo voltaic cells may also be feasible subject to obtaining the necessary permits.

- 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 proposed Vesting Tentative Map is consistent with the policies of the County's Comprehensive Plan including the Goleta Community Plan as discussed in Section 6.2 in this staff report dated November 18, 2011, incorporated herein by reference.

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

a. The proposed map is not consistent with applicable general and specific plans as specified in §65451.

The proposed Vesting Tentative Map is consistent with the policies of the County's Comprehensive Plan including the Goleta Community Plan as discussed in Section 6.2 in this staff report dated November 18, 2011, incorporated herein by reference.

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

The design and improvements of the proposed Vesting Tentative Map are consistent with the policies of the County's Comprehensive Plan including the Goleta Community Plan as discussed in Section 6.2 in this staff report dated November 18, 2011, incorporated herein by reference.

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

The proposed residential development would be a natural extension of surrounding residential development in the urban area. The site is an open, gently sloping, undeveloped property zoned for residential development and is physically suitable for residential development.

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

The proposed density of the residential development has been increased above the density under zoning due to its participation in the State Density Bonus Program. However, the effective density and lot sizes are still consistent with the range of densities and lot sizes found in the surrounding neighborhood. Restrictions on the square footage of future development, including single family dwellings and accessory structures, will help to ensure that future development does not overwhelm the site and is compatible with surrounding development. At nearly 15 acres, the average density on the site would be 1.08 units per acre, which is an extremely low density development compatible with the surrounding community and generally consistent with the existing zoning on the property. The site is gently sloping and development of the site would not require significant grading in order to

accommodate future development and the creation of level building pads. Therefore, the site is physically suited for the proposed density of the development.

- e. 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.**

After analysis of the proposed project in a Negative Declaration (11NGD-00000-00013), it has been determined that all potentially significant impacts on the environment will be reduced to less than significant levels with implementation of mitigation measures contained in the Negative Declaration. The project would contribute to the cumulative loss of foraging habitat for white-tailed kite and other bird and wildlife species in the Goleta area, but this project would not substantially damage or injure wildlife or their habitat as the site is not used for nesting and there are other areas for foraging nearby that are still available.

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

The proposed project would not cause serious public health problems. Air quality impacts and noise would be short-term associated with project construction. The project adds a pedestrian path along San Antonio Creek Road which would help to improve pedestrian safety along this section of the roadway. Drainage and flooding impacts resulting from the project would be addressed through the implementation of on-site drainage features and incorporation of best management practices that would ensure peak runoff from the site is not increased and erosion and off-site flooding impacts are minimized. The project includes improvements to the lower portion of San Antonio Creek Road in order to enhance its functionality as an emergency evacuation route. These improvements would help to improve emergency evacuation opportunities in the neighborhood and offset any potential impacts to public safety from the increase in population and residents requiring evacuation. Mitigation measures required in the Negative Declaration for the project (11NGD-00000-00013) and incorporated into the project conditions of approval would help to ensure that the project will not cause serious public health problems.

- g. 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.**

No easements for public access through or use of the property would be affected by the proposed project.

- 2.1.4 State Government Code §66474.4. The legislative body of a county shall deny approval of a tentative map or parcel map if it finds that the land is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 and 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.**

The subject parcel is not currently in an agricultural preserve contract.

- 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 proposed residential development has received a letter from the Goleta Sanitary District, dated May 11, 2010, indicating that there is sufficient capacity to serve the proposed project.

- 2.2 Pursuant to Chapter 21-8 of the Santa Barbara County Code, 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.**

There are no new county streets proposed as part of this project. Therefore this finding does not apply.

- 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 project site would have adequate ingress and egress via public streets (Via Los Santos and San Antonio Creek Road) and would not be landlocked. The internal roadways, Cozy Drive and Cozy Lane, are designed to meet the minimum width requirements of the County Fire Department for emergency access.

- 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 majority of the project site would be gradually sloping without steep cut or fill slopes. However, in order to drain the residential lots on the western boundary of the project site to the centralized detention basin by way of the road, the pads on Lots ~~10 and 11~~ need to be raised slightly above the finished grade of the road. Due to the existing topography on the lot~~Lots 10 and 11~~, this results in a rather steep~~extensive~~ fill slopes on the rear portion of ~~these~~this lots to establish a level building pads. Lot 10 has been designed to minimize the placement of fill material on a steep slope by dropping the pad elevation two feet below the adjacent road, thus sloping the lot away from the road and reducing its elevation difference relative to adjacent properties. The slopes created by the fill placed on Lots 10 and 11 would be approximately 3:1 and ~~These slopes~~ would be vegetated and landscaped consistent with the project conditions of approval, which would help to ensure that the slopes are not unsafe or unattractive to view. Furthermore, views of these slopes would only be available from a small number of private residences.

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;

No grading or construction would be permitted as part of the project until recordation of the Vesting Tentative Map and the issuance of applicable follow-up Zoning Clearances.

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

The project site is surrounded by residential development within the urban boundaries of the Goleta Valley. As discussed in Section 6.1 of the staff report dated November 18, 2011, herein incorporated by reference, the project would meet all County Fire Department standards for access and defensibility. The project includes improvements to the lower portion of San Antonio Creek Road in order to enhance its functionality as an emergency evacuation route. These improvements would help to improve emergency evacuation opportunities in the neighborhood and offset any potential impacts to public safety from the increase in population and residents requiring evacuation. The project site is located outside of the flood zone and the project would not create hazards to life or property from floods, fire, or other catastrophes.

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;

As discussed in Section 6.2 of the staff report dated November 18, 2011, herein incorporated by reference, the project as conditioned conforms to the County's Comprehensive Plan, including the Goleta Community Plan. There are no state highways adjacent to the project site that would be affected by the development.

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

There are no lots created as a result of the project that have a depth to width ratio in excess of 3 to 1.

2.2.8 Subdivision designs with lots backing up to watercourses.

The subdivided lots would not back up to any watercourse as there are no watercourses adjacent to the project site.

2.2.9 Pursuant to Chapter 21-8 of the Santa Barbara County Code, 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.

As discussed in Section 6.2 of the staff report dated November 18, 2011, herein incorporated by reference, the project as conditioned conforms to the County's Comprehensive Plan, including the Goleta Community Plan. As discussed in Section 6.3 of the staff report dated November 18, 2011, herein incorporated by reference, the project as conditioned conforms to applicable requirements of the County Land Use & Development Code, with the requested incentives as permitted under the State Density Bonus Program.

ATTACHMENT B: CONDITIONS OF APPROVAL

1. **Proj Des-01 Project Description.** This Vesting Tentative Map is based upon and limited to compliance with the project description, the hearing exhibits marked PC Hearing Exhibit #1, dated ~~December 5, 2011~~ September 5, 2012, and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations. The project description is as follows:

Request of Jeff Nelson, applicant, for approval of a Vesting Tentative Tract Map under Chapter 21 of the County Code (Subdivision Regulations) that would divide the property into 18 lots composed of the following: 16 single family residential lots that range in size from approximately 0.62 acres to 1.14 acres each, including one smaller lot (0.39 acres) for an affordable unit per the State Density Bonus Program; one open space lot of approximately 1.68 acres; and one lot encompassing Pennell Road, a private road held in fee. The open space lot would accommodate storm water retardation in a graded detention basin, a portion of a new access road, and a landscaped area surrounding the basin composed of native and/or drought tolerant grasses and shrubs. The bottom of the detention basin would be used for passive recreation by the project residents. Consistent with Tract Map requirements, the current Tentative Tract Map request does not include any specific development plans for the proposed 16 single-family residential parcels.

The acreage for each proposed lot is provided in the following table:

Lot 1	0.95 ac gross, 0.86 ac net	Lot 10	1.12 ac gross and net
Lot 2	0.70 ac gross, 0.68 ac net	Lot 11	0.99 ac gross and net
Lot 3	0.39 ac gross and net	Lot 12	0.67 ac gross and net
Lot 4	0.64 ac gross and net	Lot 13	0.76 ac gross and net
Lot 5	0.79 ac gross and net	Lot 14	0.82 ac gross and net
Lot 6	0.92 ac gross and net	Lot 15	1.14 ac gross and net
Lot 7	0.65 ac gross and net	Lot 16	0.86 ac gross and net
Lot 8	0.62 ac gross and net	Lot 17	1.68 ac gross and net (open space lot)
Lot 9	0.63 ac gross and net	Lot 18	0.51 ac gross, 0.50 ac net (private road)

State Density Bonus Program

The base density for this property is 14 residential lots based on a one-acre minimum parcel size. Pursuant to the State Density Bonus Program (Government Code Section 65915 et seq.), the applicant is entitled to a bonus density of 25% by providing one affordable unit/lot at the “very low income” category as part of the project. Thus, by providing one affordable unit, the density for the property can be increased from 14 units/lots to 16 units/lots and such an increase in density does not require an amendment to the land use designation or zone district for that property.

Architectural Standards

To ensure compatibility of future build out with the neighborhood, the applicant has proposed architectural standards for future development, as discussed further below. In some instances, these standards reflect existing County Land Use and Development Code requirements as well as recommendations identified in the newly adopted Eastern Goleta Valley Architectural Guidelines. These include measures to address building heights, building materials and colors, grading, drainage, and privacy, as discussed below. The total maximum floor area of all structural development for two of the largest lots (Lots 1 and 15) would be limited to no more than 5,500 square feet, including all garages and accessory structures. Two additional lots (Lots 10 and 11) would be limited to no more than 5,000 net square feet, including all garages and accessory structures. Total floor area for all structural development on the affordable lot would be limited to 2,600 square feet. Total floor area on the remaining 10 lots would be limited to no more than 4,600 square feet. The architectural standards are as follows:

Building Heights (from finished pad grades to highest peak):

Lot 1: 22 ft.	Lot 9: 25 ft.
Lot 2: 22 ft.	Lot 10: 22 ft.
Lot 3: 18 ft.	Lot 11: 22 ft.
Lot 4: 22 ft.	Lot 12: 24 ft.
Lot 5: 22 ft.	Lot 13: 22 ft.
Lot 6: 22 ft.	Lot 14: 22 ft.
Lot 7: 25 ft.	Lot 15: 25 ft.
Lot 8: 25 ft.	Lot 16: 22 ft.

Setbacks

The average side yard setbacks applicable to individual lots, as defined by County Codes, shall be a minimum of 40 feet between buildings on adjacent lots. The 40-foot setback in between residences will be variable as to the allocation between the lots, with the first of the developed lots to have a minimum 15 feet (in which case the adjacent lot would have a 25 foot setback for 40 feet total). The exception to this is Lot 3, the affordable lot, for which the existing code requirements shall be applicable.

Grading

To the extent feasible, unless required for technical or engineering reasons, new buildings, additions, and associated infrastructure shall substantially comply with the preliminary subdivision improvement plan, which incorporates the following standards:

- Minimize filling or placement of earth materials;

- **Avoid raising the building pad for any new dwelling or addition above the existing grade except as required for civil engineering purposes;**
- **Naturalize contours to eliminate abrupt edges; and**
- **Step down the hillside and blend the structure and usable exterior space into sloping sites.**

Lot 10

The pad height for lot 10 will be 338 feet or 2 feet lower than the previous 340 foot elevation. The home will be one story and the maximum roof height will be 22 feet with a maximum roof height of 18 feet within 120 feet of the adjacent property line to the west.

Public View Corridors

Future buildings on Lots 1 and 2 shall be setback a minimum of 30 feet from the property lines adjacent to San Antonio Creek Road. The existing pepper trees and trees and vegetation that currently line San Antonio Creek are to be removed and replaced per the landscape plan. The height of landscaping and related elements within the first 35 feet from the edge of the pavement along San Antonio Creek Road would be limited to four feet in height.

Landscaping

Use landscaping to balance the competing goals of minimizing high trees which would cut off views of the coast and providing privacy by screening living areas with trees and shrubs to provide a reasonable level of privacy; maintain existing oak trees in the southeast of the property that currently give privacy for neighboring homes.

Second Story Design

To minimize overall massing of a residence, the second story shall be stepped back from existing homes immediately adjacent to the development in a manner that serves the interest of good design.

Materials

Materials on the exterior of the buildings shall be chosen that minimize glare, rapid deterioration and shall be appropriate to the style of the building.

Color

The color of the exterior body of the buildings on site shall balance the aesthetic goal of creating a coherent community of homes consistent with the character of homes in the greater neighborhood along with the goal of incorporating colors similar to

those found in the surrounding natural environment in order to blend in with the local vegetation, soils and rock outcroppings. Colors shall be reviewed and approved by the Board of Architectural Review.

Front Yard Fencing/Walls

If fencing and/or walls are desired, an open type fence, such as split rail or low rock wall (no higher than four feet) should be used on individual lots in all front yards.

Driveways

Asphalt driveways shall be prohibited.

Access Via Pennell Road

Primary access to Lot 1 is proposed to be off of San Antonio Creek Road. The right to secondary access for this parcel is retained via Pennell Road.

Infrastructure Development

The property is located in the San Antonio Creek area of Goleta and has frontage on the following existing roads: Via Los Santos, San Antonio Creek Road and Pennell Road, a private road. Site access would include a new, 12-foot wide, private driveway off of San Antonio Creek Road, which would serve Lot 1. This driveway would be constructed at the time that Lot 1 is developed. Access to the remainder of the site would be provided by two new, private, internal roadways and a cul-de-sac which would be constructed as part of the initial tract improvements. Neither entrance would be gated. Cozy Drive would provide access from San Antonio Creek Road, between proposed lots 2 and 16. Cozy Lane would provide access from Via Los Santos at the southwest corner of the open space lot and would continue into the project site between lots 13 and 14 before intersecting with Cozy Drive. The new internal roads would provide two entrance points for the subdivision that would connect inside the project site and create a looped road and cul-de-sac to the north that would serve the lots. Lots 3 through 6 would be served by the cul-de-sac. Cozy Drive would have a 28-foot paved width, with parking on one side, except for the first 180 feet off San Antonio Creek Road. Cozy Lane would have a paved width of 24 feet, except for an 80 ft. long segment that would be 32 ft. wide to allow parking near the north end of lot 17. Parking would not be permitted on Cozy Lane except for within the 32 ft. wide segment of the road.

Additional tract improvements include bio-swales, a proposed retardation basin, rough grading for building pads for proposed lots, trenching and installation of utilities to each lot, and installation of a new pedestrian path running along San Antonio Creek Road. Infrastructure improvements also include removal of the pepper trees along San Antonio Creek Road and the installation and initial

maintenance of the landscaping, walking surfaces, and any lighting associated with the pedestrian path, road signs, entry pillars and internal roadways.

Tuckers Grove Improvements

The project proposes to fund and construct the widening of the Tuckers Grove access on lower San Antonio Creek Road up to \$120,000, which would include the following improvements (based on County Public Works Roads Division estimate and project objectives):

- **A small retaining wall (up to approximately 30 inches in height) on the uphill slope for approximately 150 linear feet to widen the roadway to approximately 16-18 feet, such that this roadway is a minimum 16-18 feet, with much of the remaining roadway 20 to 24 feet in width**
- **Roadway resurfacing**
- **Drainage facilities and asphalt concrete berm to control drainage**
- **Vegetation and tree trimming to remove encroaching vegetation and provide adequate vegetation clearance per County Fire Department standards**
- **Refresh roadway delineation and reflective markers**

These roadway improvements would be constructed by the applicant under a road encroachment permit from the County Public Works Department concurrent with the initial infrastructure improvements within the subject property.

Grading

Total grading for the project, including earthwork estimates for individual lot development, is preliminarily estimated at 12,500 cubic yards of cut and 12,500 cubic yards of fill. These grading figures are based on information included on the Subdivision Improvement Plans and Vesting Tentative Subdivision Map, and encompass establishment of the specific pad elevations and rough grading for lots, the grading for the new internal roadways and the retention retardation basin, and drainage swales.

Grading could also be substantially greater than the estimate due to several factors: 1) the known presence of boulders in this area, 2) limited soil testing which has been performed to date on-site, and 3) the final development designs for each of the 16 residential lots, including the location and extent of impervious surfaces beyond the actual building footprint (as all impervious surfaces must drain to the basin in the southern portion of the property).

In particular, the grading calculations do not specifically presume that boulder/cobble material would be encountered during earthwork activities. Therefore, given the likelihood of encountering this material during earthwork activities, significant quantities of such material would likely be exported (trucked) from the site and, consequently, clean fill soil would also need to be imported

(trucked) to the site. Rocks and boulders exposed in grading would be re-used onsite for the low rock wall along San Antonio Creek Road and as landscaping boulders to the extent possible. Although preliminary figures for grading quantities are provided, precise figures for future tract improvements and lot by lot grading (cut, fill, export, and import quantities) cannot be determined at this time.

Water would be supplied by the Goleta Water District. Following annexation, the Goleta Sanitary District would provide sewer service to each of the residential lots.

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.

MITIGATION MEASURES FROM 11NGD-00000-00011:

2. **AEST-04 BAR Required.** The Owner/Applicant shall obtain Board of Architectural Review (BAR) approval as required under ordinance and by the Eastern Goleta Valley Residential Design Guidelines. All project elements (e.g., design, scale, character, colors, materials and landscaping shall be compatible with vicinity development. The landscape plan shall be revised to eliminate the black chain-link fence along San Antonio Creek Road.
PLAN REQUIREMENTS AND TIMING: The Owner/Applicant shall submit architectural drawings of the project for review and shall obtain final BAR approval prior to issuance of Zoning Clearance for individual lot development. Grading plans, if required, shall be submitted to P&D concurrent with or prior to BAR plan filing.
MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the project has been built consistent with approved BAR plans prior to Final Building Inspection Clearance.
3. **AEST-06 Building Materials.** Natural building materials and colors compatible with surrounding terrain (earth-tones and non-reflective paints) shall be used on exterior surfaces of all structures, including fences.
PLAN REQUIREMENT: Materials shall be denoted on building plans and architectural plans submitted to BAR for review and approval.
TIMING: Structures shall be painted prior to Final Building Inspection Clearance.
MONITORING: P&D compliance monitoring staff shall inspect prior to Final Building Inspection Clearance.
4. **AEST-10 Lighting.** The Owner/Applicant shall ensure any exterior night lighting installed on the project site is of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject lots and prevent spill-over onto

adjacent lots. The Owner/Applicant shall install timers or otherwise ensure lights are dimmed after 10 p.m.

PLAN REQUIREMENTS: These elements shall be included on design and construction plans, including electrical details and fixture heights, and submitted to BAR for approval prior to Zoning Clearance for individual lot development.

TIMING: Lighting shall be installed in compliance with this measure prior to Final Building Inspection Clearance.

MONITORING: P&D compliance monitoring staff shall review compliance with this measure prior to Final Building Inspection Clearance to ensure that exterior lighting fixtures have been installed consistent with their depiction on the BAR-approved plans.

5. **AEST-Sp1.** The design, scale and character of future residences, accessory structures, and landscaping shall be compatible with the surrounding neighborhood. Residences shall be designed with unique architectural styles and features (e.g. rooflines, sizes, building layouts, heights, facades, colors, building materials, etc.) to help differentiate them from one another, as approved by the Board of Architectural Review. Architectural styles which predominate in the neighborhood, including ranch style and Mediterranean, with appropriate earth-tone colors, shall be encouraged. In reviewing future lot development, the BAR shall consider the relationship between residences on adjacent lots. Homes shall be sited and designed so as to avoid a linear, rectangular relationship with the lot lines and adjacent development.

PLAN REQUIREMENTS AND TIMING: This measure shall be included in the architectural standards, which shall be attached to the project CC&Rs and submitted to P&D for review and approval prior to recordation. The Owner/Applicant shall submit architectural drawings for each residence for review and shall obtain final approval by the Board of Architectural Review prior to issuance of Zoning Clearance for each future residence. Grading plans shall be submitted to P&D concurrent with or prior to Board of Architectural Review plan filing. The BAR shall specifically review the project for compliance with this condition prior to Zoning Clearances for individual lot development.

MONITORING: P&D shall confirm recordation of the CC&Rs with this language prior to recordation of the final map. P&D shall ensure submittal and review of materials by BAR and final approval by BAR prior to Zoning Clearance for individual lot development. Permit Compliance shall site inspect prior to occupancy clearance to confirm that structures are built in conformance with final BAR approved plans.

6. **AEST-Sp2.** Rough grading for initial tract improvements shall not include the creation of building pads except for Lots 10 and 11. Excess cut generated from initial infrastructure grading shall either be stockpiled on site or spread evenly across the site to maintain its sloping character. Grading for all of the proposed residential lots shall be limited to the minimum change in elevation necessary to accommodate adequate drainage. Additional changes in pad elevations beyond that minimally necessary to accommodate drainage (e.g., to increase view potential for each lot) shall not be allowed.

PLAN REQUIREMENT: These requirements shall be included on site plans, elevations and grading plans submitted for Zoning Clearance for initial tract improvements and individual lot development. Where applicable, plans shall include

height elevations and shall indicate height calculations performed based on the vertical distance between the existing grade (i.e. grades existing at the time of initial Tract Map approval) and the uppermost point of the structure directly above that grade.

TIMING: Plans shall be submitted to P&D and BAR, as required by ordinance, prior to Zoning Clearance for initial tract improvements and individual lot development, as applicable.

MONITORING: Grading inspectors shall confirm in the field that grading is consistent with approved plans prior to final occupancy clearance.

7. **AEST-Sp3.** The two new private access roads shall be developed without the use of streetlights or bollards unless such lighting is determined to be essential for safety purposes. Any proposed or future street lighting (limited to lighting meeting the exception for safety purposes) must be the minimum necessary (illumination, height, duration, and visibility from off-site) to achieve the safety goal.

PLAN REQUIREMENT: All proposed exterior tract lighting shall be shown on tract improvement plans, which shall receive final BAR approval prior to Zoning Clearance for tract improvements.

TIMING: Plans showing the tract lighting shall be submitted and approved by BAR prior to Zoning Clearance for tract improvements.

MONITORING: Permit Compliance shall inspect upon completion of tract improvements to ensure that lighting has been installed consistent with their depiction on project plans.

8. **AEST-Sp4 View Corridors.** Landscaping along the public road frontages shall be low growing (no more than 4 feet at maturity) in a manner which facilitates view corridors through the site. Except as identified for landscaping near San Antonio Creek Road and Via Los Santos, landscaping located along the perimeter and Lot 17 shall not exceed 8-10 feet at maturity. Landscaping and/or walls along the new roads and along the property perimeter shall minimize the loss of existing view corridors through the site (to the mountains and/or ocean beyond), and any tract landscaping (perimeter, streetscape for Cozy Drive, etc.) shall be installed as part of initial tract improvements.

PLAN REQUIREMENTS AND TIMING: The applicant shall submit applicable grading, architectural, and landscaping plans to P&D for BAR review. Prior to recordation, the applicant shall also provide a separate sheet to be recorded with the final map showing planting height zones as well as a sample plant palette for each perimeter landscaping zone. These sheets and associated plant palettes shall also be included in with the project CC&Rs. The palettes need not include all possible plant species meeting the height limitations, however by providing examples of attractive, appropriate species to all residents, future compliance with this measure can be facilitated.

MONITORING: P&D shall ensure submittal and final approval by BAR prior to Zoning Clearance for individual lot development, and inclusion of plant height zone sheet and plant palettes. Permit compliance shall ensure compliance of landscape planting with approved plans prior to granting occupancy clearance, and shall respond to complaints.

9. **AEST-Sp5.** Each lot shall include landscaping as appropriate to soften and blend with the constructed buildings and the natural environment at the site. Drought-tolerant native or

Mediterranean species are encouraged. The landscaping shall enhance the developed lot aesthetics, be compatible with the site's native vegetation, avoid invasive species, and shall be consistent with other landscaping requirements that address maintenance of view corridors through the site.

PLAN REQUIREMENTS AND TIMING: The applicant shall submit landscaping plans, along with their building plans, for BAR review and approval prior to Zoning Clearance for individual lot development.

MONITORING: P&D shall ensure submittal and review of materials by BAR and final approval by BAR prior to zoning clearance. Permit Compliance staff shall ensure landscaping is installed consistent with approved plans. Compliance staff will release installation security upon satisfactory installation of all items in approved plans

10. **Rules-26 Performance Security Required.** The Owner/Applicant shall post separate performance securities, the amounts and form of which shall be approved by P&D, to cover the full cost of installation and maintenance of common area landscaping and irrigation. Installation securities shall be equal to the value of a) all materials listed or noted on the approved referenced plan, and b) labor to successfully install the materials. Maintenance securities shall be equal to the value of maintenance and/or replacement of the items listed or noted on the approved referenced plan(s) for five years of maintenance of the items. The installation security shall be released when P&D determines that the Owner/Applicant has satisfactorily installed all of the approved tract landscaping and irrigation consistent with approved plans and condition requirements. Maintenance securities shall be released after the specified maintenance time period and when all approved common area landscaping and irrigation areas have been satisfactorily maintained. If they have not been maintained, P&D may retain the maintenance security until satisfied. If at any time the Owner fails to install or maintain the approved landscaping and irrigation, P&D may use the security to complete the work.
11. **Ldscp-1a Landscape for Life.** The HOA shall maintain common area landscaping for the life of the project. The HOA or designee shall permit the County to conduct site inspections a minimum of one time per year.
TIMING: Prior to recordation, the Owner/Applicant shall record a buyer notification that repeats the condition requirement above.
MONITORING: P&D compliance monitoring staff may conduct site inspections once per year if necessary to ensure that landscaping is maintained for the life of the project.
12. **Air-01 Dust Control.** The Owner/Applicant shall comply with the following dust control components at all times including weekends and holidays:
 - a. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site.
 - b. During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, use water trucks or sprinkler systems to prevent dust from leaving the site and to create a crust after each day's activities cease.

- c. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. Reclaimed water shall be used if feasible.
- d. Wet down the construction area after work is completed for the day and whenever wind exceeds 15 mph.
- e. When wind exceeds 15 mph, have site watered at least once each day including weekends and/or holidays.
- f. Order increased watering as necessary to prevent transport of dust off-site.
- g. Cover soil stockpiled for more than two days or treat with soil binders to prevent dust generation. Reapply as needed.
- h. If the site is graded and left undeveloped for over four weeks, the Owner/Applicant shall immediately:
 - i. Seed and water to re-vegetate graded areas; and/or
 - ii. Spread soil binders; and/or
 - iii. Employ any other method(s) deemed appropriate by P&D or APCD.

PLAN REQUIREMENTS: These dust control requirements shall be noted on all grading and building plans.

PRE-CONSTRUCTION REQUIREMENTS: The contractor or builder shall provide P&D monitoring staff and APCD with the name and contact information for an assigned onsite dust control monitor(s) who has the responsibility to:

- a. Assure all dust control requirements are complied with including those covering weekends and holidays.
- b. Order increased watering as necessary to prevent transport of dust offsite.
- c. Attend the pre-construction meeting.

TIMING: The dust monitor shall be designated prior to 1st Grading Permit for initial tract improvements. The dust control components apply from the beginning of any grading or construction throughout all development activities until Final Building Inspection Clearance is issued and landscaping is successfully installed.

MONITORING: P&D processing planner shall ensure measures are on plans. P&D grading and building inspectors shall spot check; Grading and Building shall ensure compliance onsite. APCD inspectors shall respond to nuisance complaints.

13. **Bio-01 Tree Protection Without a Tree Protection Plan.** All grading, trenching, ground disturbance, construction activities and structural development shall occur beyond six feet of the dripline of all native oak trees.
 - a. Prior to the issuance of a Zoning Clearance for grading or construction, all oak trees to be retained shall be fenced at least six feet beyond the dripline as shown on the approved exhibit dated July 1, 2010. Fencing shall be at least three feet in height of chain link or other material acceptable to P&D and shall be staked every six feet. The Owner/Applicant shall place signs stating "tree protection area" at 15 foot intervals on the fence. Fencing and signs shall remain in place throughout all grading and construction activities.
 - b. No tree removal or damage is authorized by this permit. However, any unanticipated damage to trees or sensitive habitats from construction activities shall be mitigated in a manner approved by P&D. This mitigation shall include but is not limited to posting of a performance security, tree replacement on a 10:1

- ratio and hiring of an outside consulting biologist or arborist to assess damage and recommend mitigation. The required mitigation shall be done under the direction of P&D prior to any further work occurring onsite. Any performance securities required for installation and maintenance of replacement trees will be released by P&D after its inspection and confirmation of such installation and maintenance.
- c. To help ensure the long term survival of oak trees, no permanent irrigation systems are permitted within six feet of the dripline of oak trees. Any landscaping must be of compatible species requiring minimal irrigation. Drainage plans shall be designed so that tree trunk areas are properly drained to avoid ponding.
 - d. All trees located within 25 ft of buildings shall be protected from stucco and/or paint during construction.
 - e. The following shall be completed only by hand and under the direction of a P&D approved arborist/biologist:
 - i. Any trenching required within the dripline or sensitive root zone of any specimen.
 - ii. Cleanly cutting any roots of one inch in diameter or greater, encountered during grading or construction.
 - iii. Tree removal and trimming.
 - f. Special equipment: If the use of hand tools is deemed infeasible by P&D, P&D may authorize work with rubber-tired construction equipment weighing five tons or less. If significant large rocks are present, or if spoil placement will impact surrounding trees, then a small tracked excavator (i.e., 215 or smaller track hoe) may be used as determined by P&D staff and under the direction of a P&D approved biologist.

PLAN REQUIREMENTS: Fencing shall be graphically depicted on project plans.

TIMING: This condition shall be printed on project plans submitted for Zoning Clearance approval and shall be recorded with the final map, and installed prior to Grading Permit issuance.

MONITORING: P&D compliance monitoring staff shall review plans and confirm fence installation. Compliance staff shall conduct site inspections to ensure compliance during grading and construction.

14. **Bio-Sp2 Native Grassland Compensatory Mitigation Plan.** The applicant shall prepare, fund and implement a Native Grassland Compensatory Mitigation Plan at an off-site location approved by Planning and Development. The existing Native Grassland Mitigation Plan that was previously prepared for the project, dated May 4, 2006 and revised with a supplemental letter dated July 9, 2010, shall be revised or replaced and shall meet the below requirements:

PLAN REQUIREMENTS The plan shall include off-site compensatory mitigation of equivalent type at a minimum 2:1 ratio for the 3.07 acres of native grasslands affected by the development. The total area of habitat to be restored is a minimum of 6.14 acres. The plan shall include, but not be limited to, the following information:

1. Identification of a specific off-site location for restoration that is acceptable to P&D.

2. Ecological characterization of the baseline of the area to be restored in terms of suitability for restoring native grasslands, including a description and map showing the area and the distribution of existing vegetation types and sensitive species, if any are present in the area.
3. Description of the goals and objectives of the mitigation and/or restoration, including, as appropriate, topography, hydrology, vegetation types, sensitive species, and wildlife usage. Goals shall include the creation of self-sustaining native grasslands capable of supporting a minimum of 25 percent characteristic native grassland species (e.g., *Sisyrinchium bellum*, *Plagiobothrys* sp., *Leymus triticoides*, *Juncus occidentalis*, *Eschscholzia californica*).
4. Identification of specific methods for restoration (e.g, transplanting, seeding, drill seeding).
5. Performance standards for success that meet a minimum of 25 percent relative cover of characteristic native grassland species across the site. Purple needlegrass shall meet a minimum absolute cover of 20% across the site, based on statistically accurate sampling methods.
6. Identification of management and maintenance requirements such that restoration is sufficient to fully mitigate impacts after the five year monitoring period. Measures shall be identified for implementation in the event that complete or partial failure of the plantings occurs.
7. Identification of the party(s) responsible for installing restoration components, maintaining the restoration areas, including maintenance of fences as needed, and steps to be taken to prevent degradation and encroachment of non-native plants in this area.
8. Sufficient technical detail on the restoration design such that techniques for site preparation, weed removal, transplanting, and planting locations and times are included.
9. A plan for documenting the “as-built” condition of the site within 30 days of the installation, including any problems encountered.
10. A plan for monitoring over the five year monitoring period.

TIMING: A final revised Native Grassland Mitigation and Maintenance plan shall be prepared by a P&D-qualified biologist and shall be subject to review and approval by P&D prior to issuance of final map clearance. Performance bonding for installation and five-year maintenance of the grassland restoration shall be provided prior to approval of Zoning Clearance for initial tract improvements. The restoration plan shall be commenced as part of the overall tract improvements and commencement shall occur prior to Final Building Inspection Clearance for tract improvements (and therefore, prior to zoning clearance for individual lot development). The P&D-qualified biologist shall submit an annual status report to P&D during the five-year maintenance period documenting the status of the restoration and its progress towards achieving the established success criteria.

MONITORING: The P&D biologist and P&D compliance monitoring staff shall review the plans and annual status reports and ensure proper installation and maintenance in the field prior to releasing applicable performance securities.

15. **Bio-21 Use Natives.** With the exception of landscape screening along the western property boundary of Lot 10, landscaping in the rear of Lots 10 and 11, below the

identified pads, shall be limited to native plants and seed stock from locally obtained sources. If possible, native grasslands shall be allowed to remain.

PLAN REQUIREMENTS: The Owner/Applicant shall incorporate this requirement into a landscape plan to be prepared by a P&D qualified landscape architect.

TIMING: Landscaping shall be installed prior to Final Building Inspection Clearance for development of the respective lots.

MONITORING: The landscape architect shall verify to P&D compliance monitoring staff, in writing, using receipts, etc, the use of native seed stock on the property prior to Final Building Inspection Clearance.

16. **Bio-Sp3 Raptor, Special Status Species, and Nesting Bird Protection.** To avoid disturbance of nesting and special status birds including raptorial species protected by the Federal Migratory Bird Treaty Act and Sections 3503, 3503.5, and 3513 of the California Fish and Game Code, proposed project activities, including, but not limited to, vegetation removal, ground disturbance, and construction shall occur outside of the bird breeding season (February 1 through August 15). If these activities must begin within the breeding season, then pre-construction surveys shall be conducted. The nesting bird pre-construction survey shall be conducted within the disturbance footprint and a 500-foot buffer as allowable without trespassing on private lands. The survey shall be conducted by a County-qualified biologist familiar with the identification of raptors and special status species known to occur in Santa Barbara County using typical methods. If nests are found, a buffer ranging in size from 25 to 500 feet (25 feet for urban-adapted species such as Anna's hummingbird and California towhee and up to 500 feet for certain raptors) depending upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site, shall be determined and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground disturbing activities shall occur within this buffer until the County-qualified biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting birds surveys are not required for construction activities occurring between August 16 and February 1.

PLAN REQUIREMENTS AND TIMING. If construction must begin within the breeding season, then the pre-construction survey shall be conducted no more than two weeks prior to commencing vegetation removal, grading, or construction activities. Active nests shall be monitored at a minimum of once per week until it has been determined that the nest is no longer being used by either the young or adults. Bird survey results shall be submitted to County Planning and Development for review and approval prior to commencing grading or construction activities, and a copy of the report provided to the CDFG.

MONITORING. P&D shall be given the name and contact information for the biologist prior to initiation of the pre-construction survey. Permit Compliance and P&D staff shall verify compliance in the field and perform site inspections throughout the grading and construction phase(s). P&D staff shall review the survey report(s).

17. **CulRes-Sp1** Due to the discovery of the isolated bedrock mortar hole, fencing and monitoring of this area shall be required for the duration of any future grading activities within 50 feet of the boulder containing the mortar. The fencing shall be installed 10 feet beyond the edge of the boulder containing the bedrock mortar. The fencing shall be chain link with supportive steel pipes or other material acceptable to P&D, which can provide protection to this cultural resource during grading activities. No grading shall occur within this 10-foot buffer around the boulder. All earth disturbances including, but not limited to, scarification and placement of fill within 50 feet of the boulder containing the bedrock mortar shall be monitored by a P&D-qualified archaeologist and a Native American Consultant pursuant to County Archaeological Guidelines to ensure that any cultural resources discovered during site earthwork activities are appropriately dealt with. In addition, the bedrock mortar and the boulder on which it is located shall remain permanently undisturbed and protected.

PLAN REQUIREMENTS AND TIMING: Prior to issuance of the Zoning Clearance, a contract or Letter of Commitment between the applicant and the archaeologist, consisting of a project description (including specific observation boundaries) and scope of work shall be prepared. The contract must be submitted to P&D for review prior to Zoning Clearance issuance.

MONITORING: P&D planners shall confirm monitoring by archaeologist and P&D grading inspectors shall spot check fieldwork.

18. **Rules-28 NTPO Condition.** A recorded Notice to Property Owner document is necessary to ensure that the bedrock mortar is protected in perpetuity by future landowners. The Owner/Applicant of the affected lots shall sign and record the Notice to Property Owner prior to Final Map Clearance.

MONITORING: P&D shall confirm recordation of the NTPO prior to Final Map Clearance.

19. **CulRes-9 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 retain a P&D approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the provisions of Phase 2 investigations of the County Archaeological Guidelines and funded by the Owner/Applicant.

PLAN REQUIREMENTS: This condition shall be printed on all building and grading plans. All grading and construction crews involved in subsurface activities shall be trained on identifying archaeological remains by a County-qualified archaeologist prior to commencing work.

MONITORING: P&D permit processing planner shall check plans prior to Zoning Clearance for initial tract improvements and Land Use Permits for individual lot development and P&D compliance monitoring staff shall spot check in the field throughout grading and construction and confirm that the worker training occurred consistent with this condition.

20. **Fire-1.** To prevent arcing, utilities provided to future development shall be installed underground. **Plan Requirements and Timing:** Plans shall be reviewed and approved by P&D and the Fire Department prior to recordation for utility trenching associated with parcel improvements and prior to approval of zoning clearance for utility connection to future development on each parcel.

MONITORING: P&D shall check plans and inspect prior to and during construction.

21. **Geo-2 Erosion and Sediment Control Plan.** Grading and erosion and sediment control plans shall be designed to minimize erosion during construction and shall be implemented for the duration of the grading period and until regraded areas have been stabilized by structures, long-term erosion control measures or permanent landscaping. The Owner/Applicant shall submit an Erosion and Sediment Control Plan (ESCP) using Best Management Practices (BMP) designed to stabilize the site, protect natural watercourses/creeks, prevent erosion, convey storm water runoff to existing drainage systems keeping contaminants and sediments onsite. The Erosion and Sediment control plan shall be a part of the Grading Plan submittal and will be reviewed for its technical merits by P&D. Information on Erosion Control requirements can be found on the County web site [re: Grading Ordinance Chapter 14 – refer to Erosion and Sediment Control Plan Requirements.](#))

PLAN REQUIREMENTS: The grading and erosion and sediment control plan(s) shall be submitted for review and approved by P&D prior to approval of Zoning Clearances. The plan shall be designed to address erosion and sediment control during all phases of development of the site until all disturbed areas are permanently stabilized.

TIMING: The plan shall be implemented prior to the commencement of and throughout grading/construction.

MONITORING: P&D staff shall perform site inspections throughout the construction phase.

22. **WatConv-03 Erosion and Sediment Control Revegetation.** The Owner/Applicant shall re-vegetate graded areas upon completion of grading activities with deep rooted, native, drought-tolerant species (or as authorized by the approved landscape plan) to minimize slope failure and erosion potential. Use hydroseed, straw blankets, other geotextile binding fabrics or other P&D approved methods as necessary to hold slope soils until vegetation is established. P&D may require the reseeding of surfaces graded for the placement of structures if construction does not commence within 30 days of grading.

PLAN REQUIREMENTS: Include this measure as a note on all grading and building plans.

TIMING: The Owner/Applicant shall re-vegetate graded areas within 30 days.

MONITORING: The Owner/Applicant shall demonstrate compliance to grading and building inspectors in the field.

23. **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 8:00 a.m. and 5:00 p.m., Monday through Friday.

No construction shall occur on weekends or State holidays. Non-noise generating construction activities such as interior plumbing, electrical, drywall and painting (depending on compressor noise levels) 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 four signs stating these restrictions at 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. Building inspectors and permit compliance staff shall spot check and respond to complaints.

24. **Noise-04 Equipment Shielding-Construction.** Stationary construction equipment that generates noise which exceeds 65 dBA at the project boundaries shall be shielded with appropriate acoustic shielding to P&D's satisfaction and shall be located at a minimum of 100 feet from occupied residences.

PLAN REQUIREMENTS: The Owner/Applicant shall designate the equipment area with appropriate acoustic shielding on building and grading plans.

TIMING: Equipment and shielding shall be installed prior to construction and remain in the designated location throughout construction activities.

MONITORING: The Owner/Applicant shall demonstrate that the acoustic shielding is in place prior to commencement of construction activities. P&D compliance staff shall perform site inspections throughout construction to ensure compliance.

25. **SolidW-01 Solid Waste-SRSWMP.** The Owner/Applicant shall develop and implement a Source Reduction and Solid Waste Management Plan (SRSWMP) describing proposals to reduce the amount of waste generated during construction and throughout the life of the project and enumerating the estimated reduction in solid waste disposed at each phase of project development and operation.

PLAN REQUIREMENTS: The plan shall include but not limited to:

1. Construction Source Reduction:
 - a. A program to purchase materials that have recycled content for project construction.
2. Construction Solid Waste Reduction:
 - a. Recycling and composting programs including separating excess construction materials onsite for reuse/recycling or proper disposal (e.g., concrete, asphalt, wood, brush). Provide separate onsite bins as needed for recycling.
3. Operation Solid Waste Reduction Examples:
 - a. A green waste source reduction program, including the use of mulching mowers in all common open space areas.
 - b. Participate in an existing curbside recycling collection program to serve the new development. If P&D determines that a curbside recycling program cannot be implemented, and an alternative program such as the anticipated wet/dry collection is not on line, then it will be the responsibility of the HOA

to contract with the Community Environmental Council or some other recycling service acceptable to P&D to implement a project-wide recycling program.

TIMING: The Owner/Applicant shall (1) submit a SRSWMP to P&D permit processing staff for review and approval prior to issuance of Zoning Clearance for initial subdivision improvements, (2) include the construction recycling area on building plans. Program components shall be implemented prior to Final Building Clearance for the initial subdivision improvements and maintained throughout the life of the project.

MONITORING: During operation, the Owner/Applicant shall demonstrate to P&D compliance staff as required that solid waste management components are established and implemented. The Owner/Applicant shall demonstrate to P&D compliance staff that all required components of the approved SRSWMP are in place as required prior to Final Building Clearance.

26. **PubFac-1** The applicant shall obtain the connection permit to the Goleta Sanitary District prior to Final Map Clearance.

PLAN REQUIREMENTS AND TIMING: The applicant shall submit proof of the permit to P&D prior to Final Map Clearance.

MONITORING: P&D shall ensure that the necessary sewer connections are installed as part of the initial tract improvements prior to Final Building Clearance for the initial subdivision improvements.

27. **Trans-1.** Prior to Zoning Clearance for initial tract improvements, the applicant shall submit a construction traffic plan to P&D and Public Works for review and approval.

PLAN REQUIREMENTS: The plan shall address construction worker vehicles, trucks bringing construction supplies to the site, heavy equipment transport, dumpsters, porta-potties, and especially vehicles transporting soil and rock material to and from the site. If substantial quantities of boulder/cobble material are encountered during grading, the applicant shall secure a temporary stock-pile permit from Building & Safety. The traffic plan shall identify a contact person, including a cell phone number to contact in the event of complaints or questions regarding construction related traffic. The traffic plan shall also identify routes, expected volumes of traffic and the location for parking and/or storing vehicles and construction equipment.

TIMING: A plan shall be submitted and approved prior to zoning clearance for tract improvements and individual lot development.

MONITORING: Building and Safety and Permit Compliance shall monitor the construction phase for compliance with the traffic plan.

28. **Trans-2.** The project common area landscape plan shall be submitted to P&D and Public Works Transportation Division for approval prior to zoning clearance for initial tract improvements to ensure that proposed landscaping will not obscure line of sight for vehicles entering the site from Via Los Santos and San Antonio Creek Road or for vehicles leaving the site onto these same public roadways. Once planted, the landscaping shall be maintained in a manner which ensures adequate sight distance.

PLAN REQUIREMENTS AND TIMING: The roadside and entrance landscape plan shall be approved prior to zoning clearance for initial tract improvement. The landscape contractor shall confirm in writing that any landscaping along the property frontage with Via Los Santos and San Antonio Creek Road has been installed consistent with the approved landscape plan.

MONITORING: Permit Compliance shall check for confirmation from the landscape contractor that landscape installation is consistent with the approved landscape plan and that the new landscaping does not obscure sight visibility near the project entrances.

29. **Parking-02 Onsite Construction Parking.** All construction-related vehicles, equipment staging and storage areas shall be located onsite and outside of the road right of way. The Owner/Applicant shall provide all construction personnel with a written notice of this requirement and a description of approved parking, staging and storage areas. The notice shall also include the name and phone number of the Owner/Applicant's designee responsible for enforcement of this restriction.

PLAN REQUIREMENTS: Designated construction personnel parking, equipment staging and storage areas shall be depicted on project plans submitted for Zoning Clearance for initial tract improvements and individual lot development.

TIMING: A copy of the written notice shall be submitted to P&D permit processing staff prior to Zoning Clearance for initial tract improvements and individual lot development. This restriction shall be maintained throughout construction.

MONITORING: P&D permit compliance and Building and Safety shall confirm the availability of designated onsite areas during construction, and as required, shall require re-distribution of updated notices and/or refer complaints regarding offsite parking to appropriate agencies.

30. **WatConv-01 Sediment and Contamination Containment.** The Owner/Applicant shall prevent water contamination during construction by implementing the following construction site measures:

- a. All entrances/exits to the construction site shall be stabilized using methods designed to reduce transport of sediment off site. Stabilizing measures may include but are not limited to use of gravel pads, steel rumble plates, temporary paving, etc. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods. Entrances/exits shall be maintained until graded areas have been stabilized by structures, long-term erosion control measures or landscaping.
- b. Apply concrete, asphalt, and seal coat only during dry weather.
- c. Cover storm drains and manholes within the construction area when paving or applying seal coat, slurry, fog seal, etc.
- d. Store, handle and dispose of construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. in a manner which minimizes the potential for storm water contamination.

PLAN REQUIREMENTS: The Owner/Applicant shall ensure all above construction site measures are printed as notes on plans.

TIMING: Stabilizing measures shall be in place prior to commencement of construction. Other measures shall be in place throughout construction.

MONITORING: The Owner/Applicant shall demonstrate compliance with these measures to P&D compliance monitoring staff as requested during construction.

31. **WatConv-04 Equipment Storage-Construction.** The Owner/Applicant shall designate a construction equipment filling and storage area(s) within the site to contain spills, facilitate clean-up and proper disposal and prevent contamination from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. The areas shall be no larger than 50 x 50 foot unless otherwise approved by P&D and shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources.

PLAN REQUIREMENTS: The Owner/Applicant shall designate the P&D approved location on all Land Use, Grading, and Building permits for initial subdivision improvements and future single family dwelling development. **TIMING:** The Owner/Applicant shall install the area prior to commencement of construction.

MONITORING: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction during all phases of development.

32. **WatConv-05 Equipment Washout-Construction.** The Owner/Applicant shall designate a washout area(s) for the washing of concrete trucks, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. Note that polluted water and materials shall be contained in this area and removed from the site within 24 hours. The area shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources.

PLAN REQUIREMENTS: The Owner/Applicant shall designate the P&D approved location on all Land Use, Grading, and Building permits for initial subdivision improvements and future single family dwelling development. **TIMING:** The Owner/Applicant shall install the area prior to commencement of construction.

MONITORING: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction during all phases of development.

33. **WatConv-07 SWPPP.** The Owner/Applicant shall submit proof of exemption or a copy of the Notice of Intent to obtain coverage under the Construction General Permit of the National Pollutant Discharge Elimination System issued by the California Regional Water Quality Control Board.

PLAN REQUIREMENTS AND TIMING: Prior to approval of Zoning Clearance for initial subdivision improvements, the Owner/Applicant shall submit proof of exemption or a copy of the Notice of Intent and shall provide a copy of the required Storm Water Pollution Prevention Plan (SWPPP) to P&D. The Owner/Applicant shall keep a copy of the SWPPP on the project site during grading and construction activities.

MONITORING: P&D permit processing planner shall review the documentation prior to approval of Zoning Clearance. P&D compliance monitoring staff shall site inspect during construction for compliance with the SWPPP.

34. **NPDES-10 Storm Drain Labels.** The Owner/Applicant shall label all on-site storm drain inlets, new or existing, to advise the public that the storm drain discharges to the ocean and that dumping waste is prohibited (e.g., “Don’t Dump – Drains to Ocean”). Label shall be in both English and Spanish.

PLAN REQUIREMENTS: Show location of storm drain inlets and proposed storm water labels on site, building and grading plans prior to approval of Zoning Clearance for initial subdivision improvements. Label design shall be equivalent or similar to that used by Public Works Department - Project Clean Water. Alternate label designs shall be shown on the plans and submitted to P&D for approval prior to approval of Zoning Clearance for initial subdivision improvements.

TIMING: Labels shall be affixed to storm drain inlets prior to Final Building Inspection Clearance.

MONITORING: P&D building staff shall site inspect prior to Final Building Inspection Clearance.

35. **NPDES-12 Storm Water Retention-Biofiltration System.** To reduce storm water runoff, allow for infiltration, reduce pollutants and minimize degradation of storm water quality from development, parking lots and other paved surfaces, the Owner/Applicant shall construct a permanent biofiltration system to treat storm water runoff from the site. Biofiltration includes vegetated swales, channels, buffer strips, retention, rain gardens, and shall be designed in accordance with the California Storm Water BMP Handbook for New Development and Redevelopment (California Storm Water Quality Association) or other approved method. The biofiltration system shall be designed by a registered civil engineer specializing in water quality or other qualified professional to ensure that the filtration properties and the plants selected are adequate to reduce concentrations of the target pollutants including petroleum hydrocarbons, heavy metals, pesticides, fertilizers, etc. Where feasible, local plants sources (i.e., collected from the watershed or propagated from cuttings or seed collected from the watershed) shall be used in the biofiltration system. Invasive plants shall not be used. Biofilters shall not replace existing riparian vegetation or native vegetation unless otherwise approved by P&D.

PLAN REQUIREMENTS: The Owner/Applicant shall include the biofiltration system design, including any plant palettes and the sources of plant material, on the grading and drainage and landscape plans, and depict it graphically.

TIMING: The Owner/Applicant shall submit a maintenance plan for the biofiltration system to P&D permit processing planner for review and approval prior to approval of Zoning Clearance for initial subdivision improvements. The Owner/Applicant shall submit a performance security to ensure installation and long term maintenance (inspections at least once/year) of the biofiltration system. Performance security must be

submitted to P&D permit processing planner prior to issuance of Zoning Clearance for initial subdivision improvements.

MONITORING: P&D compliance monitoring staff shall site inspect for installation and periodically inspect for maintenance throughout a five-year performance period. Performance security release requires P&D compliance monitoring staff approval. The HOA is responsible for annual maintenance inspections of the biofiltration system. The HOA shall keep records of such inspections and provide them as requested to the County. The Owner shall make the site available to P&D for periodic inspections for the life of the project and transfer of this responsibility is required for any subsequent sale of the property. The condition of transfer shall include a provision that the property owners conduct maintenance inspection at least once/year, retain proof of inspections, submit proof to the County upon request and allow the County access to the property to inspect to ensure compliance.

36. **NPDES-15 Storm Water Retention-Pervious Parking.** To reduce runoff from impervious areas and allow for infiltration, the Owner/Applicant shall incorporate pervious materials or surfaces (e.g. porous pavement, unit pavers on sand, decomposed granite, etc.) into the project design where feasible, consistent with County Fire Department requirements. Individual lot development shall incorporate pervious materials into driveway designs.

PLAN REQUIREMENTS: The Owner/Applicant shall demonstrate use of pervious materials or surfaces on building, drainage and landscape plans as applicable.

MONITORING: P&D planners shall verify use as applicable during plan review; compliance monitoring staff shall site inspect for installation prior to Final Building Inspection Clearance.

37. **NPDES-17 Storm Water Retention-Residential Project.** The Owner/Applicant shall specify the following biofiltration and detention basin/bioswale features of the site in the CC&Rs and shall separately record a buyer notification that reads as follows: "IMPORTANT: BUYER NOTIFICATION: Long-term maintenance and proof of inspections of the biofiltration system, detention basin, and bioswale features shall be the responsibility of the HOA. Maintenance is required for the life of the project and transfer of this responsibility is required for any subsequent sale of the property. The condition of transfer shall include a provision that the property owners conduct maintenance inspection at least once/year, retain proof of inspections, submit proof to the County upon request and allow the County access to the property to inspect to ensure compliance."

TIMING: The Owner/Applicant shall complete the required recordation prior to approval of Final Map Clearance.

MONITORING: P&D shall confirm recordation of buyer notification prior to approval of Final Map Clearance.

38. **NPDES-23 SWQMP-Operation.** The Owner/Applicant shall submit and implement a Storm Water Quality Management Plan (SWQMP) designed to prevent the entry of pollutants from the project site into the storm drain system after development. The SWQMP shall identify:
1. A combination of structural and non-structural Best Management Practices (BMPs) from the California Storm Water BMP Handbook for New Development and Redevelopment (California Storm Water Quality Association), or other approved methods;
 2. Potential pollutant sources that may affect the quality of the storm water discharges;
 3. Design and placement of structural and non-structural BMPs to address identified pollutants;
 4. Inspection and maintenance program;
 5. Method for ensuring maintenance of all BMPs over the life of the project.

PLAN REQUIREMENTS: The Owner/Applicant shall (1) submit the SWQMP to P&D for review and approval prior to Zoning Clearance for initial subdivision improvements; (2) include design and field components on land use, grading and building plans as applicable; (3) post performance securities prior to Zoning Clearance for initial subdivision improvements to ensure installation and maintenance.

TIMING: SWQMP measures shall be constructed and operational prior to Final Building Inspection Clearance for initial subdivision improvements. The HOA shall maintain the SWQMP components for the life of the project and keep a record of maintenance and submit the maintenance record to P&D compliance monitoring staff annually between Oct 1 - 31. The Owner/Applicant shall record a buyer notification prior to initial subdivision improvements that states: "IMPORTANT: BUYER NOTIFICATION" and contains the maintenance requirement language above.

MONITORING: The Owner/Applicant shall demonstrate to Public Works, Water Resources Division that SWQMP components are in place prior to Final Building Inspection Clearance for initial subdivision improvements. The installation security shall be released upon satisfactory installation of all items in approved plans and the maintenance security shall be released after five consecutive years of satisfactory maintenance and maintenance reporting. P&D compliance monitoring staff and Public Works-Water Resources Division staff will review required maintenance records.

39. Prior to recordation, the applicant shall submit a can and will serve letter from the Goleta Water District. In order to receive a can and will serve letter from the District, the applicant must comply with all Goleta Water District requirements, including, but not limited to, details and specifications of the access easement and the detention basin, (e.g., overland escape, storm drain components, etc.).
40. **WatCons-01 Water Conservation-Outdoor.** To improve water conservation, the Owner/Applicant shall include the following in Landscape and Irrigation Plans to be approved by P&D:

1. Landscaping that reduces water use:
 - a. Landscape with native and/or drought tolerant species.
 - b. Turf shall constitute less than 20% of the total common landscaped area.
 - c. Extensive mulching shall be used in all appropriate landscaped areas to reduce evaporation.
2. Irrigation that reduces water use:
 - a. Install drip irrigation or other water-conserving irrigation.
 - b. Install soil moisture sensing devices to prevent unnecessary irrigation.

PLAN REQUIREMENTS: The Owner/Applicant shall submit a landscape and irrigation plan to P&D for review and approval prior to Zoning Clearance issuance for initial tract improvements.

TIMING: The Owner/Applicant shall implement all aspects of the landscape and irrigation plan in accordance with the Landscape and Performance Security Conditions.

MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that all required conserving landscape and irrigation features are installed prior to Final Building Inspection Clearance and landscape and irrigation are maintained per approved landscape plans. Any part of irrigation plan requiring a plumbing permit shall be inspected by building inspectors.

PROJECT SPECIFIC CONDITIONS

41. **Air-04 AQ Design Elements.** The Owner/Applicant shall incorporate the following energy-conserving techniques into project design, unless they can demonstrate infeasibility of individual components to P&D.
- a. Use of passive solar cooling/heating;
 - b. Use of natural lighting;
 - c. Use of concrete or other non-pollutant materials for parking areas instead of asphalt;
 - d. Installation of sidewalks and bikepaths;
 - e. Use of landscaping to shade structures and parking areas
 - f. Solar panels for residential water heating systems and other facilities or use of on-demand water heater(s);
 - g. Energy efficient appliances;
 - h. Low NO_x residential and commercial water heaters and space heaters per specifications in the 1991 Air Quality Attainment Plan;
 - i. Heat transfer modules in furnaces;
 - j. Energy efficient lighting.

PLAN REQUIREMENTS: The Owner/Applicant shall incorporate these energy conservation design elements into building and HVAC plans as applicable or shall submit proof of infeasibility to P&D.

TIMING: The Owner/Applicant shall incorporate this measure prior to issuance of Zoning Clearance for individual lot development.

MONITORING: The Owner/Applicant shall demonstrate to Building & Safety staff that the development is in compliance with approved energy saving design components

prior to Final Building Inspection Clearance. P&D compliance monitoring staff shall verify landscape installation in compliance with approved landscape plans.

42. **Hous-01 Agreement to Provide Affordable Housing.** The Owner/Applicant shall enter into and record an Agreement to Provide Affordable Housing and a Restrictive Covenant and Preemptive Right with the County of Santa Barbara based on the County's model documents. These shall specify affordability terms described in condition #41. In addition, the Agreement and Covenant shall include the following provisions:

1. The County will not issue Final Building Inspection Clearance for more than 50% of market rate units until Final Building Inspection Clearance is issued for the affordable rate unit.
2. Marketing and lottery requirements for the initial rental of the unit.
3. Income eligibility requirements of prospective renters to be determined by the County or its designee.
4. Requirement that prospective renters of the affordable unit execute an agreement to occupy the unit as the primary residence.
5. Requirement that a Request for Notice be recorded with the original and all subsequent deeds, which stipulates a copy of any Notice of Default and a copy of any Notice of Sale be mailed to the address contained in the recorded request.
6. Statement that the maximum rental rate for the affordable unit shall not exceed the maximum levels established by the Board of Supervisors, consistent with the provisions of the Housing Element and state law.

Plan Requirements: The Owner/Applicant note on applicable construction plan pages that the affordable unit shall be constructed prior to or concurrent with the construction of the eighth market rate unit.

Timing: The Owner/Applicant shall submit the Agreement and Covenant for P&D, County Counsel and County Housing and Community Development review prior to Final Map Clearance.

Monitoring: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the affordable unit is completed (Final Building Inspection Clearance issued), before P&D will issue Final Building Inspection Clearance for more than 50% of the market rate units.

43. **Hous-03 Rental Density Bonus Projects.** The Owner/Applicant shall provide one (1) very low income dwelling units (6% of project units) available for rent at prices affordable to households earning 50% of Area Median Income (AMI) consistent with the provisions of Government Code § 65915-65918 (Density Bonus).

Plan Requirements: The Owner/Applicant shall enter into and record an Agreement to Provide Affordable Housing, which shall include a model Restrictive Covenant and Preemptive Right. The Covenant shall be executed and recorded by each purchaser of an affordable unit. The agreement and covenant shall be based on the County's model documents, as they may be amended from time to time and subject to review and approval by P&D, County Housing and Community Development, and County Counsel.

Timing: The Agreement shall be entered into and recorded prior to Final Map Clearance. The unit shall remain affordable for a period of thirty years or longer if required by the financing, insurance or rental subsidy program used. In addition, the running of the covenant shall toll during any period of violation.

44. **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 Final 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.
45. **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.
46. **Map-04 TPM, TM, LLA Submittals.** Prior to recordation of the Final Map, the Owner/Applicant shall submit a Final 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.
47. **Map-06 Title to Common Space.** Title to the common open space and streets shall be held by a non-profit association of all homeowners within the project areas or other non-profit entity on such reasonable terms and conditions as the Board of Supervisors may prescribe. The reasonable terms and conditions may include restricting the rights to develop the property to the uses described in the approved project. If the common open space is conveyed to a group other than the homeowners association, the rights to develop such property with uses other than those described in the approved project shall be conveyed to the County of Santa Barbara.
48. **Map-07 CCR Maintenance.** The Applicant shall record Codes Covenants and Restrictions (CC&Rs) which provide for shared maintenance responsibilities by all owners for the:
 1. Detention basin and appurtenant landscaping, fencing and access;
 2. Common area landscaping / irrigation;
 3. Storm Water Quality Management Plan components.The CC&Rs shall also include responsibilities for all owners to maintain the property in compliance with all conditions of approval of the project.

Plan Requirements and Timing: The CC&R language is subject to approvals from Flood Control, P&D, and County Counsel prior to recordation. In addition, the Owner/Applicant shall record a buyer notification that reads as follows: "IMPORTANT: BUYER NOTIFICATION: The Home Owners Association shall obtain County approval

for amendments to any CC&R provision related to conditions of approval and maintenance requirements for the detention basin and appurtenant landscaping, fencing and access; common area landscaping and irrigation; and Storm Water Quality Management Plan. All owners shall maintain property in compliance with all conditions of approval for the project.”

49. **Map-08 Water and Sewer Connections.** If, prior to the Board action to approve the recording of the Final Map, the water or sewer entities in which the proposed subdivision is located declares its inability to permit new water or sewer connections and has so notified the County or is operating under a connection ban by the California Water Quality Control Board Central Coast Region, the subdivider shall submit to the County Surveyor an "exemption letter" from the appropriate water or sewer entity stating that the lots in the subdivision have been granted or qualify for an exemption from the entity's or Water Board's prohibition on new service connections, subject to the rules, regulations, resolutions, and ordinances of the entity under which the exemption was granted, or letters from the County Health Department and P&D Building & Safety stating that the lots in the subdivision will be served by an approved potable source of water and an approved private sewage disposal system.
50. **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 Final map accompanied by a letter from each utility, water and sewer district serving the property stating that the easements shown thereon are acceptable.
51. **Map-11 Electrical Utilities.** Electrical utilities shall be installed underground.
52. **Map-14 Annexation.** Prior to recordation, the property shall be annexed to the Goleta Sanitary District.
53. **Rules-03 Additional Permits Required.** The use and/or construction of any structures or improvements authorized by this approval shall not commence until the 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.
54. **Rules-06 Recorded Map Required.** Tentative Map 14,768 shall be recorded prior to approval of any permits for development, including grading.
55. **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.

56. **Rules-19 Maps/LLA Revisions.** If the unrecorded Tentative 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 Map.
57. **COMB South Coast Conduit.** Plans for grading and construction affecting the existing easement for the South Coast Conduit (SCC) shall be reviewed and approved by Cachuma Operation and Maintenance Board (COMB) prior to Zoning Clearance for initial tract improvements. The project must meet the following conditions and criteria for the easement:
- (1) Protect the SCC from damage
 - (2) Not diminish the ability to operate and maintain the SCC, including 24/7 access
 - (3) Prevent any unreasonable burden of liability
 - (4) Hold Reclamation and COMB harmless as stated in 43 CFR Section 429
 - (5) No deep rooted trees or landscaping are allowed within the easement
 - (6) No residential development is permitted within the identified easement.
- PLAN REQUIREMENTS AND TIMING:** Grading and building plans shall be submitted to COMB for review and approval prior to issuance of Zoning Clearance for initial tract improvements. An encroachment permit from COMB shall be obtained prior to Zoning Clearance for initial tract improvements.
- MONITORING:** The applicant shall provide a copy of the encroachment permit to P&D and P&D shall confirm approval by COMB prior to Zoning Clearance issuance. P&D Compliance Monitoring staff shall confirm that initial grading and infrastructure improvements comply with the approved plans and any conditions imposed by COMB.
58. **Rules-26 Performance Security Required.** The Owner/Applicant shall post separate performance securities, the amounts and form of which shall be approved by P&D, to cover the full cost of installation and maintenance of landscape and irrigation, off-site native grassland restoration, and storm water quality measures. Installation securities shall be equal to the value of a) all materials listed or noted on the approved referenced plan, and b) labor to successfully install the materials. Maintenance securities shall be equal to the value of maintenance and/or replacement of the items listed or noted on the approved referenced plan(s) for five years of maintenance of the items. The installation security shall be released when P&D determines that the Owner/Applicant has satisfactorily installed of all approved landscape & irrigation, native grassland restoration, and storm water quality measures per those condition requirements. Maintenance securities shall be released after the specified maintenance time period and when all approved landscape & irrigation, native grassland restoration, and storm water quality measures have been satisfactorily maintained. If they have not been maintained, P&D may retain the maintenance security until satisfied. If at any time the Owner fails to install or maintain the approved landscape and irrigation, native grassland restoration, and storm water quality measures, P&D may use the security to complete the work.
- PLAN REQUIREMENTS AND TIMING:** The performance securities shall be provided to P&D prior to Zoning Clearance approval for initial subdivision improvements, as applicable.

59. **Rules-29 Other Dept Conditions.** Compliance with Departmental/Division letters required as follows:
1. Air Pollution Control District dated May 25, 2010;
 2. County Surveyor dated May 19, 2010;
 3. Environmental Health Services Division dated October 12, 2011;
 4. Fire Department dated May 20, 2010;
 5. Flood Control Water Agency dated May 20, 2010;
 6. Parks Department dated November 10, 2011;
 7. Public Works Department Project Clean Water dated June 2, 2010;
 8. Transportation Division dated October 13, 2011.
60. **Rules-31 Mitigation Monitoring Required.** The Owner/Applicant shall ensure that the project complies with all approved plans and all project conditions including those which must be monitored after the project is built and occupied. To accomplish this, the Owner/Applicant shall:
1. Contact P&D compliance staff as soon as possible after project approval to provide the name and phone number of the future contact person for the project and give estimated dates for future project activities;
 2. Pay fees prior to approval of Zoning Clearance as authorized by ordinance and fee schedules to cover full costs of monitoring as described above, including costs for P&D to hire and manage outside consultants when deemed necessary by P&D staff (e.g. non-compliance situations, special monitoring needed for sensitive areas including but not limited to biologists, archaeologists) to assess damage and/or ensure compliance. In such cases, the Owner/Applicant shall comply with P&D recommendations to bring the project into compliance. The decision of the Director of P&D shall be final in the event of a dispute;
 3. Note the following on each page of grading and building plans “This project is subject to Mitigation Compliance Monitoring and Reporting. All aspects of project construction shall adhere to the approved plans, notes, conditions of approval, and mitigation measures from Negative Declaration 11NGD-00000-00013”;
 4. Contact P&D compliance staff at least two weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting to be led by P&D Compliance Monitoring staff and attended by all parties deemed necessary by P&D, including the permit issuing planner, grading and/or building inspectors, other agency staff, and key construction personnel: contractors, sub-contractors and contracted monitors among others.
61. **Rules-33 Indemnity and Separation.** The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project. In the event that the County fails promptly to notify the Owner / Applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.

~~62. **Rules-34 Legal Challenge.** In the event that any condition imposing a fee, exaction, dedication or other measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought in the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the review authority and no approval shall be issued unless substitute feasible conditions/measures are imposed.~~

~~63.~~**62. Rules-36 Map/LLA Expiration.** This Tentative 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.

63. **Road Encroachment Permit – Lower San Antonio Creek Road.** A Road Encroachment Permit shall be obtained for roadway improvements to the lower portion of San Antonio Creek Road consistent with the project description.

PLAN REQUIREMENTS AND TIMING: The roadway improvements shall be depicted on plans prepared by a licensed engineer in consultation with County Public Works and submitted to P&D and County Public Works for review and approval. The Road Encroachment Permit shall be obtained prior to Zoning Clearance issuance for initial subdivision improvements. Work conducted pursuant to the Road Encroachment Permit shall be completed prior to Final Building Permit Inspection for initial subdivision improvements.

MONITORING: Compliance monitoring staff shall confirm that work pursuant to the Road Encroachment Permit has been completed prior to Final Building Permit inspection for the initial subdivision improvements.



Santa Barbara County
Air Pollution Control District

May 25, 2010

Alex Tuttle ✓
Santa Barbara County
Planning and Development
123 E. Anapamu Street
Santa Barbara, CA 93101

RECEIVED

MAY 26 2010
S.B. COUNTY
PLANNING & DEVELOPMENT

Re: APCD Comments on Park Hill Estates 2, 10TRM-00000-00001

Dear Mr. Tuttle:

The Air Pollution Control District (APCD) has reviewed the referenced case, which consists of a tentative tract map dividing the existing property into 18 single-family residential lots ranging in approximate size from one acre to a half-acre, including one smaller affordable housing lot, and a 2.2-acre open space parcel to be used as a stormwater retention area. Grading for the project consists of approximately 12,500 cubic yards of cut and 12,500 cubic yards of fill. The subject property, a 14.3-acre parcel zoned 1-E-1 and identified in the Assessor Parcel Map Book as APN 059-290-041, is located at 4700 Via Los Santos in the unincorporated Goleta area.

The Air Pollution Control District offers the following suggested conditions:

1. Standard dust mitigations (**Attachment A**) are recommended for all construction and/or grading activities. The name and telephone number of an on-site contact person must be provided to the APCD prior to issuance of land use clearance.
2. Fine particulate emissions from diesel equipment exhaust are classified as carcinogenic by the State of California. Therefore, during project grading, construction, and hauling, construction contracts must specify that contractors shall adhere to the requirements listed in **Attachment B** to reduce emissions of ozone precursors and fine particulate emissions from diesel exhaust.
3. All portable diesel-fired construction engines rated at 50 brake-horsepower or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or APCD permits prior to operation. Construction engines with PERP certificates are exempt from APCD permit, provided they will be on-site for less than 12 months.
4. At a minimum, prior to occupancy each building should reduce emissions of greenhouse gases by:
 - Increasing energy efficiency beyond Title 24 requirements;
 - Encouraging the use of transit, bicycling and walking by the occupants;
 - Increasing recycling goals (e.g., separate waste and recycling receptacles); and
 - Increasing landscaping (shade trees decrease energy requirements and also provide carbon storage.)

Terence E. Dressler - Air Pollution Control Officer

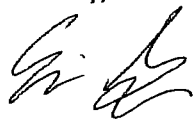
May 25, 2010

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5. Asphalt paving activities shall comply with APCD 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) 961-8893 or via email at edg@sbcapcd.org.

Sincerely,



Eric Gage,
Air Quality Specialist
Technology and Environmental Assessment Division

Attachments: Fugitive Dust Control Measures
Diesel Particulate and NO_x Emission Measures

cc: Jeff Nelson
Project File
TEA Chron File



ATTACHMENT B
DIESEL PARTICULATE AND NO_x EMISSION MEASURES

Particulate emissions from diesel exhaust are classified as carcinogenic by the state of California. The following is an updated list of regulatory requirements and control strategies that should be implemented to the maximum extent feasible.

The following measures are required by state law:

- All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
- Fleet owners of mobile construction equipment are subject to the California Air Resource Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13 California Code of Regulations, Chapter 9, § 2449), the purpose of which is to reduce diesel particulate matter (PM) and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles. For more information, please refer to the CARB website at www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.
- All commercial diesel vehicles are subject to Title 13, § 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.

The following measures are recommended:

- Diesel construction equipment meeting the California Air Resources Board (CARB) Tier 1 emission standards for off-road heavy-duty diesel engines shall be used. Equipment meeting CARB Tier 2 or higher emission standards should be used to the maximum extent feasible.
- Diesel powered equipment should be replaced by electric equipment whenever feasible.
- If feasible, diesel construction equipment shall be equipped with selective catalytic reduction systems, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California.
- Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- All construction equipment shall be maintained in tune per the manufacturer's specifications.
- The engine size of construction equipment shall be the minimum practical size.
- The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.

Plan Requirements: Measures shall be shown on grading and building plans. **Timing:** Measures shall be adhered to throughout grading, hauling and construction activities.

MONITORING: Lead Agency staff shall perform periodic site inspections to ensure compliance with approved plans. APCD inspectors shall respond to nuisance complaints.



ATTACHMENT A
FUGITIVE DUST CONTROL MEASURES

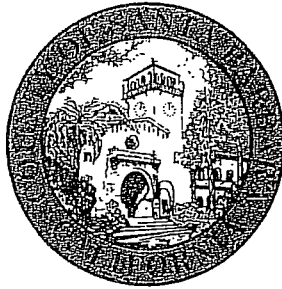
These measures are required for all projects involving earthmoving activities regardless of the project size or duration. Proper implementation of these measures is assumed to fully mitigate fugitive dust emissions.

- During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
- Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
- If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
- Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.
- After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
- The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading of the structure.

Plan Requirements: All requirements shall be shown on grading and building plans and as a note on a separate information sheet to be recorded with map. **Timing:** Requirements shall be shown on plans or maps prior to land use clearance or map recordation. Condition shall be adhered to throughout all grading and construction periods.

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

COUNTY OF SANTA BARBARA
PUBLIC WORKS DEPARTMENT
123 East Anapamu Street
Santa Barbara, CA 93101
805\568-3000 FAX 805\568-3019



SCOTT D. MCGOLPIN
Director

May 19, 2010

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

RE: Tentative Tract Map No. 14,14768 (10TRM-00000-00001)

Owner : D.H.L. Realty Company, LP

Address: 815 Alderdale Court
Newbary Park, CA 91320

Requirements of the County Surveyor's Office

Pursuant to Section 66434 of the State Subdivision Map Act and County Subdivision Regulations Chapter 21, Section 21-9, the Tract Map **shall be based upon a field survey** made in conformity with the Professional Land Surveyors Act. Furthermore, property lines **shall be monumented** in accordance with Section 21-16 of said County Code.

Pursuant to Section 21-16(b)(2) of said County Code, County-approved monument wells shall be set along the center lines of all public streets.

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

Very truly yours,

FOR: Michael B. Emmons
County Surveyor

T14768_subreview.doc

AA /EEO Employer

Thomas D. Fayram, Deputy Director Dacé B. Morgan, Deputy Director Mark A. Schleich, Deputy Director
Rochele Camozzi, Chief Financial Officer Michael B. Emmons, County Surveyor

www.publicworkssb.org

Environmental Health Services

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

TO: Alex Tuttle, Planner
Planning & Development Department
Development Review Division

FROM: Paul E. Jenzen
Environmental Health Services

DATE: October 12, 2011

SUBJECT: Case No. 10TRM-00000-00001

Goleta Area

Applicant: DHL Realty Company, LP
815 Alderdale Court
Newbury Park, CA. 91320-4951

Assessor's Parcel No. 059-290-041, zoned 1-E-1, located at at 4700
Via Los Santos.

10TRM-00000-00001 represents a request to subdivide an approximately 14.36-acre lot into twenty lots ranging in size from .41-acres to 1.68-acres. A detention basin is proposed for accommodation of storm water retention.

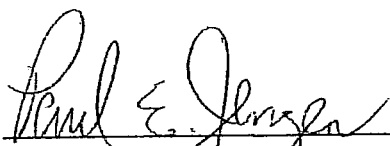
Domestic water supply is proposed to be provided by the Goleta Water District. Since the project represents an increase of demand on the public water system, the Goleta Water District will need to review the project and issue a "can and will serve" letter.

Sewage disposal is proposed to be provided by the Goleta Sanitary District via gravity flow to an existing sewer main in Via Los Santos. The project site is currently within the sphere of influence of the Goleta Sanitary District and will need to be annexed prior to recordation. Additionally, the project represents an increase in demand on the public sewer system so the applicant will need to obtain written approval from the Goleta Sanitary District in the form of a connection permit prior to recordation that indicates the district will serve the project.

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

1. Prior to Recordation, Environmental Health Services shall receive and approve written notice from the Goleta Water District indicating that said district can and will provide domestic water service upon demand and without exception.

2. Prior to Recordation, Environmental Health Services shall approve written notice from the Goleta Sanitary District in the form of a connection permit indicating that said sanitary district will provide municipal sewage collection and disposal.
3. Prior to Recordation, the project site shall be annexed into the Goleta Sanitary District.
4. Prior to Recordation, the applicant shall provide to Environmental Health Service a mosquito management plan for the retention basin proposed to serve the project.
5. Prior to Recordation, the applicant shall submit a copy of the final map to Environmental Health Services.



Paul E. Jenzen, REHS
Senior Environmental Health Specialist

cc: Applicant

Agent, Jeff Nelson, The Oak Creek Company, 735 State Street, Suite 213, Santa Barbara, CA. 93101
Goleta Water District
Goleta Sanitary District
Office of the County Surveyor

Memorandum

DATE: May 20, 2010

TO: Alex Tuttle
Planning & Development
Santa Barbara

FROM: Brian Hayden, Inspector
Fire Department *BH*

SUBJECT: APN: 059-290-041; Permit #: 10TRM-00001
Site: 1069 San Antonio Creek Road, Santa Barbara
Project Description: Tentative Tract Map



RECEIVED

MAY 20 2010

S.B. COUNTY
PLANNING & DEVELOPMENT

DETERMINATION OF APPLICATION INCOMPLETENESS

I have reviewed your project and find that it will require some corrections before it can be approved by the Santa Barbara County Fire Department. The following information must be included with your revised plans:

1. Revised plans must include a complete access plan showing the following:
 - Width of access
 - Percent of slope (including a profile section view)
 - Type of paving or surface material to be used
 - Turnouts (if required)
 - Turnaround (if required)
 - Structural section view showing how the access will be constructed
 - Access plans shall require civil engineering design. Prior to final occupancy clearance, certification of the work performed shall also be required.
 - A minimum of 24 foot radius at the entry apron to Via Los Santos shall be required.
 - A minimum 24 foot radius shall be required at the entry apron to San Antonio Creek Road.
 - A minimum of 24 foot radius where Via Los Santos access road intersects with the east/west access road shall be required.
 - Road shall have a minimum width of 24 feet – no parking on road sides.
 - Roads shall have a minimum width of 28 feet – parking one side of road.

All plans must be drawn to scale and shall call out all dimensions and turning radii requirements. Refer to Santa Barbara County Fire Department Development Standard #1.

2. Fire hydrant plans shall be required. Fire hydrants shall be located per fire department specifications and shall flow 750 gallons per minute at a 20 psi residual pressure. Plans shall be approved by the fire department prior to installation.

PLAN STATUS

Please re-submit four sets of corrected site plans to Planning and Development, Attention Fire Department. The plans must be clearly marked "CORRECTED". Submit plans to Planning and Development as part of incompleteness re-submittal.

PRIOR TO MAP RECORDATION THE FOLLOWING CONDITIONS MUST BE MET

3. A bond shall be on file with the fire department for the construction of required access ways. Roadway plans, acceptable to the fire department, shall be submitted for approval prior to bond submittal.
4. A bond shall be on file with the fire department for the installation of new fire hydrants. Fire hydrant plans, acceptable to the fire department, shall be submitted for approval prior to bond submittal.
5. Three road names will be required for this project.

In addition, the following fire department conditions will be required.

GENERAL NOTICE

6. Stop work immediately and contact the County Fire Department, Hazardous Materials Unit if visual contamination or chemical odors are detected while implementing the approved work at this site. Resumption of work requires approval of the HMU.

PRIOR TO CONSTRUCTION OF STRUCTURES THE FOLLOWING CONDITIONS MUST BE MET

7. Create a firebreak of 100 feet (or to the property line, whichever is nearer) around the proposed structures and any existing structures on this property. Removal does not apply to single specimens of trees, ornamental shrubbery or similar plants that are used as ground cover if they do not form a means of rapidly transmitting fire from the native growth to any structure.
8. All access ways (public and private, road and driveways) shall be installed and made serviceable.
 - Access plans shall be approved by the fire department prior to any work being undertaken.
9. All fire hydrants shall be installed and made serviceable. Fire hydrants shall be located per fire department specifications and shall flow 750 gallons per minute at a 20 psi residual pressure.
 - Fire hydrant plans shall be approved by the fire department prior to installation.
10. Road name signs shall be posted. The road intersections shall have the appropriate signage. Refer to Chapter 35 of the County Code for signage requirements.

These conditions apply to the project as currently described. Future changes, including but not limited to further division, change of occupancy, intensification of use, or increase in hazard classification, may require additional mitigation to comply with applicable development standards in effect at the time of change.

ADVISORY

Applicable fire department development standards will apply at time of Fire Protection Certificate Application submittal for construction of structures.

A copy of this letter will be placed in your Assessor's Parcel File in this office and the fire department advises that these conditions be listed as a disclosure item should your property ever be sold.

As always, if you have any questions or require further information, please telephone 805-681-5523 or 805-681-5500.

BH:mkb

c Goleta Water District, 4699 Hollister Av, Goleta 93110



Santa Barbara County Public Works Department
Flood Control & Water Agency

May 20, 2010

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

Re: **10TRM-00000-00001; Park Hill Estates V.2**
APN: 059-290-041; Goleta

RECEIVED

MAY 20 2010 *cc*
S.B. COUNTY
PLANNING & DEVELOPMENT

Dear Mr. Tuttle:

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 Approval dated February 2010 (<http://www.countyofsb.org/uploadedFiles/pwd/Water/StdConditionsFeb2010.pdf>).
- b. The applicant shall provide a site plan of the proposed development following the guidelines provided in the Standard Conditions of Approval.

2. Prior to Final Map Recordation

- a. The applicant shall submit all improvement plans, grading and drainage plans, drainage studies, landscape plans and Final Map to the District for review and approval.
- b. The applicant shall acquire and submit all required data, forms and certifications as described in the Standard Conditions of Approval.
- c. Detention basins or other approved mitigation measures are required and shall be designed such that the post-development peak discharge rate does not exceed the pre-development rate for the 2-year through 100-year storm events.
- d. 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.

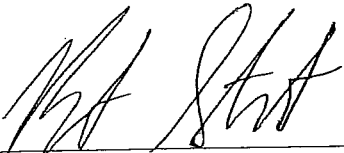
- e. The applicant shall dedicate real property for drainage within the subdivision, and easements on the Final Map or by a separate instrument.
- f. The applicant shall acquire and supply proof of drainage easements for off-site drainage conveyances.
- g. The applicant shall sign and return the Maintenance Agreement (Subdivider's or Owner's Agreement).
- h. The applicant shall submit a copy of the project's Conditions, Covenants & Restrictions for the Homeowners' Association to the District for review and approval.
- i. The applicant shall post surety bonds for drainage improvements in amounts approved by the Public Works Director.
- j. The applicant shall submit to the District electronic drawings in PDF format of the approved Final Map, improvement plans, grading and drainage plans, drainage studies, and landscape plans on a compact disc along with one hard copy of each.

3. 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 a Project Summary Report in PDF format to the District.

Sincerely,

SANTA BARBARA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

By: 
for Nick Bruckbauer
Development Review Engineer

Cc: DHL Realty Company, 815 Alderdale Court, Newbury Park, CA 91320
The Oak Creek Company, 735 State Street, Suite 213, Santa Barbara, CA 93101
Flowers & Associates, 201 North Calle Cesar Chavez, Ste. 100, Santa Barbara 93103



November 10, 2011

Supersedes Condition Letter
Dated September 10, 2011

Brian Roney
Interim Director of Parks
(805) 568-2461

John Jayasinghe
Interim Deputy Director
(805) 568-2461

Nicole Koon, MPA, PMP
Business Manager
(805) 568-2477

Juan Beltranena, AIA, AICP
Capital Projects Manager
(805) 568-2470

Park Administration
610 Mission Canyon Road
Santa Barbara, CA 93105
Tel: (805) 568-2461
Fax: (805) 568-2459

North County Park Operations
300 Goodwin Road
Santa Maria, CA 93455
Tel: (805) 934-6123
Fax: (805) 934-6213

South County Park Operations
4568 Calle Real, Building E
Santa Barbara, CA 93110
Tel: (805) 681-5650
Fax: (805) 681-5657


Cachuma Lake Recreation Area
2225 Hwy 154
Santa Barbara, CA 93105
Tel: (805) 686-5055
Fax: (805) 686-5075

Reservations
South County: (805) 568-2465
North County: (805) 934-6211
Cachuma: (805) 686-5050
Jalama: (805) 934-6211

www.SBParks.org
contact@SBParks.org

Equal Opportunity Employer

TO: Alex Tuttle, Planner
Planning & Development

FROM: Claude Garciacelay, Park Planner 

RE: **10TRM-001 / TM14,768 Park Hill Estates V.2**
APN 059-290-041

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. 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.

Based on the current fee schedule, the total fee for the proposed project would be **\$193,500.00** (10,750 x 18 new lot(s)/dwelling unit(s)). Fees are due prior to land use clearance. The actual fee shall be based on the fee schedule in effect when payment is made and, fee schedules are subject to adjustment on an annual basis. Please phone this office prior to payment to verify the final fee required. This office will not accept or process a payment prior to project approval by the decision maker.

2) The applicant submitted a request to the Park Department for a credit on the required park fees pursuant to the Quimby Ordinance and based on the provision of recreational facilities as part of the detention basin development to serve the residents of the development. A review of the request by Park staff and a determination That no credit was due based on the less than adequate provision of recreation facilities to qualify for credit on fees. Staff's determination was forwarded to the Park Commission who concurred with staff's determination and recommended no credit on assessed fees at their regular meeting of October 27, 2011. Therefore, full fees are recommended for this project.

Alex Tuttle, Planner
November 10, 2011
Park Hill Estates V.2
Page 2

Fees are payable to the COUNTY OF SANTA BARBARA, and may be paid in person or mailed to: Santa Barbara County Parks Administration, Rocky Nook Park, 610 Mission Canyon Road, Santa Barbara, CA 93105; or in the North County at Waller Park, 300 Goodwin Road, Santa Maria, CA 93455.

C: Owner:
 DHL Realty Company, LP
 815 Alderdale Court, Newbury Park CA 91320
 Agent:
 Jeff Nelson, The Oak Creek Company
 735 State St., Ste. 213, Santa Barbara CA 93101



County of Santa Barbara Public Works Department
 Project Clean Water
 123 E. Anapamu Street, Suite 240, Santa Barbara, CA 93101
 (805) 568-3440 FAX (805) 568-3434
 Website: www.countyofsb.org/project_cleanwater



SCOTT D. MCGOLPIN
 Director

THOMAS D. FAYRAM
 Deputy Director

June 2, 2010

Alex Tuttle
 County of Santa Barbara
 Planning & Development Department
 123 E. Anapamu St.
 Santa Barbara, CA 93101

RECEIVED

JUN 03 2010

S.B. COUNTY

PLANNING & DEVELOPMENT

Re: 10TRM-00000-00001 Park Hill Estates V.2
 APN 059-290-041, Goleta

Dear Mr. Tuttle:

The above referenced project is subject to the County of Santa Barbara's Standard Conditions for Project Plan Approval – Water Quality BMPs. The conditions apply because the project is more than 1.0 acre of residential development (and over 10 housing units). These conditions require appropriate treatment of runoff from impervious surfaces for the design storm to remove potential pollutants (see attached Standard Conditions).

Please note that the California Water Board is working with municipalities, including the County of Santa Barbara, to require Low Impact Development as mitigation for hydromodification impacts including rate, volume, and duration of storm water runoff. At this point in time, hydromodification thresholds do not apply. However, Low Impact Development does apply to this project through policy interpretative and implementation guidelines for Land Use Policy #7, Hillside and Watershed Protection.

This policy states:

A. In order of preference, the following BMPs shall be used to minimize water quality impacts associated with new development and redevelopment projects in urban and rural areas:

1. Site planning to avoid, protect, and restore sensitive areas (e.g., wetlands and riparian corridors);

2. Minimizing impervious surfaces and directly connected impervious surfaces, using existing natural features to allow for on-site infiltration of water;
3. Vegetative treatment (e.g., bio-swales, vegetative buffers, constructed or artificial wetlands);
4. Mechanical or structural treatment (e.g., storm drain filters and inserts).

B. Combinations of BMPs listed above may be required to reduce runoff and water quality impacts to achieve consistency with this policy.

C. Adequate space on each project site shall be reserved to incorporate the BMPs.

D. Provisions shall be made for maintenance of BMPs over the life of the project.

Depending on the timing of this development plan approval process, it is suggested that this project address the runoff characteristics with the goal of matching predevelopment hydrograph characteristics through a low impact development approach to avoid a potential redesign in the future. For more information on these design requirements, please contact Project Clean Water staff.

The following provisions apply to this application:

1. For application completeness, the applicant must submit additional information identifying how runoff will be treated for the design storm using acceptable BMP measures. The information must identify the tributary areas that will generate runoff, show either the Water Quality Flow Rate or the Water Quality Design Volume for each proposed BMP, and verify that adequate space is available and reserved for these measures. Consistent with County policy, infiltration as a treatment control BMP will be expected for all or some of the runoff volume.

For a description of the level of detail needed for application completeness, please see http://www.sbprojectcleanwater.org/Application_Completeness.html.

2. Prior to issuance of Zoning Clearance or Building or Grading Permits, the applicant shall submit to the Water Resources Division (attention: Project Clean Water) for review and approval either A) improvement plans, grading & drainage plans, landscape plans, and a drainage study or B) a Storm Water Quality Management Plan or its equivalent that includes relevant details on the location and function of treatment control BMPs.

At a minimum, the submittal(s) must:

- a. show the locations of all treatment facilities and their drainage (treatment) areas,

- b. demonstrate how the treatment facilities comply with the conditions by treating runoff from the design storm, and
 - c. include a long-term maintenance plan appropriate for the proposed facilities.
3. Prior to issuance of Zoning Clearance or Building or Grading Permits, applicant shall submit the long-term maintenance plan for review and approval. The maintenance plan must identify the party responsible for maintenance of all required storm water runoff treatment control facilities and assure perpetual maintenance of the facilities.
 4. Prior to issuance of Occupancy Clearance, all drainage improvements required as part of the above conditions shall be constructed in accordance with the approved plans and certified by a Registered Civil Engineer. A set of As-Built plans shall be submitted to Water Resources Division. A Drainage Improvement Certificate shall be signed and stamped by the engineer of record and be submitted to the Water Resources Division.

Note that the applicant will be required to pay the current plan check fee deposit at the time the Storm Water Quality Management Plan or equivalent is submitted for review and approval. The plan check fee is payable to County of Santa Barbara Public Works Department and can be submitted along with the plans to Water Resources Division, Public Works, 123 E. Anapamu St. Santa Barbara, CA 93101.

I would be happy to work with you and the applicant on ways to meet the recommendations and conditions set forth in this letter. Please don't hesitate to contact me at (805) 568-3561.

Sincerely,



Cathleen Garnand
Civil Engineering Associate

Attachment Standard Conditions

cc: Jeff Nelson, Oak Creek Co., 735 State St. Suite 213 Santa Barbara, CA 93101
 Bob Flowers, Flowers&Assoc., 201 No. Calle Caesar Chavez, SB CA 93103

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



October 13, 2011

TO: Alex Tuttle, Contract Planner
Development Review

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

SUBJECT: **Conditions of Approval (8 pages)**
Park Hill Estates
10TRM-00000-00001
APN: 059-290-041
16 New Residential Lots, San Antonio Creek Road, Goleta

Standard Conditions of Approval (Attached)

1. Prior to recordation of the Final Map, the developer shall comply with all applicable Public Works Standard Conditions of Approval and Engineering Design Standards, as determined by the Public Works Traffic or Permit Sections.

Traffic Mitigation Fees

2. Pursuant to Ordinance No. 4270 regarding Transportation Impact Fees, the applicant will be required to pay a fee for each new peak hour trip (PHT), for the purpose of funding transportation facilities within the Goleta Planning Area of the County.

Based on the current fee schedule, the total estimated fee for the proposed project is \$217,072 (16 New Residential lots X \$13,567/lot). Fees are due prior to land use/zoning 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., 2nd Floor, Santa Barbara, CA 93101 or Santa Barbara County Transportation Division North, 620 West Foster Road, Santa Maria, CA 93455. Please phone this office prior to payment if unsure as to the final fee required.

Sight Distance

3. Prior to land use/zoning clearance, the developer shall design, and prior to zoning clearance for residential structures, the developer shall provide intersection 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 speed change lanes or require additional speed change lane lengths.

Driveways/Drive Aisles

4. Prior to land use/zoning clearance, the developer shall design, and prior to zoning clearance for residential structures the developer shall construct, all site ingress and egress points in a manner acceptable to the Department of Public Works Traffic Section. All driveway accesses shall be improved to include all necessary pavement or cross gutters to match adjacent improvements as required by the Department of Public Works Traffic and Permit Sections.

Street Sections/Pavement Traffic Index

5. Prior to tract/parcel map approval, the developer shall design, and prior to zoning clearance for residential structures, the developer shall construct pavement for all roadwork based on the appropriate road detail provided in the Santa Barbara County Engineering Design Standards. All designs and/or modifications shall be reviewed and approved by the Department of Public Works Traffic Section.

Infrastructure Security

6. Prior to Final Map recordation, the applicant shall engineer and post a security for the construction of all roadway and infrastructure improvements within the project boundaries. The improvements shall be designed and bonded to the satisfaction of the County Traffic Engineer and County Counsel to include all necessary infrastructure required to serve the subdivision. All improvements shall transition into existing improvements in a manner acceptable to the County Traffic Engineer. Construction of these improvements shall be completed prior to zoning clearance for residential structures.

Waiver of Abutter's Access Rights

7. The applicant shall offer a Waiver of Abutter's Access Rights along the property frontage along Pennell Road and San Antonio Creek Road except for the project entrance. Said offer shall be shown on the Final Map.

Encroachment/Excavation Permit

8. An Excavation or Encroachment Permit shall be required for any work performed in the County right of way, including road construction, driveways, utilities, and connections.

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

Encroachment Permits and/or Santa Barbara Engineering Design Standards and Public Works Standard Conditions of Approval 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

Traffic Controls

9. Prior to land use/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 land use/zoning clearance, traffic circulation and control onsite shall meet the approval of the Department of Public Works Traffic Section.
11. Prior to zoning clearance for residential structures, all signs shall be installed, and prior to final 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.
12. Prior to recordation of the Final Map, the applicant must apply for annexation of the tract into any applicable County Service Area, and pay all fees and costs for advertising public hearings in connection therewith.

Off-Site Road Improvements

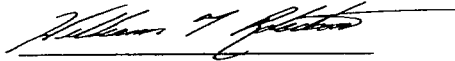
13. Where off-site road improvements or a dedication of right of way for off-site improvements is required for which a need cannot be attributed to the project, the County shall deduct the value of construction or dedication from the payment that would otherwise be collected for Traffic Mitigation Fees.

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,

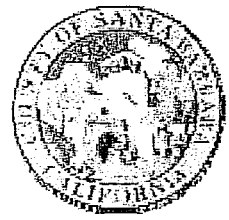


William T. Robertson

cc: 10TRM-00000-00001

Gary Smart, Transportation Manager, County of Santa Barbara, Public Works Department
G:\GROUP\TRAFFIC\WINWORD\PLANNING\Goleta\Park Hill Estates 10TRM-Cond.doc

COUNTY OF SANTA BARBARA
DEPARTMENT OF PUBLIC WORKS



Standard Conditions for Tentative Tract Map Approval

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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
8. 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.
9. 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.*
10. All off-tract drainage and flood control facilities and installations shall be installed and completed prior to grading of subject development.

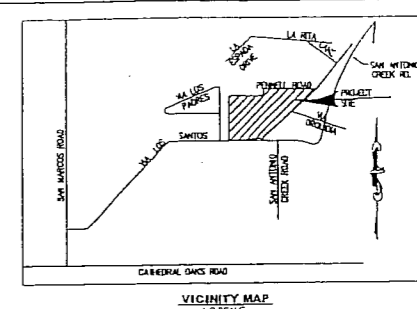
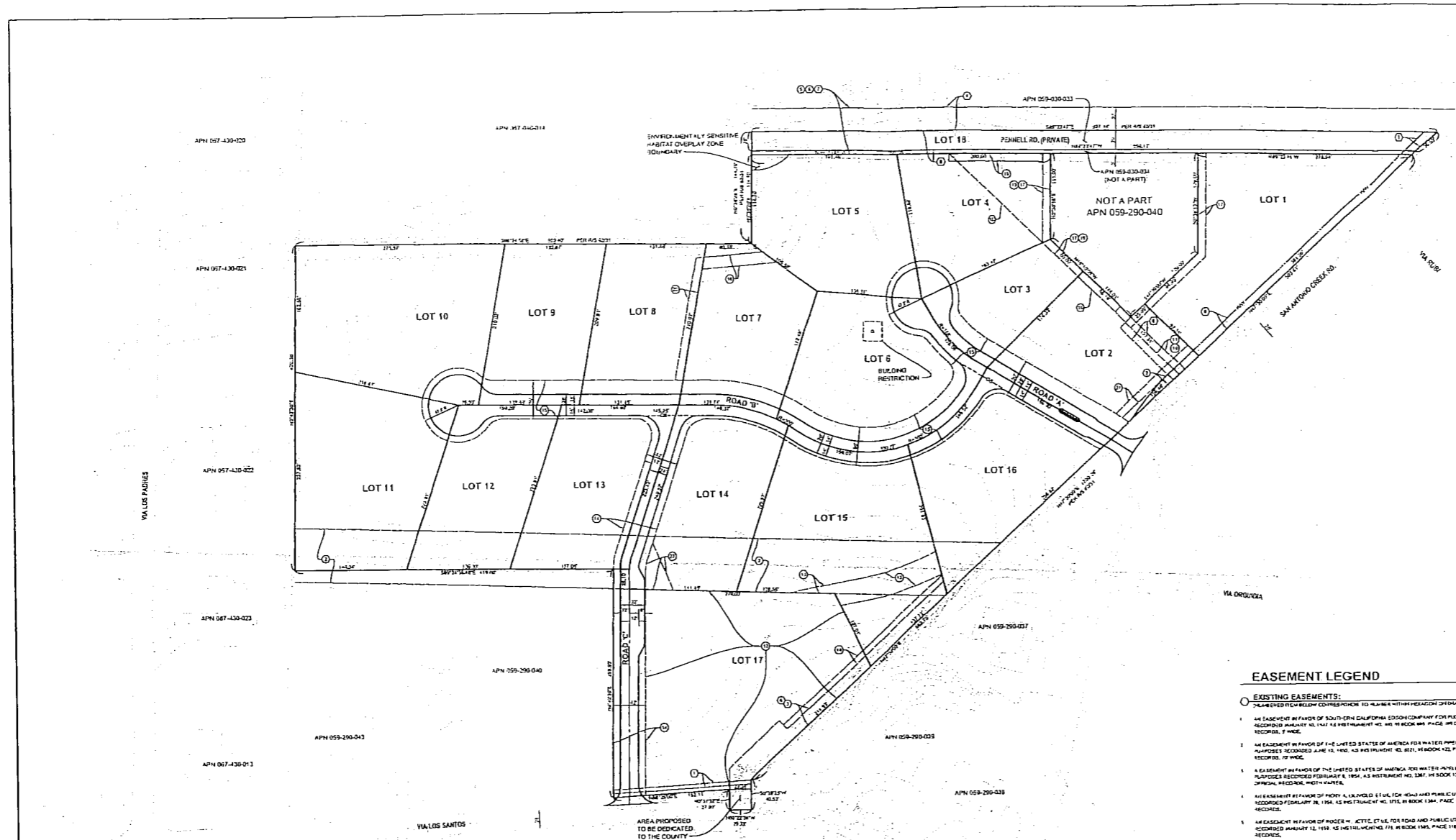
11. Developer shall offer for dedication as easement to the County, at no cost to the County, all road rights of way shown within the boundaries of subject development map, except roads proposed to be private roads. All road rights of way offered for dedication to the County shall be free and clear of any easements prior to recordation of the Final Map, unless approved otherwise by the Department of Public Works.
12. 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.
13. 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.

14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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".
20. *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.*
21. Any double frontage lot (lots having a street both front and rear) shall have denied access to the rear street.
22. 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.
23. Developer shall comply with the Department of Public Works policy relating to Subdivision Street Trees and Utility Service Laterals on all subdivision streets.

24. 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.
25. 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.
26. Occupancy of any building within the development will be denied until all street improvements and drainage facilities are completed.
27. 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.*
28. 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.
29. The Developer shall comply with the current Bikeway Element of the General Plan as to the dedication and construction of bikeways.
30. All roads shall be kept clear of mud *and/or other construction debris* during construction.
31. The Developer will be responsible for and fees required for materials retesting.
32. 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.
33. 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.
34. 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.
35. All grading shall comply with the provisions of County Grading Ordinance No. 1795, and to Public Works Department standards.
36. Grading shall be designed so that natural drainage from off-tract property is not obstructed.
37. 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.
38. No grading can be done prior to Final Map recordation except in compliance with County Code Chapter 21-8-C4.
39. 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.
40. The Subdivider shall furnish one copy of the Final Tract Map to the Public Works Department prior to approval.
41. 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

42. 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.
43. 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.*
44. *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.*
45. *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.*
46. *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.*



LOT TALLY TABLE

LOT	AREA
1	41,177 FT. ² (0.94 AC.) (17,115 FT. ² (0.39 AC.) NET)
2	30,504 FT. ² (0.70 AC.) (24,390 FT. ² (0.56 AC.) NET)
3	16,855 FT. ² (0.38 AC.)
4	27,833 FT. ² (0.64 AC.)
5	34,484 FT. ² (0.79 AC.)
6	40,000 FT. ² (0.92 AC.)
7	28,504 FT. ² (0.65 AC.)
8	27,217 FT. ² (0.62 AC.)
9	21,464 FT. ² (0.49 AC.)
10	46,721 FT. ² (1.07 AC.)
11	42,310 FT. ² (0.97 AC.)
12	29,020 FT. ² (0.67 AC.)
13	33,014 FT. ² (0.76 AC.)
14	35,796 FT. ² (0.82 AC.)
15	49,855 FT. ² (1.14 AC.)
16	37,435 FT. ² (0.86 AC.)
17	73,254 FT. ² (1.68 AC.)
18	22,101 FT. ² (0.51 AC.) (21,735 FT. ² (0.50 AC.) NET)
AREA TO BE DEDICATED TO THE COUNTY	792 FT. ² (0.02 AC.) NET (792 FT. ² (0.02 AC.) NET)
TOTAL:	847,486 FT. ² (19.37 AC.) (847,822 FT. ² (19.37 AC.) NET)

EASEMENT LEGEND

- EXISTING EASEMENTS:**
- 1. EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES RECORDED JANUARY 14, 1947 AS INSTRUMENT NO. 187 IN BOOK 104, PAGE 114 OF OFFICIAL RECORDS, 1947.
 - 2. EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA FOR WATER PIPELINES AND HOODS RECORDED JUNE 18, 1960 AS INSTRUMENT NO. 821 IN BOOK 142, PAGE 130 OF OFFICIAL RECORDS, 1960.
 - 3. EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA FOR WATER PIPELINES AND HOODS RECORDED FEBRUARY 18, 1954 AS INSTRUMENT NO. 187 IN BOOK 124, PAGE 181 OF OFFICIAL RECORDS, 1954.
 - 4. EASEMENT IN FAVOR OF THE COUNTY OF SANTA BARBARA FOR PUBLIC UTILITIES RECORDED FEBRUARY 18, 1954 AS INSTRUMENT NO. 187 IN BOOK 124, PAGE 181 OF OFFICIAL RECORDS.
 - 5. EASEMENT IN FAVOR OF FREDERICK W. JETT, ET AL. FOR ROAD AND PUBLIC UTILITY PURPOSES RECORDED JANUARY 12, 1949 AS INSTRUMENT NO. 174 IN BOOK 104, PAGE 114 OF OFFICIAL RECORDS.
 - 6. EASEMENT IN FAVOR OF COLETA WATER DISTRICT FOR PIPELINES AND HOODS RECORDED AUGUST 11, 1947 AS INSTRUMENT NO. 187 IN BOOK 104, PAGE 114 OF OFFICIAL RECORDS.
 - 7. EASEMENT FOR PRIVATE ROAD PURPOSES AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 42, PAGE 11 OF RECORD OF SURVEYS.
 - 8. EASEMENT FOR PUBLIC UTILITIES AND WATER LINE PURPOSES AS SHOWN ON PARCEL MAP NO. 10811 RECORDED IN BOOK 1, PAGE 10 OF PARCEL MAPS.
 - 9. EASEMENT IN FAVOR OF THE COUNTY OF SANTA BARBARA FOR PUBLIC UTILITIES RECORDED IN MARCH 11, 1915 AS INSTRUMENT NO. 818 IN BOOK 334, PAGE 162 OF OFFICIAL RECORDS.
 - 10. DEED OF TRUST OF SUSTAINING UTILITY EASEMENT FOR OVERHEAD WIRES, RECORDED FEBRUARY 18, 1954 AS INSTRUMENT NO. 187 IN BOOK 124, PAGE 181.
- PROPOSED EASEMENTS:**
- 11. PROPOSED DRAINAGE EASEMENT IN FAVOR OF HOMEOWNERS ASSOCIATION.
 - 12. PROPOSED EASEMENT ON LOT 17 TO THE HOMEOWNERS ASSOCIATION FOR DRAINAGE PURPOSES INCLUDING THE RIGHT TO PLACE, MAINTAIN AND REPAIR DRAINAGE IN FAVOR OF LOTS 1 THROUGH 18.
 - 13. PROPOSED DRAINAGE EASEMENT IN FAVOR OF LOT 16.
 - 14. PROPOSED EASEMENT FOR PRIVATE ROAD TO COLETA WATER DISTRICT, COLETA SANITARY DISTRICT AND PROPOSED HOME OWNERS ASSOCIATION FOR PRIVATE ROAD PURPOSES, DRAINAGE PURPOSES OVER LOTS 13, 14 AND 17.
 - 15. PROPOSED EASEMENT FOR PRIVATE ROAD UTILITIES PIPELINES AND DRAINAGE PURPOSES IN FAVOR OF THE HOME OWNERS ASSOCIATION, COLETA WATER DISTRICT AND COLETA SANITARY DISTRICT.
 - 16. PROPOSED EASEMENT AND EASEMENT IN FAVOR OF LOT 3 ACROSS LOT 1.
 - 17. PROPOSED RESTRICTED EASEMENT IN FAVOR OF LOTS 1 AND 2 ACROSS LOT 17.
 - 18. PROPOSED EASEMENT TO COLETA WATER DISTRICT FOR PIPELINE PURPOSES.
 - 19. PROPOSED UTILITY EASEMENT TO SOUTHERN CALIFORNIA EDISON CO. FOR UNDERGROUND OVERHEAD WIRES.
 - 20. PROPOSED EASEMENT AND EASEMENT IN FAVOR OF LOTS 1 AND 2 ACROSS LOT 17.
 - 21. PROPOSED EASEMENT AND EASEMENT IN FAVOR OF LOTS 1 AND 2 ACROSS LOT 17.
 - 22. PROPOSED DRAINAGE EASEMENT IN FAVOR OF THE HOME OWNERS ASSOCIATION.

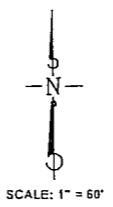
NOTES:

- PRESENT PROPERTY ADDRESS:**
4700 VIA LOS SANTOS
- ASSESSOR'S PARCEL NO.:**
59-290-11 & 59-290-033
- EXISTING PARCEL AREA:**
11.87 AC. (GROSS)
11.71 AC. (NET)
- COMPREHENSIVE PLAN DESIGNATION:**
RESIDENTIAL 1.0 UNITS/AC
- zoning designation:**
EXISTING: R-4
PROPOSED: R-4
- PROPOSED LAND USE:**
LOT 1-6: RESIDENTIAL
LOT 17: RETARDATION BASIN
- UTILITY SERVICES:** ALL UTILITIES TO BE UNDERGROUND
WATER SUPPLY: COLETA WATER DISTRICT
SEWAGE DISPOSAL: COLETA SANITARY DISTRICT
ELECTRICITY: SOUTHERN CALIFORNIA EDISON CO.
GAS: SOUTHERN CALIFORNIA GAS COMPANY
CABLE TV: COX CABLE OF SANTA BARBARA
- DRAINAGE IMPROVEMENTS:**
SITE DRAINAGE FROM THE SITE IS PROPOSED TO AS MUCH AS POSSIBLE DUPLICATE THE PRE-PROJECT DRAINAGE PATTERNS AND VOLUMES. PROPOSED DRAINAGE IMPROVEMENTS ARE SHOWN ON THE PRELIMINARY SUBDIVISION IMPROVEMENT PLAN.
- ROADWAYS:**
ACCESS TO ALL LOTS EXCEPT LOT 1, WILL BE PROVIDED BY PROPOSED PRIVATE ROADS "A", "B" & "C". THE PROPOSED PRIVATE ROAD IMPROVEMENTS ARE AS SHOWN ON THE PRELIMINARY SUBDIVISION IMPROVEMENT PLAN. LOT 1 WILL ACCESS DIRECTLY TO SAN ANTONIO CREEK ROAD.
- BOUNDARY:**
BOUNDARY PER RECORD DATA: PARCEL "D" OF PARCEL MAP NO. 11,021 RECORDED IN BOOK 9, PAGE 14 OF PARCEL MAPS, RECORDS OF SANTA BARBARA COUNTY.
- TOPOGRAPHY:**
SANTA BARBARA COUNTY FLOOD CONTROL, TOPOGRAPHY, 1991. SOME BUILDING FOOTPRINTS ADDED BASED ON 2006 AERIAL PHOTOGRAPHY.
- EASEMENTS:**
SEE EASEMENT LEGEND (ABOVE).
- PRELIMINARY ESTIMATE:**
EXCAVATION: 12,500 CU. YDS.
EMBANKMENT: 12,500 CU. YDS.
- DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS TO BE RECORDED WITH THIS FINAL MAP IN ORDER TO IMPLEMENT PROPOSED CONDITIONS ON IMPROVEMENTS ON THE INDIVIDUAL PARCELS.**
- TITLE INFORMATION IS PER TITLE REPORT ORDER #233-342134 DATED JUNE 14, 2010 PREPARED BY FIRST AMERICAN TITLE COMPANY.**

OWNER'S CERTIFICATE:
D.H.L. REALTY COMPANY - A LIMITED PARTNERSHIP
700 W. MASON STREET
SANTA BARBARA, CA 93101
CONTACT: STEVEN ZELUCK

HEREBY APPLY FOR THE APPROVAL OF THE DIVISION OF REAL PROPERTY SHOWN ON THIS PLAT AND CERTIFY THAT I AM THE OWNER OF RECORD OR THE AUTHORIZED AGENT OF THE LEGAL OWNERS AND THAT THE INFORMATION AS SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF

BY: _____ DATE: _____
STEVEN ZELUCK



REVISED VESTING
TENTATIVE SUBDIVISION MAP
TRACT NO. 14,484
"PARK HILL ESTATES"
10TRM-00000-00001
APN 59-290-041
COUNTY OF SANTA BARBARA, CALIFORNIA
SEPTEMBER, 2011

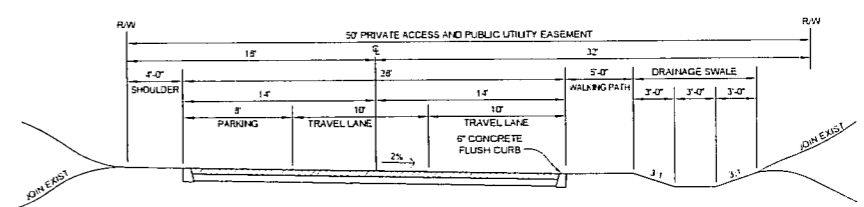
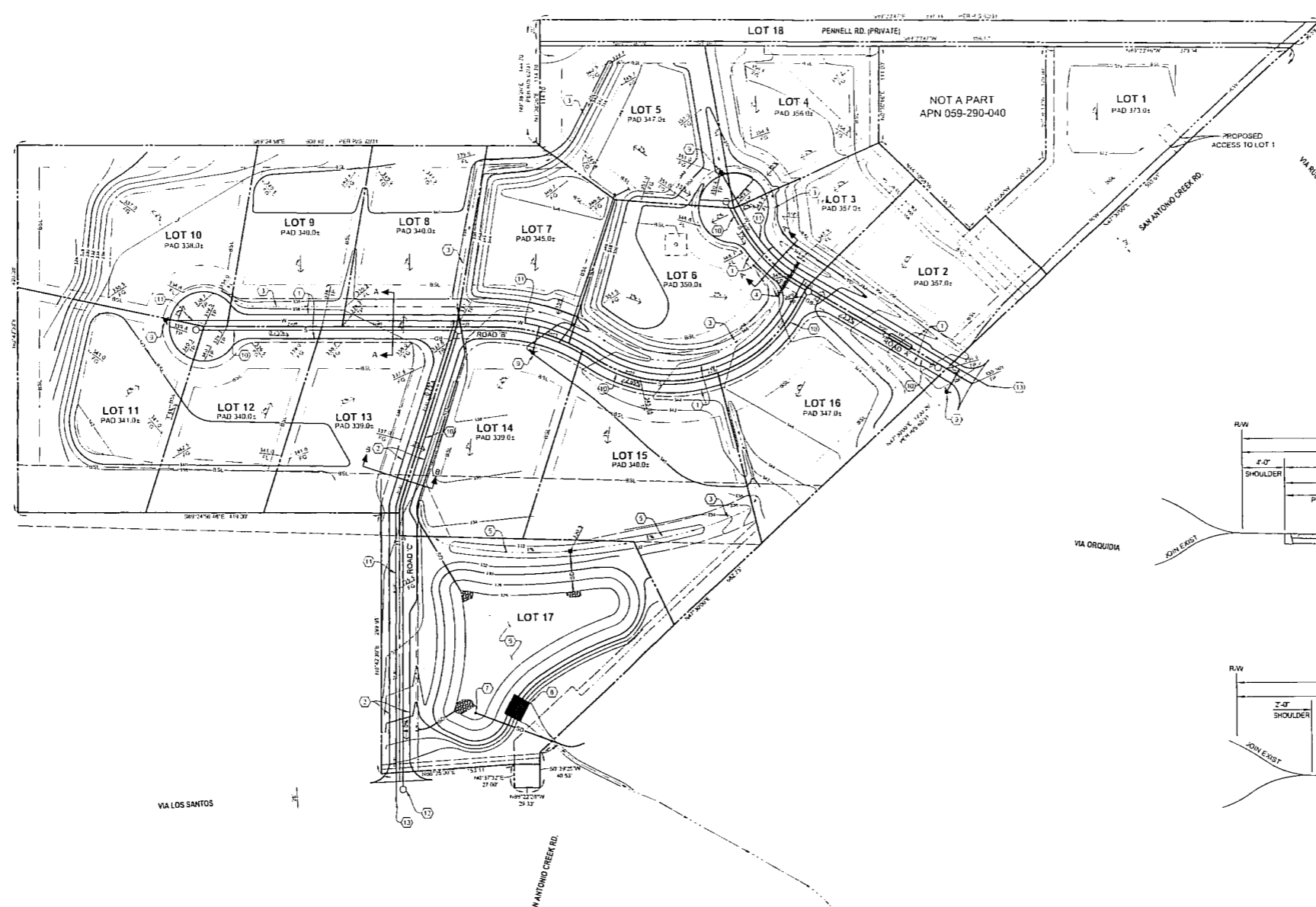


FLOWERS & ASSOCIATES, INC.
CIVIL ENGINEERS
201 N. Oak Coast Avenue, Suite 100 Santa Barbara, CA 93103
Telephone (805) 964-2224

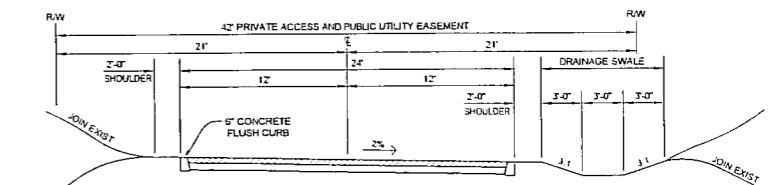
BY: _____ DATE: _____

ATTACHMENT D

VIA LOS PADRES



A TYPICAL ACCESS ROAD 'A' AND ROAD 'B' SECTION
NOT TO SCALE



B TYPICAL ACCESS ROAD 'C' SECTION
NOT TO SCALE

- SPECIFIC CONSTRUCTION NOTES THIS SHEET:**
(NUMBERED ITEM BELOW CORRESPONDS TO NUMBER WITHIN HEXAGON ON DRAWING)
- 1 PROPOSED 25' PRIVATE ACCESS ROAD PER SECTION A
 - 2 PROPOSED 24' PRIVATE ACCESS ROAD PER SECTION B
 - 3 PROPOSED DRAINAGE SWALE
 - 4 PROPOSED CULVERT
 - 5 PROPOSED BIO-SWALE
 - 6 PROPOSED DETENTION BASIN
 - 7 PROPOSED OUTLET STRUCTURE
 - 8 PROPOSED OVERFLOW WHER
 - 9 PROPOSED FIRE HYDRANT
 - 10 PROPOSED SEWER LINE TO BE DEDICATED TO GOLETA SANITARY DISTRICT.
 - 11 PROPOSED WATER LINE TO BE DEDICATED TO GOLETA WATER DISTRICT.
 - 12 PROPOSED CONNECTION TO EXISTING SEWER MAIN
 - 13 PROPOSED CONNECTION TO EXISTING WATER MAIN

ESTIMATED EARTHWORK QUANTITIES:

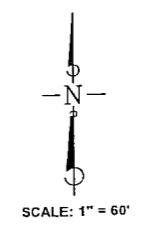
EXCAVATION: 12,500 CUBIC YARDS
EMBANKMENT: 12,500 CUBIC YARDS

NOTE: SHRINKAGE, CONSOLIDATION AND SUBSIDIENCE FACTORS AND LOSSES DUE TO CLEARING AND DEMOLITION OPERATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED ON THE APPROXIMATE DIFFERENCE BETWEEN EXISTING GRADES AND PROPOSED FINISH GRADES OR PAVEMENT SUBGRADES, AS INDICATED ON THE PLANS, AND SHOULD VARY ACCORDING TO THESE FACTORS AND LOSSES.

CONTRACTOR SHALL ACCEPT OR CONFIRM EXISTING TOPOGRAPHIC INFORMATION, SHALL REVIEW THE SITE AND THE GEOTECHNICAL REPORT(S) AND MAKE HIS OWN INTERPRETATIONS AND CONCLUSIONS WITH RESPECT THERETO, AND SHALL PERFORM AN INDEPENDENT EARTHWORK ESTIMATE ON WHICH TO BASE HIS BID. ONCE GRADING IS STARTED, THE TOPOGRAPHIC INFORMATION HAS BEEN ACCEPTED BY CONTRACTOR.

**REVISED PRELIMINARY
SUBDIVISION IMPROVEMENT PLAN
TRACT NO. 14,484
"PARK HILL ESTATES"**

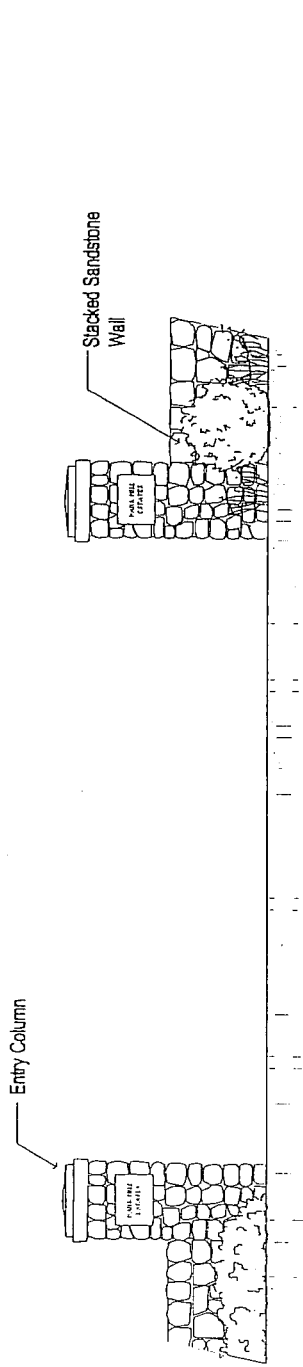
06TRM-00000-00001
APN 59-290-041
COUNTY OF SANTA BARBARA, CALIFORNIA
REVISED AUGUST 2012
REVISED SEPTEMBER 2011
MAY 2010



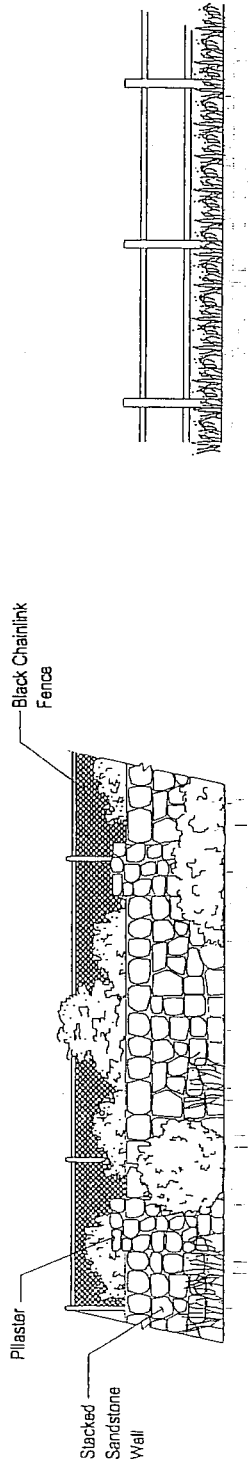
FLOWERS & ASSOCIATES, INC.
CIVIL ENGINEERS
201 N. Calle Cesar Chavez, Suite 100 Santa Barbara, CA 93102
Telephone (805) 966-2224

BY: _____ DATE: _____

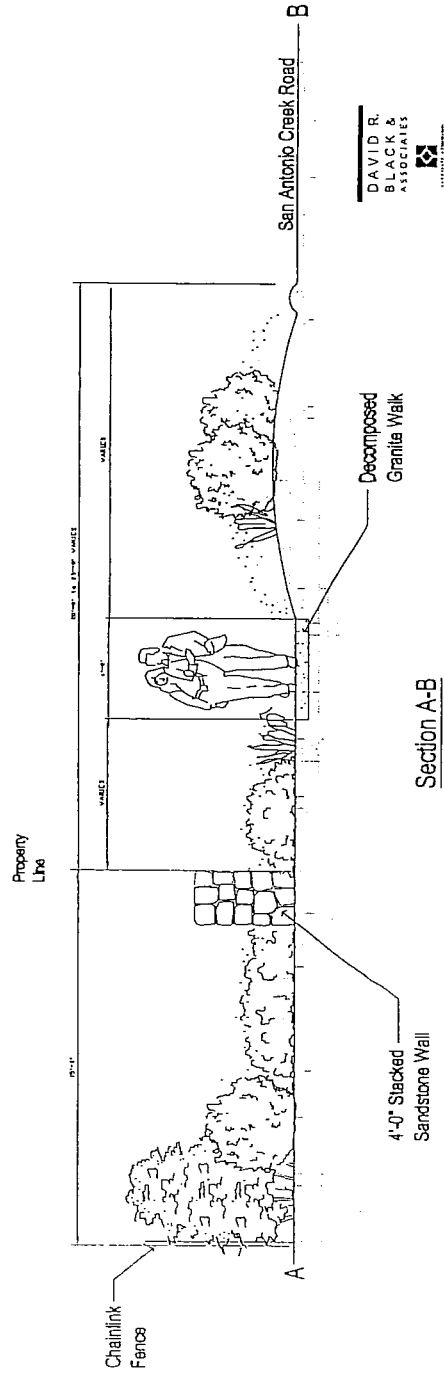
ATTACHMENT E



Entry Elevation



Stacked Sandstone Wall Elevation



DAVID R. BLACK & ASSOCIATES

ARCHITECTS

10000 N. LOOP WEST, SUITE 1000, DALLAS, TEXAS 75243

TEL: 214.343.1234 FAX: 214.343.1235

WWW.DRBLACK.COM