



COUNTY OF SANTA BARBARA CALIFORNIA

MONTECITO PLANNING COMMISSION

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

June 12, 2020

Santa Barbara County Public Works
Morgan M. Jones
123 E. Anapamu Street
Santa Barbara, CA 93101

MONTECITO PLANNING COMMISSION
HEARING OF JUNE 10, 2020

RE: *San Ysidro Roundabout; 19DVP-00000-00030, 19CDP-00000-00098*

Hearing on the request of County Public Works to consider the following:

- a) **19DVP-00000-00030** [application filed on July 11, 2019] for approval of a Development Plan in compliance with Section 35-174 of Article II, the Coastal Zoning Ordinance, on land zoned TC (Transportation Corridor), to reconfigure the intersection at San Ysidro Road, North Jameson Lane, and the northbound Highway 101 on- and off-ramps from two stop-controlled intersections to a roundabout. The project would include new sidewalks, roadway pavement, curb and gutter, median islands, landscaping, stormwater improvements/bioretention areas, lighting, signage, and fencing. One retaining wall of 110 feet long and 3.8 to 20.9 feet high is proposed. Grading would include approximately 650 cubic yards of cut and 1,400 cubic yards of fill. The project would require the removal of 38 trees, including 8 coast live oak trees. A total of 114 replacement trees are proposed;
- b) **19CDP-00000-00098** [application filed on July 11, 2019] for a Coastal Development Permit in compliance with Section 35-169 of Article II, the Coastal Zoning Ordinance on land zoned TC, for improvements described under 19DVP-00000-00030, above; and
- c) Accept the Addendum (dated March 2020) to the Environmental Impact Report (EIR) prepared for the Caltrans Highway 101 HOV project (including the EIR dated August 26, 2014, revised EIR dated October 27, 2017, and EIR Addendum dated June 1, 2018) (the EIR) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act (CEQA) as there are no new significant environmental impacts as a result of this project. The EIR found potentially significant and unmitigable (Class I) effects on the environment for project-specific and cumulative Visual Resource impacts and Transportation/Circulation impacts. The EIR found potentially significant but mitigable (Class II) effects on the environment in the following categories: Biological Resources, Cultural Resources, Noise, Paleontology, and Water Quality. All documents associated with this project may be reviewed online at www.sbcountyplanning.org.

This project site is located at the intersection of San Ysidro Road, North Jameson Lane, and the northbound Highway 101 on- and off-ramps in the Montecito Community Plan Area, First Supervisorial District. (Continued from 4/22/20 and 5/20/20)

Dear Mr. Jones:

At the Montecito Planning Commission hearing of June 10, 2020, Commissioner Newman moved, seconded by Commissioner Pulice and carried by a vote of 4 to 1 (Keller no) to:

1. Make the required findings for approval of the project specified in Attachment A of the staff report dated April 2, 2020, including CEQA findings;
2. After considering the environmental review documents included as Attachment C to the staff report dated April 2, 2020 (Addendum dated March 2020 together with the previously certified EIR dated August 26, 2014, the Revised EIR dated October 27, 2017, and the EIR Addendum dated June 1, 2018), determine that as reflected in the CEQA findings, no subsequent Environmental Impact Report or Negative Declaration shall be prepared for this project; and
3. Approve the project, Case Nos. 19DVP-00000-00030 and 19CDP-00000-00098, subject to the conditions included as Attachment B to the staff report dated April 2, 2020 as at the hearing of June 10, 2020.

The following condition was deleted from Attachment B-1 and Attachment B-2:

~~**9. Noise-02 Construction Hours:** The Owner /Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 7:00 a.m. and 4:30 p.m. if construction is within 1,600 ft. of a sensitive receptor, Monday through Friday. Limited work after hours and on weekends is permitted under limited circumstances where required. Non noise generating interior construction activities such as plumbing, electrical, drywall and painting (which does not include the use of compressors, tile saws, or other noise generating equipment) are not subject to these restrictions. Any subsequent amendment to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein.~~

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

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

~~MONITORING: The Owner/Applicant shall demonstrate that required signs are posted prior to initiation of construction. The resident engineer shall spot check and respond to complaints.~~

The following conditions were added to Attachment B-1:

19. Per LU-M-2.1.1, and VIS M 1-3, the highest area(s) of the roundabout, including the plantings, shall not reduce the present view corridors, shown in the photographs at the May 20, 2020 hearing, of San Ysidro Road looking North (of the Santa Ynez Mountains) and South (of the Pacific Ocean).

20. Per LU M 2.2, the lighting levels shall not exceed the minimum requirement of any applicable legal standard and dimmers shall be installed and maintained to attain the minimum lighting levels. Additionally, the “decorative lighting” shall all be “Mission Bell Style”.
21. Per LU-M-2.3, the two existing utility poles on North Jameson (immediately East and West of San Ysidro Road) shall be removed and the utilities undergrounded.
22. Per CIRC-M.1.1 and 3.7, any road signage shall be “Old Santa Barbara Style” wooden signs with white lettering and a brown background like the existing signage in the community (e.g., the street signs of North Jameson and San Ysidro Roads).
23. Per CIRC.M.1.1 and M-3.6, the establishment period for all plants shall be at least five (5) years. Additionally Public Works (or its successor(s) in interest) shall enter into a long-term, renewable, maintenance agreement, with adequate funding for the irrigation and maintenance of the landscape. This agreement shall be recorded and for an initial term as long as the longest maintenance agreement presently in force in Santa Barbara County.
24. Per CIRC-M 3.7, the hardscape surfaces of the pedestrian paths of the northwest corner of the roundabout and wherever feasible shall be decomposed granite and conform in color and type to the decomposed granite on the pathways on North Jameson and San Ysidro Roads.
25. Per GOAL F-M-2 and Policy F-M-2.3, all of the plants for landscaping shall be fire-resistant, desirable plants listed at the Montecito Fire Protection District’s web site [<https://www.montecitofire.com/fire-prevention>; last visited May 26,2020]. Additionally, none of them shall be on its list of undesirable plants.
26. Per BIO M-1.1, the use of glyphosate and any other chemical herbicide is prohibited at all times, whether during construction, maintenance or otherwise.
27. Per WAT-M-1.2.1, the landscape irrigation system shall be drip or water-saving.
28. The Director shall report to the to the Montecito Planning Commission at its next scheduled public hearing, immediately following final approval by the Montecito Board of Architectural Review, on the compliance of additional conditions one (1) through nine (10) above. At least annually, the Director shall report to the Montecito Planning Commission at a public hearing, on the compliance status of all of the then outstanding additional conditions of approval. The first report shall be within six (6) months after the completion of construction.
29. Per GOAL N-M-1, Policy N-M-1,1 and Development Standard N-M-1.1.2: the construction activity shall be limited to 7:00 a.m. to 4:30 p.m. on Monday through Friday excluding

holidays observed by the County of Santa Barbara. On an exception basis, and with at least two business days' prior notice to affected property owners, construction may occur after 4:30 p.m. to avoid major traffic disruption caused by full closure of the intersection, as determined by the resident engineer, but only if this exceptional construction does not cause any noise greater than 87 dB.-The resident engineer shall notify the Caltrans District 5 Public Information Officer (PIO) to place notice of the proposed project in local news media in advance of construction. The notice will give estimated dates of construction and mention potential noise impacts. As directed by the resident engineer, the contractor will notify adjacent residents in advance of construction work. The Caltrans PIO telephone number to receive noise complaints shall be publicized in local newspapers, and by letter to residences near the construction area. In the case of construction noise complaints by the public, the construction manager would be notified and the specific noise-producing activity may be changed, altered, or temporarily suspended. PLAN REQUIREMENTS: The Owner/Applicant shall provide and post a sign stating these restrictions at all construction site entries. Notation of these construction requirements shall be included on final project plans prior to Coastal Development Permit issuance. 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 initiation of construction. The resident engineer shall spot check and respond to complaints. The resident engineer shall retain proof of notice to the local news media and measures undertaken to respond to complaints.

The following conditions were added to Attachment B-2:

18. Per LU-M-2.1.1, and VIS M 1-3, the highest area(s) of the roundabout, including the plantings, shall not reduce the present view corridors, shown in the photographs at the May 20, 2020 hearing, of San Ysidro Road looking North (of the Santa Ynez Mountains) and South (of the Pacific Ocean).
19. Per LU M 2.2, the lighting levels shall not exceed the minimum requirement of any applicable legal standard and dimmers shall be installed and maintained to attain the minimum lighting levels. Additionally, the "decorative lighting" shall all be "Mission Bell Style".
20. Per LU-M-2.3, the two existing utility poles on North Jameson (immediately East and West of San Ysidro Road) shall be removed and the utilities undergrounded.
21. Per CIRC-M.1.1 and 3.7, any road signage shall be "Old Santa Barbara Style" wooden signs with white lettering and a brown background like the existing signage in the community (e.g., the street signs of North Jameson and San Ysidro Roads).Per CIRC.M.1.1 and M-3.6, the establishment period for all plants shall be at least five (5) years.

Additionally Public Works (or its successor(s) in interest) shall enter into a long-term, renewable, maintenance agreement, with adequate funding for the irrigation and maintenance of the landscape. This agreement shall be recorded and for an initial term as long as the longest maintenance agreement presently in force in Santa Barbara County.

22. Per CIRC-M 3.7, the hardscape surfaces of the pedestrian paths of the northwest corner of the roundabout and wherever feasible shall be decomposed granite and conform in color and type to the decomposed granite on the pathways on North Jameson and San Ysidro Roads.
23. Per GOAL F-M-2 and Policy F-M-2.3, all of the plants for landscaping shall be fire-resistant, desirable plants listed at the Montecito Fire Protection District's web site [<https://www.montecitofire.com/fire-prevention>; last visited May 26,2020]. Additionally, none of them shall be on its list of undesirable plants.
24. Per BIO M-1.1, the use of glyphosate and any other chemical herbicide is prohibited at all times, whether during construction, maintenance or otherwise.
25. Per WAT-M-1.2.1, the landscape irrigation system shall be drip or water-saving.
26. The Director shall report to the to the Montecito Planning Commission at its next scheduled public hearing, immediately following final approval by the Montecito Board of Architectural Review, on the compliance of additional conditions one (1) through nine (10) above. At least annually, the Director shall report to the Montecito Planning Commission at a public hearing, on the compliance status of all of the then outstanding additional conditions of approval. The first report shall be within six (6) months after the completion of construction.
27. Per GOAL N-M-1, Policy N-M-1,1 and Development Standard N-M-1.1.2: the construction activity shall be limited to 7:00 a.m. to 4:30 p.m. on Monday through Friday excluding holidays observed by the County of Santa Barbara. On an exception basis, and with at least two business days' prior notice to affected property owners, construction may occur after 4:30 p.m. to avoid major traffic disruption caused by full closure of the intersection, as determined by the resident engineer, but only if this exceptional construction does not cause any noise greater than 87 dB. The resident engineer shall notify the Caltrans District 5 Public Information Officer (PIO) to place notice of the proposed project in local news media in advance of construction. The notice will give estimated dates of construction and mention potential noise impacts. As directed by the resident engineer, the contractor will notify adjacent residents in advance of construction work. The Caltrans PIO telephone number to receive noise complaints shall be publicized in local

newspapers, and by letter to residences near the construction area. In the case of construction noise complaints by the public, the construction manager would be notified and the specific noise-producing activity may be changed, altered, or temporarily suspended. PLAN REQUIREMENTS: The Owner/Applicant shall provide and post a sign stating these restrictions at all construction site entries. Notation of these construction requirements shall be included on final project plans prior to Coastal Development Permit issuance. 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 initiation of construction. The resident engineer shall spot check and respond to complaints. The resident engineer shall retain proof of notice to the local news media and measures undertaken to respond to complaints.

Finding 2.1.1.A.2 is modified as follows to be consistent with condition changes:

The Montecito Planning Commission finds that adverse impacts are mitigated to the maximum extent feasible as discussed in Attachment C-1 (CEQA Addendum) of this Staff Report dated April 2, 2020, and incorporated herein by reference. The proposed revisions will not create new significant impacts. Significant environmental impacts will continue to be mitigated to the maximum extent feasible by the mitigation measures identified in the Caltrans HWY 101 2014 EIR as modified by the 2017 Revised EIR. All environmental impacts originally identified will continue to be mitigated to less than significant levels with implementation of the identified mitigation measures, which are incorporated through Condition 19 18 of Attachment B1, which requires the preparation of a Mitigation Compliance, Monitoring and Reporting Plan (MMRP). In addition to the mitigation measures, additional conditions of approval have been imposed to ensure the project complies with applicable County policies, as discussed in Section 6.2 of the staff report dated April 2, 2020 and herein incorporated by reference. These conditions, including condition 3 (Board of Architectural Review), 4-6 (tree protection), and 7-8 (cultural resource protection) of Attachment B1 would further ensure that adverse impacts are reduced to the maximum extent feasible.

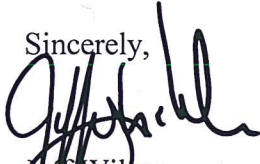
The attached findings and conditions reflect the Montecito Planning Commission's actions of June 10, 2020.

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

Appeal applications may be obtained at the Clerk of the Board's office. The appeal form must be filed along with any attachments to the Clerk of the Board. In addition to the appeal form a concise summary of fifty words or less, stating the reasons for the appeal, must be submitted with the appeal. The summary statement will be used for public noticing of your appeal before the Board of Supervisors. The appeal, which shall be in writing together with the accompanying applicable fee must be filed with

the Clerk of the Board of Supervisors within the 10 calendar days following the date of the Montecito Planning Commission's decision. In the event that the last day for filing an appeal falls on a non-business of the County, the appeal may be timely filed on the next business day. This letter or a copy should be taken to the Clerk of the Board of Supervisors in order to determine that the appeal is filed within the allowed appeal period. **The appeal period for this project ends on Monday, June 22, 2020 at 5:00 p.m.**

Sincerely,



Jeff Wilson
Secretary to the Montecito Planning Commission

cc: Case File: 19DVP-00000-00030, 19CDP-00000-00098
Montecito Planning Commission File
Shana Gray, California Coastal Commission, 89 S. California Street, Suite 200, Ventura, CA 93001
Montecito Association, P.O. Box 5278, Montecito, CA 93150
County Chief Appraiser
County Surveyor
Fire Department
Flood Control
Community Services Department
Public Works
Environmental Health Services
APCD
Das Williams, First District
Commissioner Newman
Commissioner Keller
Commissioner Senauer
Commissioner Pulice
Commissioner Kupiec
Brian Pettit, Deputy County Counsel
Nicole Lieu, Planner

Attachments: **Attachment A – Findings**
 Attachment B1 – Development Plan Conditions of Approval
 Attachment B2 – Coastal Development Permit Conditions of Approval

JW/dmv

ATTACHMENT A: FINDINGS

1.0 CEQA FINDINGS

1.1 ADDENDA TO ENVIRONMENTAL IMPACT REPORT OR NEGATIVE DECLARATION

FINDINGS PURSUANT TO PUBLIC RESOURCES CODE SECTION 21081 AND THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES SECTIONS 15162 and 15164:

1.1.1 CONSIDERATION OF THE ADDENDUM AND FULL DISCLOSURE

The Montecito Planning Commission has considered the Addendum dated March 2020 together with the previously certified EIR dated August 26, 2014 (2014 EIR), Revised EIR dated October 27, 2017 (2017 EIR), and EIR Addendum dated June 1, 2018, and finds that the Addendum reflects the independent judgment of the Montecito Planning Commission and has been completed in compliance with CEQA, and therefore the Addendum, together with the previously certified 2014 EIR, 2017 EIR, and EIR Addendum dated June 1, 2018, is adequate for this project. On the basis of the whole record, including the Addendum, the previously certified CEQA documents, and any public comments received, the Montecito Planning Commission finds that the project changes described in the Addendum will not create any new significant effects or a substantial increase in the severity of previously identified significant effects on the environment nor present new information of substantial importance pursuant to CEQA Guideline 15162.

1.1.2 LOCATION OF DOCUMENTS

The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Secretary of the Montecito Planning Commission of the Planning and Development Department located at 123 East Anapamu Street, Santa Barbara, CA 93101.

1.1.3 ENVIRONMENTAL REPORTING AND MONITORING PROGRAM

Public Resources Code Section 21081.6 and CEQA Guidelines Section 15091(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.

1.1.4 FINDINGS ADDRESSING ADDENDUM ISSUE AREAS

The Addendum prepared for the project addressed the following issues: Aesthetics, Agriculture, Air Quality, Biological Resources, Cultural Resources, Energy, Geology/Soils, Greenhouse Gas Emissions, Hazards, Hydrology and Water Quality, Land Use, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities, and Wildfire.

2.0 ADMINISTRATIVE FINDINGS

2.1.1 DEVELOPMENT PLAN FINDINGS

A. Findings required for all Preliminary and Final Development Plans. In compliance with Section 35-174.7.1 of the Article II Coastal Zoning Ordinance, prior to the approval or conditional approval of an application for a Preliminary or Final Development Plan the decision-maker shall first make all of the following findings:

1. That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the density and level of development proposed.

The Montecito Planning Commission finds that the site is adequate in size, shape, location, and physical characteristics to accommodate the density and level of development proposed. The proposed project would be located within County and Caltrans right-of-way in an area that already serves as an intersection. The proposed roundabout will not add Peak Hour Trips (PHTs), will improve the Level of Service (LOS) at area intersections, and improve overall vehicular circulation. The roundabout has been designed to meet County and Caltrans geometric requirements and the project site will accommodate adequate vehicular site distance and turning movements as well as pedestrian and bicyclist circulation, landscaping, and stormwater management.

2. That adverse impacts are mitigated to the maximum extent feasible.

The Montecito Planning Commission finds that adverse impacts are mitigated to the maximum extent feasible as discussed in Attachment C-1 (CEQA Addendum) of this Staff Report dated April 2, 2020, and incorporated herein by reference. The proposed revisions will not create new significant impacts. Significant environmental impacts will continue to be mitigated to the maximum extent feasible by the mitigation measures identified in the Caltrans HWY 101 2014 EIR as modified by the 2017 Revised EIR. All environmental impacts originally identified will continue to be mitigated to less than significant levels with implementation of the identified mitigation measures, which are incorporated through Condition 19 of Attachment B1, which requires the preparation of a Mitigation Compliance, Monitoring and Reporting Plan (MMRP). In addition to the mitigation measures, additional conditions of approval have been imposed to ensure the project complies with applicable County policies, as discussed in Section 6.2 of the staff report dated April 2, 2020 and herein incorporated by reference. These conditions, including condition 3 (Board of Architectural Review), 4-6 (tree protection), and 7-8 (cultural resource protection) of Attachment B1 would further ensure that adverse impacts are reduced to the maximum extent feasible.

3. That streets and highways are adequate and properly designed to carry the type and quantity of traffic generated by the proposed use.

The Montecito Planning Commission finds that streets and highways are adequate and properly designed to carry the type and quantity of traffic generated by the proposed use. The project is designed to improve traffic operations at the San Ysidro Road, North Jameson Lane, and the northbound Highway 101 on- and off-ramps by converting two stop-controlled intersections to a roundabout. The project would not add Peak Hour Trips (PHTs) and would improve the Level of Service (LOS) at the project intersections. With implementation of the proposed project, LOS would improve at all intersections and traffic through the area would be better accommodated.

4. That there are adequate public services, including but not limited to fire protection, water supply, sewage disposal, and police protection to serve the

project.

The Montecito Planning Commission finds that there are adequate services to serve the project. No sewer services are required to serve the proposed project. Water to support landscaping associated with the project will be provided by the Montecito Water District. Fire service in the project area is provided by the Montecito Fire Protection District, and the layout of the roundabout has been designed to meet access requirements for their engines. Police protection is provided by the Santa Barbara County Sheriff and California Highway Patrol.

- 5. That the project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding area.**

The Montecito Planning Commission finds that the project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding area. The project is designed to improve intersection operations at the intersection at San Ysidro Road, North Jameson Lane, and the northbound Highway 101 on- and off-ramps by converting the intersection from two stop-controlled intersections to a roundabout. The project will improve the Level of Service at the intersection and has been designed to accommodate adequate vehicular site distance and turning movements as well as pedestrian and bicyclist circulation, landscaping, and stormwater management. Reconfiguration of the existing intersection to a roundabout will maintain the overall visual character of the intersection while providing upgraded landscape and hardscape materials. Hardscape and landscape elements have been designed to be visually compatible with the surrounding area and include sandstone grouted cobble paving, integral-colored concrete paving, sandstone planter walls, and a mix of low-water use native and Mediterranean plant species. These hardscape and landscape elements are consistent with landscape and hardscape materials found throughout the Montecito community and along nearby Coast Village Road; and are compatible with the semi-rural character of the community. Proposed lighting includes nine 25-foot tall light standards (poles) which have been designed to minimize lighting, while also providing sufficient lighting for safety purposes. Measures identified in the 2014 EIR (as amended by the 2017 Revised EIR; Attachment C to the Planning Commission staff report dated April 2, 2020, incorporated herein by reference) to reduce temporary construction impacts would continue to apply to the proposed project. Measures include a Traffic Management Plan, dust control measures, noise minimization measures (such as limits on construction hours adjacent to sensitive receptors and sound control devices for construction equipment), use of low-vibration construction methods, and implementation of erosion and stormwater control best management practices. These measures will help to minimize short term construction impacts to the area and to preserve the health, safety, and comfort of the area.

- 6. That the project is in conformance with 1) the Comprehensive Plan, including the Coastal Land Use Plan, and 2) with the applicable provisions of this Article II and/or the project falls with the limited exception allowed under Section 35-161.7.**

The Montecito Planning Commission finds that the project is in conformance with the Comprehensive Plan and with the applicable provisions of Article II. As discussed in Section 6.2 and 6.3 of this staff report dated April 2, 2020, and incorporated herein by reference, the proposed project is consistent with all

applicable policies of the County Comprehensive Plan, including the Coastal Land Use Plan and Montecito Community Plan, and with all requirements of the Article II Coastal Zoning Ordinance. The project does not fall within the limited exception allowed under Section 35-161.7.

7. That in designated rural areas the use is compatible with and subordinate to the scenic, agricultural and rural character of the area.

The proposed project is not located within a rural area. Therefore, this finding does not apply.

8. That the project will not conflict with any easements required for public access through, or public use of a portion of the property.

The Montecito Planning Commission finds that the project will not conflict with any easements required for public access through, or public use of a portion of the property. The proposed project will occur within County and Caltrans right-of-way areas and will not conflict with any easements required for public access through, or public use of a portion of the property. The roundabout will provide for pedestrian access through the intersection, including cyclists, and will improve vehicular flow through the intersection. During all temporary construction-related closures, detour routes will be provided for vehicles, pedestrians, and bicycles.

B. Additional findings required for sites within the Montecito Community Plan area.

1. All Preliminary and Final Development Plans. In compliance with Section 35-215 of the Article II Coastal Zoning Ordinance, prior to the approval or conditional approval of an application for a Preliminary or Final Development Plan on sites within the Montecito Community Plan area the decision-maker shall first make all of the following findings:

a. That the project meets all the applicable development standards included in the Montecito Community Plan of the Coastal Land Use Plan.

The Montecito Planning Commission finds that, as discussed in Section 6.2 of the staff report dated April 2, 2020, and incorporated herein by reference, the project meets all the applicable development standards included in the Montecito Community Plan of the Coastal Land Use Plan.

b. That the development will not adversely impact recreational facilities and uses.

The Montecito Planning Commission finds that, as discussed in Section 6.2 of the staff report dated April 2, 2020, and in Finding 2.1.2.B.6, incorporated herein by reference, the proposed project will not adversely impact recreational facilities and uses.

2.1.2 COASTAL DEVELOPMENT PERMIT FINDINGS

A. Findings required for all Coastal Development Permits. In compliance with Section 35-60.5 of the Article II Coastal Zoning Ordinance, prior to issuance of a Coastal Development Permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and/or the applicant, that

adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development.

The Montecito Planning Commission finds that, as discussed in Finding 2.1.1A.4, and incorporated herein by reference, adequate public services, including but not limited to fire protection, water supply, and police protection are available to serve the project. As discussed in Finding 2.1.1.A.3, and incorporated herein by reference, streets and highways are adequate to carry the type and quantity of traffic generated by the proposed use.

B. Findings required for Coastal Development Permit applications subject to Section 35-169.4.3 for development that may be appealed to the Coastal Commission.

In compliance with Section 35-169.5.3 of the Article II Coastal Zoning Ordinance, prior to the approval or conditional approval of an application for a Coastal Development Permit subject to Section 35-169.4.3 for development that may be appealed to the Coastal Commission the decision-maker shall first make all of the following findings:

1. The proposed development conforms:

- a. **To the applicable provisions of the Comprehensive Plan, including the Coastal Land Use Plan;**
- b. **The applicable provisions of this Article or the project falls within the limited exceptions allowed in compliance with Section 161 (Nonconforming Use of Land, Buildings and Structures).**

The Montecito Planning Commission finds that, as discussed in Section 6.2 and 6.3 of this staff report dated April 2, 2020, and incorporated herein by reference, the proposed project is consistent with all applicable policies of the County Comprehensive Plan, including the Coastal Land Use Plan and Montecito Community Plan, and with all requirements of the Article II Coastal Zoning Ordinance. The project does not fall with the limited exception allowed under Section 35-161.7.

2. The proposed development is located on a legally created lot.

The Montecito Planning Commission finds that the proposed development is located on legally created property. The proposed project would be located within County and Caltrans right-of-way areas and not within an individual lot. Pursuant to Division 1, Chapter 1, Article 3 (Department of Transportation) of the Streets and Highways Code, *"The department [of transportation] shall have full possession and control of all state highways and all property and rights in property acquired for state highway purposes. The department is authorized and directed to lay out and construct all state highways between the termini designated by law and on the locations as determined by the commission."*

- 3. The subject property and development on the property is in compliance with all laws, rules and regulations pertaining to zoning uses, subdivisions, setbacks and any other applicable provisions of this Article, and any applicable zoning violation enforcement fees and processing fees have been paid. This subsection shall not be interpreted to impose new requirements on legal nonconforming uses and structures in compliance with Division 10 (Nonconforming Structures**

and Uses).

The Montecito Planning Commission finds that, as discussed in Section 6.3 of this staff report dated April 2, 2020, and incorporated herein by reference, the proposed project would conform to all applicable laws, rules, and regulations pertaining to the TC zone. There are no current violations associated with the subject property and all processing fees have been paid to date.

- 4. The development will not significantly obstruct public views from any public road or from a public recreation area to, and along the coast.**

The Montecito Planning Commission finds that development will not significantly obstruct public views from any public road or from a public recreation area to, and along the coast. No mountain, ocean or other scenic views would be obstructed by the proposed project. Reconfiguration of the existing intersection to a roundabout would maintain the overall visual character of the intersection while providing upgraded landscape and hardscape materials visually compatible with the surrounding area. No element of the proposed upgrades would obstruct public views to or along the coast.

- 5. The proposed development will be compatible with the established physical scale of the area.**

The Montecito Planning Commission finds that the proposed development will be compatible with the established physical scale of the area. No mountain, ocean or other scenic views would be obstructed by the proposed project. Reconfiguration of the existing intersection to a roundabout would maintain the overall visual character of the intersection while providing upgraded landscape and hardscape materials. Hardscape and landscape elements have been designed to be visually compatible with the surrounding area. These hardscape and landscape elements are consistent with landscape and hardscape materials found throughout the Montecito community and along nearby Coast Village Road; and is compatible with the semi-rural character of the community. Proposed lighting includes nine 25-foot tall light standards (poles) which are similar in scale to existing light poles in the area. Trees removed as a part of the project would be replaced at a ratio of 3:1 with replacement trees will be a variety of sizes, including 5-gallon, 15-gallon, and 24-inch box sized trees. Use of a mix of tree sizes, including mature trees will ensure that the proposed landscaping is compatible with existing mature vegetation within the surrounding area.

- 6. The development will comply with the public access and recreation policies of this Article and the Comprehensive Plan including the Coastal Land Use Plan.**

The Montecito Planning Commission finds that the development will comply with the public access and recreation policies of the Article II Coastal Zoning Ordinance and the Comprehensive Plan, including the Coastal Land Use Plan and Montecito Community Plan. The project would be consistent with applicable recreation policies as it would not interfere with public access or existing recreational facilities. In addition, the proposed project includes dedicated pedestrian paths together with pedestrian friendly lighting, landscape design, and safety signage for bicyclists to facilitate pedestrian and bicyclist safety, access, and circulation through the roundabout. The project is consistent with Coastal Land Use Plan (CLUP) Policy 7-32, as the project implements the San Ysidro roundabout identified for completion under CLUP Policy 7-32. The proposed project would not

interfere with the public's right of access to the sea and no elements of the proposed project would block access to the coast. During all temporary construction-related closures, detour routes would be provided for vehicles, pedestrians, and bicycles.

C. Additional findings required for sites within the Montecito Community Plan area.

- 1. In compliance with Section 35-215 of the Article II Coastal Zoning Ordinance, prior to approval or conditional approval of an application for a Coastal Development Permit on sites with the Montecito Community Plan area, the decision-maker shall first find for all development projects (as development is defined in the Coastal Land Use Plan) that the project meets all the applicable development standards included in the Montecito Community Plan of the Coastal Land Use Plan.**

The Montecito Planning Commission finds that, as discussed in Section 6.2 of the staff report dated April 2, 2020, and incorporated herein by reference, the project meets all the applicable development standards included in the Montecito Community Plan of the Coastal Land Use Plan.

- 2. In compliance with Section 35-215 of the Article II Coastal Zoning Ordinance, prior to the approval or conditional approval of an application for a Coastal Development Permit on sites within the Montecito Community Plan area the decision-maker shall first find for projects subject to discretionary review that the development will not adversely impact recreational facilities and uses.**

The Montecito Planning Commission finds that, as discussed in Section 6.2 of the staff report dated April 2, 2020, and in Finding 2.1.2.B.6, incorporated herein by reference, the proposed project will not adversely impact recreational facilities and uses.

ATTACHMENT B1: CONDITIONS OF APPROVAL

Project Description

- 1. Proj Des-01 Project Description:** This Development Plan is based upon and limited to compliance with the project description, project plans, and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations. The project description is as follows:

The proposed project is for a Development Plan to reconfigure the intersection at San Ysidro Road, North Jameson Lane, and the northbound Highway 101 on- and off-ramps from two stop-controlled intersections to a single lane roundabout. The roundabout will consist of a single lane roadway 21 feet in width and varies in diameter from 110 feet to 180 feet. The project would include new sidewalks, roadway pavement, curb and gutter, median islands, landscaping, stormwater improvements/bioretenion areas, lighting, signage, and fencing. Class 2 bike lanes at San Ysidro Road and North Jameson Lane would terminate at the entrance to the roundabout and bicyclists would merge with motorists to travel through the roundabout. Pedestrian access would be provided by a new eight foot wide sidewalk and crosswalk. One retaining wall of 110 feet long and 3.8 to 20.9 feet high is proposed. Nine new light standards (poles) of approximately 25 feet in height would be installed. Road safety signs would be installed at each of the roundabout legs and crosswalks. Grading would include approximately 650 cubic yards of cut and 1,400 cubic yards of fill. The project would require the removal of 38 trees, including 8 coast live oak trees. A total of 114 replacement trees are proposed, including 25 coast live oak (*Quercus agrifolia*) trees, 3 Western Sycamore trees and 87 Strawberry trees. The project includes approximately 54,000 square feet of landscaping using low water use native and Mediterranean plant species. Design elements include sandstone grouted cobble paving, integral colored concrete paving, sandstone planter walls and natural wood split rail fencing. Water for proposed landscaping would be provided by the Montecito Water District.

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

- 2. Proj Des-02 Project Conformity:** The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of the structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the

approved hearing exhibits and conditions of approval thereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

Conditions By Issue Area

3. **Aest-04 BAR Required:** The Owner/Applicant shall obtain Board of Architectural Review (BAR) approval for project design. All project elements (e.g., design, scale, character, colors, materials and landscaping shall be compatible with vicinity development. **TIMING:** The Owner/Applicant shall submit architectural drawings of the project for review and shall obtain final BAR approval prior to issuance of the Coastal Development Permit. 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 the resident engineer that the project has been built consistent with approved BAR design and landscape plans prior to completion of construction.

4. **Bio-01a Tree Protection Plan-Site Plan Component:** The Owner/Applicant shall submit a Tree Protection Plan (TPP) prepared by a P&D-approved arborist and/or biologist and designed to protect on-site trees. The plan shall include the following site plan components:

1. The Owner/Applicant shall comply with and depict the following on the TPP exhibit and Grading and Building Plans.

a. No grading shall take place within the dripline of trees unless otherwise approved by P&D staff.

b. Depict equipment storage (including construction materials, equipment, fill soil or rocks) and construction staging and parking areas outside of the protection area.

c. Depict the type & location of protective fencing (see below) or other barriers to be in place to protect trees in protection areas during construction.

PLAN REQUIREMENTS: The Owner/Applicant shall: (1) Submit the TPP; (2) Include all applicable components in Tree Replacement Plan and Landscape and Irrigation Plans; (3) include as notes or depictions all plan components listed above, graphically depicting all those related to earth movement, construction, and temporarily and/or permanently installed protection measures.

TIMING: The Owner/Applicant shall comply with this measure prior to Coastal Development Permit issuance. Plan components shall be included on all plans prior to Coastal Development Permit issuance. The Owner/Applicant shall install tree protection measures onsite prior to construction. **MONITORING:** The

Owner/Applicant shall demonstrate to the resident engineer that trees identified for protection were not damaged or removed or if damage, or removal occurred, that correction is completed as required by the TPP prior to project completion.

5. **Bio-01b Tree Protection Plan-Construction Component:** The Owner / Applicant shall submit a Tree Protection Plan (TPP) prepared by a P&D-approved arborist and/or biologist and designed to protect on-site trees. The Owner Applicant shall comply with and specify the following as notes on the TPP and Grading and

Building Plans.

1. Fencing of all trees to be protected at least six feet outside the dripline with fencing satisfactory to P&D. Fencing shall be at least 3 ft high, staked to prevent any collapse, and with signs identifying the protection area placed in 15-ft intervals on the fencing.
2. Fencing/staking/signage shall be maintained throughout all grading and construction activities.
4. No irrigation is permitted within 6 ft of the dripline of any protected tree unless specifically authorized.
5. The following shall be completed only by hand and under the direction of a P&D approved arborist/biologist:
 - a. Any trenching required within the dripline or sensitive root zone of any specimen.
 - b. Cleanly cutting any roots of one inch in diameter or greater, encountered during grading or construction.
 - c. Tree removal and trimming.
6. 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: The Owner/Applicant shall: (1) submit the TPP; (2) Include all applicable components in Tree Replacement Plan and/or Landscape and Irrigation Plans if these are required; (3) include as notes or depictions all plan components listed above, graphically depicting all those related to earth movement, construction, and temporarily and/or permanently installed protection measures.

TIMING: The Owner/Applicant shall comply with this measure prior to CDP issuance. Plan components shall be included on final grading/building plans. The Owner/Applicant shall install tree protection measures onsite prior to issuance of grading/building permits.

MONITORING: The Owner/Applicant shall demonstrate to the resident engineer that trees identified for protection were not damaged or removed or, if damage or removal occurred, that correction is completed as required by the TPP prior to project completion.

6. **Bio-02 Tree Replacement:**
 1. The replacement trees shall be as follows:
 - a. Each coast live oak tree removed shall be replaced using the following ratio: 3:1 with 15-gallon container trees.
 - b. All other native trees shall be replaced at a minimum 3:1 ratio with 5-gallon containers trees.
 - c. Each specimen or non-native tree removed shall be replaced at a minimum 3:1 ratio with one 24" box tree and three 5-gallon container trees.
 - d. The final proposed size and quantity of replacement trees shall be detailed and delineated in the San Ysidro Road Roundabout Tree Protection and Replacement

Plan. This Plan shall be reviewed and approved by P&D staff prior to Coastal Development Permit issuance.

2. Where feasible, species shall be from locally obtained plants and seed stock.
3. The trees shall be gopher fenced with root protectors.
4. The trees shall be irrigated with a low volume, water efficient, fully automatic remote irrigation system. Long term maintenance efforts of the system will provide supplemental water as necessary to keep plants in a healthy and vigorous condition.
5. Trees shall be watered during the three-year plant establishment period while reducing the water use each year. Once under the care of Public Works and/or Caltrans maintenance control, the watering times will be further reduced each year so that the plants adapt to the natural rainfall and climatic conditions.
6. If replacement trees cannot all be accommodated on site, the Owner/Applicant shall submit a plan for P&D approval for replacement trees to be planted off site.
7. All new and replanted 1-gallon trees shall be protected from predation by wild and domestic animals by the use of foliage protectors.

PLAN REQUIREMENTS: Show planting location, size quantities, species method of irrigation and provide details for root and foliage protection.

TIMING: Plans shall be submitted prior to Coastal Development Permit issuance.

MONITORING: The Owner/Applicant shall demonstrate to the resident engineer that all required components of the approved plan(s) are in place as required prior to project completion.

7. **CulRes-07 Cultural Resource Monitor:** The Owner/Applicant shall have all earth disturbances including scarification and placement of fill within the archaeological site area monitored by a P&D approved archaeologist and a Native American consultant in compliance with the provisions of the County Archaeological Guidelines.

TIMING: Prior to CDP issuance, the Owner/Applicant shall submit for P&D review and approval, a contract or Letter of Commitment between the Owner/Applicant and the archaeologist, consisting of a project description and scope of work, and once approved, shall execute the contract.

MONITORING: The Owner/Applicant shall provide P&D staff and the resident engineer with the name and contact information for the assigned onsite monitor(s) prior to grading/building permit issuance and pre-construction meeting. The resident engineer shall confirm monitoring by archaeologist and Native American consultant and shall spot check field work.

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

planner shall check plans prior to CDP issuance and the resident engineer shall spot check in the field throughout grading and construction.

9. **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.

TIMING: Prior to CDP issuance 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 CDP issuance. The resident engineer shall site inspect during construction for compliance with the SWPPP.

County Rules and Regulations

10. **Rules-02 Effective Date-Appealable to CCC:** This Development Plan shall become effective upon the expiration of the applicable appeal period provided an appeal has not been filed. If an appeal has been filed, the planning permit shall not be deemed effective until final action by the review authority on the appeal, including action by the California Coastal Commission if the planning permit is appealed to the Coastal Commission. [ARTICLE II § 35-169].
11. **Rules-05 Acceptance of Conditions:** The Owner/Applicant's acceptance of this permit and/or commencement of use, construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the owner/applicant.

12. **Rules-07 DP Conformance:** No permits for development, including grading, shall be issued except in conformance with an approved Final Development Plan. The size, shape, arrangement, use, and location of structures, walkways, parking areas, and landscaped areas shall be developed in conformity with the approved development plan.
13. **Rules-14 Final DVP Expiration:** Final Development Plans shall expire five years after the effective date unless substantial physical construction has been completed on the development or unless a time extension is approved in compliance with County rules and regulations.
14. **Rules-18 CUP and DVP Revisions:** The approval by the Montecito Planning Commission of a revised Development Plan shall automatically supersede any previously approved Development Plan upon the effective date of the revised permit.
15. **Rules-29 Other Dept Conditions:** Compliance with Departmental/Division letters required as follows:
 1. Air Pollution Control District dated August 13, 2019
 2. Montecito Fire Department dated May 14, 2019
16. **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.
17. **Rules-37 Time Extensions-All Projects:** The Owner / Applicant may request a time extension prior to the expiration of the permit or entitlement for development. The review authority with jurisdiction over the project may, upon good cause shown, grant a time extension in compliance with County rules and regulations, which include reflecting changed circumstances and ensuring compliance with CEQA. If the Owner / Applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts.

Other

18. **Mitigation Compliance and Monitoring:** The project applicant and designees shall comply with all applicable mitigation, minimization and avoidance measures specified in the 2014 Caltrans EIR (as modified by the 2017 Revised EIR, 2018 Addendum, and 2020 Addendum). The applicant shall prepare a Mitigation Compliance, Monitoring, and Reporting Plan for all mitigation measures identified

in the 2014 Caltrans EIR (as modified by the 2017 Revised EIR, 2018 Addendum, and 2020 Addendum) that are applicable to the San Ysidro Roundabout project.

PLAN REQUIREMENTS: The Plan shall include, but not be limited to the following:

- a. Each of the projects mitigation measures.
- b. Timing and specific responsible party for implementation of each mitigation measure.
- c. Timing and party responsible for monitoring each mitigation measure and a list of monitors to be retained.
- d. Procedures, timing, and responsible party for reporting to P&D Permit Compliance staff on project mitigation compliance and monitoring.
- e. Specification of a qualified representative for the applicant to be designated as the coordinator responsible for ensuring full compliance with the provisions of the Plan. The designated coordinator shall have authority over all other monitors.

TIMING: The Plan shall be submitted to P&D staff for review and approval prior to Coastal Development Permit issuance. MONITORING: P&D staff will review the Mitigation Compliance, Monitoring, and Reporting Plan prior to Coastal Development Permit issuance. The resident engineer will conduct intermittent field inspections and respond to complaints.

19. Per LU-M-2.1.1, and VIS M 1-3, the highest area(s) of the roundabout, including the plantings, shall not reduce the present view corridors, shown in the photographs at the June 3, 2020 May 20, 2020 hearing, of San Ysidro Road looking North (of the Santa Ynez Mountains) and South (of the Pacific Ocean).
20. Per LU M 2.2, the lighting levels shall not exceed the minimum requirement of any applicable legal standard and dimmers shall be installed and maintained to attain the minimum lighting levels. Additionally, the “decorative lighting” shall all be “Mission Bell Style”.
21. Per LU-M-2.3, the two existing utility poles on North Jameson (immediately East and West of San Ysidro Road) shall be removed and the utilities undergrounded.
22. Per CIRC-M.1.1 and 3.7, any road signage shall be “Old Santa Barbara Style” wooden signs with white lettering and a brown background like the existing signage in the community (*e.g.*, the street signs of North Jameson and San Ysidro Roads).
23. Per CIRC.M.1.1 and M-3.6, the establishment period for all plants shall be at least five (5) years. Additionally Public Works (or its successor(s) in interest) shall enter into a long-term, renewable, maintenance agreement, with adequate funding for the irrigation and maintenance of the landscape. This agreement shall be recorded and for an initial term as long as the longest maintenance agreement presently in force in Santa Barbara County.
24. Per CIRC-M 3.7, the hardscape surfaces of the pedestrian paths of the northwest corner of the roundabout and wherever feasible shall be decomposed granite and conform in color and type to the decomposed granite on the pathways on North Jameson and San Ysidro Roads.
25. Per GOAL F-M-2 and Policy F-M-2.3, all of the plants for landscaping shall be fire-resistant, desirable plants listed at the Montecito Fire Protection District’s web site [<https://www.montecitofire.com/fire-prevention>; last visited May 26,2020]. Additionally,

none of them shall be on its list of undesirable plants.

26. Per BIO M-1.1, the use of glyphosate and any other chemical herbicide is prohibited at all times, whether during construction, maintenance or otherwise.
27. Per WAT-M-1.2.1, the landscape irrigation system shall be drip or water-saving.
28. The Director shall report to the to the Montecito Planning Commission at its next scheduled public hearing, immediately following final approval by the Montecito Board of Architectural Review, on the compliance of additional conditions one (1) through nine (10) above. At least annually, the Director shall report to the Montecito Planning Commission at a public hearing, on the compliance status of all of the then outstanding additional conditions of approval. The first report shall be within six (6) months after the completion of construction.
29. Per GOAL N-M-1, Policy N-M-1,1 and Development Standard N-M-1.1.2: the construction activity shall be limited to 7:00 a.m. to 4:30 p.m. on Monday through Friday excluding holidays observed by the County of Santa Barbara. On an exception basis, and with at least two business days' prior notice to affected property owners, construction may occur after 4:30 p.m. to avoid major traffic disruption caused by full closure of the intersection, as determined by the resident engineer, but only if this exceptional construction does not cause any noise greater than 87 dB.-The resident engineer shall notify the Caltrans District 5 Public Information Officer (PIO) to place notice of the proposed project in local news media in advance of construction. The notice will give estimated dates of construction and mention potential noise impacts. As directed by the resident engineer, the contractor will notify adjacent residents in advance of construction work. The Caltrans PIO telephone number to receive noise complaints shall be publicized in local newspapers, and by letter to residences near the construction area. In the case of construction noise complaints by the public, the construction manager would be notified and the specific noise-producing activity may be changed, altered, or temporarily suspended. **PLAN REQUIREMENTS:** The Owner/Applicant shall provide and post a sign stating these restrictions at all construction site entries. Notation of these construction requirements shall be included on final project plans prior to Coastal Development Permit issuance. **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 initiation of construction. The resident engineer shall spot check and respond to complaints. The resident engineer shall retain proof of notice to the local news media and measures undertaken to respond to complaints.

ATTACHMENT B2: CONDITIONS OF APPROVAL

Project Description

- 1. Proj Des-01 Project Description:** This Coastal Development Permit is based upon and limited to compliance with the project description, project plans, and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations. The project description is as follows:

The proposed project is for a Coastal Development Permit to reconfigure the intersection at San Ysidro Road, North Jameson Lane, and the northbound Highway 101 on- and off-ramps from two stop-controlled intersections to a single lane roundabout. The roundabout will consist of a single lane roadway 21 feet in width and varies in diameter from 110 feet to 180 feet. The project would include new sidewalks, roadway pavement, curb and gutter, median islands, landscaping, stormwater improvements/bioretention areas, lighting, signage, and fencing. Class 2 bike lanes at San Ysidro Road and North Jameson Lane would terminate at the entrance to the roundabout and bicyclists would merge with motorists to travel through the roundabout. Pedestrian access would be provided by a new eight foot wide sidewalk and crosswalk. One retaining wall of 110 feet long and 3.8 to 20.9 feet high is proposed. Nine new light standards (poles) of approximately 25 feet in height would be installed. Road safety signs would be installed at each of the roundabout legs and crosswalks. Grading would include approximately 650 cubic yards of cut and 1,400 cubic yards of fill. The project would require the removal of 38 trees, including 8 coast live oak trees. A total of 114 replacement trees are proposed, including 25 coast live oak (*Quercus agrifolia*) trees, 3 Western Sycamore trees and 87 Strawberry trees. The project includes approximately 54,000 square feet of landscaping using low water use native and Mediterranean plant species. Design elements include sandstone grouted cobble paving, integral colored concrete paving, sandstone planter walls and natural wood split rail fencing. Water for proposed landscaping would be provided by the Montecito Water District.

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

- 2. Proj Des-02 Project Conformity:** The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of the structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the

approved hearing exhibits and conditions of approval thereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

Conditions By Issue Area

3. **Aest-04 BAR Required:** The Owner/Applicant shall obtain Board of Architectural Review (BAR) approval for project design. All project elements (e.g., design, scale, character, colors, materials and landscaping shall be compatible with vicinity development. **TIMING:** The Owner/Applicant shall submit architectural drawings of the project for review and shall obtain final BAR approval prior to issuance of the Coastal Development Permit. 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 the resident engineer that the project has been built consistent with approved BAR design and landscape plans prior to completion of construction.

4. **Bio-01a Tree Protection Plan-Site Plan Component:** The Owner/Applicant shall submit a Tree Protection Plan (TPP) prepared by a P&D-approved arborist and/or biologist and designed to protect on-site trees. The plan shall include the following site plan components:

1. The Owner/Applicant shall comply with and depict the following on the TPP exhibit and Grading and Building Plans.

a. No grading shall take place within the dripline of trees unless otherwise approved by P&D staff.

b. Depict equipment storage (including construction materials, equipment, fill soil or rocks) and construction staging and parking areas outside of the protection area.

c. Depict the type & location of protective fencing (see below) or other barriers to be in place to protect trees in protection areas during construction.

PLAN REQUIREMENTS: The Owner/Applicant shall: (1) Submit the TPP; (2) Include all applicable components in Tree Replacement Plan and Landscape and Irrigation Plans; (3) include as notes or depictions all plan components listed above, graphically depicting all those related to earth movement, construction, and temporarily and/or permanently installed protection measures.

TIMING: The Owner/Applicant shall comply with this measure prior to Coastal Development Permit issuance. Plan components shall be included on all plans prior to Coastal Development Permit issuance. The Owner/Applicant shall install tree protection measures onsite prior to construction. **MONITORING:** The

Owner/Applicant shall demonstrate to the resident engineer that trees identified for protection were not damaged or removed or if damage, or removal occurred, that correction is completed as required by the TPP prior to project completion.

5. **Bio-01b Tree Protection Plan-Construction Component:** The Owner / Applicant shall submit a Tree Protection Plan (TPP) prepared by a P&D-approved arborist and/or biologist and designed to protect on-site trees. The Owner Applicant shall comply with and specify the following as notes on the TPP and Grading and

Building Plans.

1. Fencing of all trees to be protected at least six feet outside the dripline with fencing satisfactory to P&D. Fencing shall be at least 3 ft high, staked to prevent any collapse, and with signs identifying the protection area placed in 15-ft intervals on the fencing.
2. Fencing/staking/signage shall be maintained throughout all grading and construction activities.
4. No irrigation is permitted within 6 ft of the dripline of any protected tree unless specifically authorized.
5. The following shall be completed only by hand and under the direction of a P&D approved arborist/biologist:
 - a. Any trenching required within the dripline or sensitive root zone of any specimen.
 - b. Cleanly cutting any roots of one inch in diameter or greater, encountered during grading or construction.
 - c. Tree removal and trimming.
6. 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: The Owner/Applicant shall: (1) submit the TPP; (2) Include all applicable components in Tree Replacement Plan and/or Landscape and Irrigation Plans if these are required; (3) include as notes or depictions all plan components listed above, graphically depicting all those related to earth movement, construction, and temporarily and/or permanently installed protection measures.

TIMING: The Owner/Applicant shall comply with this measure prior to CDP issuance. Plan components shall be included on final grading/building plans. The Owner/Applicant shall install tree protection measures onsite prior to issuance of grading/building permits.

MONITORING: The Owner/Applicant shall demonstrate to the resident engineer that trees identified for protection were not damaged or removed or, if damage or removal occurred, that correction is completed as required by the TPP prior to project completion.

6. **Bio-02 Tree Replacement:**
 1. The replacement trees shall be as follows:
 - a. Each coast live oak tree removed shall be replaced using the following ratio: 3:1 with 15-gallon container trees.
 - b. All other native trees shall be replaced at a minimum 3:1 ratio with 5-gallon containers trees.
 - c. Each specimen or non-native tree removed shall be replaced at a minimum 3:1 ratio with one 24" box tree and three 5-gallon container trees.
 - d. The final proposed size and quantity of replacement trees shall be detailed and delineated in the San Ysidro Road Roundabout Tree Protection and Replacement

Plan. This Plan shall be reviewed and approved by P&D staff prior to Coastal Development Permit issuance.

2. Where feasible, species shall be from locally obtained plants and seed stock.
3. The trees shall be gopher fenced with root protectors.
4. The trees shall be irrigated with a low volume, water efficient, fully automatic remote irrigation system. Long term maintenance efforts of the system will provide supplemental water as necessary to keep plants in a healthy and vigorous condition.
5. Trees shall be watered during the three-year plant establishment period while reducing the water use each year. Once under the care of Public Works and/or Caltrans maintenance control, the watering times will be further reduced each year so that the plants adapt to the natural rainfall and climatic conditions.
6. If replacement trees cannot all be accommodated on site, the Owner/Applicant shall submit a plan for P&D approval for replacement trees to be planted off site.
7. All new and replanted 1-gallon trees shall be protected from predation by wild and domestic animals by the use of foliage protectors.

PLAN REQUIREMENTS: Show planting location, size quantities, species method of irrigation and provide details for root and foliage protection.

TIMING: Plans shall be submitted prior to Coastal Development Permit issuance.

MONITORING: The Owner/Applicant shall demonstrate to the resident engineer that all required components of the approved plan(s) are in place as required prior to project completion.

7. **CulRes-07 Cultural Resource Monitor:** The Owner/Applicant shall have all earth disturbances including scarification and placement of fill within the archaeological site area monitored by a P&D approved archaeologist and a Native American consultant in compliance with the provisions of the County Archaeological Guidelines.

TIMING: Prior to CDP issuance, the Owner/Applicant shall submit for P&D review and approval, a contract or Letter of Commitment between the Owner/Applicant and the archaeologist, consisting of a project description and scope of work, and once approved, shall execute the contract.

MONITORING: The Owner/Applicant shall provide P&D staff and the resident engineer with the name and contact information for the assigned onsite monitor(s) prior to grading/building permit issuance and pre-construction meeting. The resident engineer shall confirm monitoring by archaeologist and Native American consultant and shall spot check field work.

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

planner shall check plans prior to CDP issuance and the resident engineer shall spot check in the field throughout grading and construction.

9. **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.

TIMING: Prior to CDP issuance 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 CDP issuance. The resident engineer shall site inspect during construction for compliance with the SWPPP.

County Rules and Regulations

10. **Rules-02 Effective Date-Appealable to CCC:** This Coastal Development Permit shall become effective upon the expiration of the applicable appeal period provided an appeal has not been filed. If an appeal has been filed, the planning permit shall not be deemed effective until final action by the review authority on the appeal, including action by the California Coastal Commission if the planning permit is appealed to the Coastal Commission. [ARTICLE II § 35-169].
11. **Rules-05 Acceptance of Conditions:** The Owner/Applicant's acceptance of this permit and/or commencement of use, construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the owner/applicant.

12. **Rules-11 CDP Expiration-With CUP or DVP:** The approval or conditional approval of a Coastal Development Permit shall be valid for one year from the date of decision-maker action. Prior to the expiration of the approval, the review authority who approved the Coastal Development Permit may extend the approval for one year if good cause is shown and the applicable findings for the approval required in compliance with Section 35-169.5 can still be made. Prior to the expiration of a time extension approved in compliance with Subsection a. above, the review authority who approved the time extension may approve two additional time extensions for two years each if good cause is shown and the applicable findings for the approval required in compliance with Section 35-169.5 can still be made.
- A Coastal Development Permit shall expire two years from the date of issuance if the use or structure for which the permit was issued has not been established or commenced in conformance with the effective permit. A Coastal Development Permit whose expiration date has been extended in compliance with the above will nevertheless expire at the earlier of: (1) the expiration of the most recent time extension or (2) the expiration of the associated Conditional Use Permit or Development Plan (as modified by any extension thereto).
13. **Rules-23 Processing Fees Required:** Prior to issuance of the Coastal Development Permit the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
14. **Rules-29 Other Dept Conditions:** Compliance with Departmental/Division letters required as follows:
1. Air Pollution Control District dated August 13, 2019
 2. Montecito Fire Department dated May 14, 2019
15. **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.
- Rules-37 Time Extensions-All Projects:** The Owner / Applicant may request a time extension prior to the expiration of the permit or entitlement for development. The review authority with jurisdiction over the project may, upon good cause shown, grant a time extension in compliance with County rules and regulations, which include reflecting changed circumstances and ensuring compliance with CEQA. If the Owner / Applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts.
- 16.

Other

- 17. Mitigation Compliance and Monitoring:** The project applicant and designees shall comply with all applicable mitigation, minimization and avoidance measures specified in the 2014 Caltrans EIR (as modified by the 2017 Revised EIR, 2018 Addendum, and 2020 Addendum). The applicant shall prepare a Mitigation Compliance, Monitoring, and Reporting Plan for all mitigation measures identified in the 2014 Caltrans EIR (as modified by the 2017 Revised EIR, 2018 Addendum, and 2020 Addendum) that are applicable to the San Ysidro Roundabout project.

PLAN REQUIREMENTS: The Plan shall include, but not be limited to the following:

- a. Each of the projects mitigation measures.
- b. Timing and specific responsible party for implementation of each mitigation measure.
- c. Timing and party responsible for monitoring each mitigation measure and a list of monitors to be retained.
- d. Procedures, timing, and responsible party for reporting to P&D Permit Compliance staff on project mitigation compliance and monitoring.
- e. Specification of a qualified representative for the applicant to be designated as the coordinator responsible for ensuring full compliance with the provisions of the Plan. The designated coordinator shall have authority over all other monitors.

TIMING: The Plan shall be submitted to P&D staff for review and approval prior to Coastal Development Permit issuance. MONITORING: P&D staff will review the Mitigation Compliance, Monitoring, and Reporting Plan prior to Coastal Development Permit issuance. The resident engineer will conduct intermittent field inspections and respond to complaints.

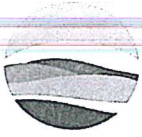
- 18. Per LU-M-2.1.1, and VIS M 1-3, the highest area(s) of the roundabout, including the plantings, shall not reduce the present view corridors, shown in the photographs at the May 20, 2020 hearing, of San Ysidro Road looking North (of the Santa Ynez Mountains) and South (of the Pacific Ocean).**

- 19. Per LU M 2.2, the lighting levels shall not exceed the minimum requirement of any applicable legal standard and dimmers shall be installed and maintained to attain the minimum lighting levels. Additionally, the “decorative lighting” shall all be “Mission Bell Style”.**

- 20. Per LU-M-2.3, the two existing utility poles on North Jameson (immediately East and West of San Ysidro Road) shall be removed and the utilities undergrounded.**

- 21. Per CIRC-M.1.1 and 3.7, any road signage shall be “Old Santa Barbara Style” wooden signs with white lettering and a brown background like the existing signage in the community (e.g., the street signs of North Jameson and San Ysidro Roads). Per CIRC.M.1.1 and M-3.6, the establishment period for all plants shall be at least five (5) years. Additionally Public Works (or its successor(s) in interest) shall enter into a long-term, renewable, maintenance agreement, with adequate funding for the irrigation and maintenance of the landscape. This agreement shall be recorded and for an initial term as long as the longest maintenance agreement presently in force in Santa Barbara County.**

- n paths of the northwest corner of the roundabout and wherever feasible shall be decomposed granite and conform in color and type to the decomposed granite on the pathways on North Jameson and San Ysidro Roads.
- P
e
r
C 22. Per GOAL F-M-2 and Policy F-M-2.3, all of the plants for landscaping shall be fire-resistant, desirable plants listed at the Montecito Fire Protection District's web site [<https://www.montecitofire.com/fire-prevention>; last visited May 26,2020]. Additionally, none of them shall be on its list of undesirable plants.
- I
R
C
-
M23. Per BIO M-1.1, the use of glyphosate and any other chemical herbicide is prohibited at all times, whether during construction, maintenance or otherwise.
- .
7 24. Per WAT-M-1.2.1, the landscape irrigation system shall be drip or water-saving.
- ,
t 25. The Director shall report to the to the Montecito Planning Commission at its next scheduled public hearing, immediately following final approval by the Montecito Board of Architectural Review, on the compliance of additional conditions one (1) through nine (10) above. At least annually, the Director shall report to the Montecito Planning Commission at a public hearing, on the compliance status of all of the then outstanding additional conditions of approval. The first report shall be within six (6) months after the completion of construction.
- h
e
h
a
r
d
s
c 26. Per GOAL N-M-1, Policy N-M-1,1 and Development Standard N-M-1.1.2: the construction activity shall be limited to 7:00 a.m. to 4:30 p.m. on Monday through Friday excluding holidays observed by the County of Santa Barbara. On an exception basis, and with at least two business days' prior notice to affected property owners, construction may occur after 4:30 p.m. to avoid major traffic disruption caused by full closure of the intersection, as determined by the resident engineer, but only if this exceptional construction does not cause any noise greater than 87 dB. The resident engineer shall notify the Caltrans District 5 Public Information Officer (PIO) to place notice of the proposed project in local news media in advance of construction. The notice will give estimated dates of construction and mention potential noise impacts. As directed by the resident engineer, the contractor will notify adjacent residents in advance of construction work. The Caltrans PIO telephone number to receive noise complaints shall be publicized in local newspapers, and by letter to residences near the construction area. In the case of construction noise complaints by the public, the construction manager would be notified and the specific noise-producing activity may be changed, altered, or temporarily suspended. **PLAN REQUIREMENTS:** The Owner/Applicant shall provide and post a sign stating these restrictions at all construction site entries. Notation of these construction requirements shall be included on final project plans prior to Coastal Development Permit issuance. **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 initiation of construction. The resident engineer shall spot check and respond to complaints. The resident engineer shall retain proof of notice to the local news media and measures undertaken to respond to complaints.
- a



air pollution control district

SANTA BARBARA COUNTY

RECEIVED

AUG 14 2019

S B COUNTY
PLANNING & DEVELOPMENT

August 13, 2019

Joseph Dargel
Santa Barbara County
Planning and Development
123 E. Anapamu Street
Santa Barbara, CA 93101

Re: Air Pollution Control District Suggested Conditions on San Ysidro Road Intersection Improvements, 19DVP-00000-00030

Dear Mr. Dargel:

The Air Pollution Control District (District) has reviewed the referenced project, which consists of the reconfiguration of the existing five-way stop controlled intersection to a six-legged roundabout, the addition of sidewalks, the addition of improved directional crosswalks, and a connection to the existing bicycle paths. The project will include 49,800 square feet of pavement and the removal of 62,200 square feet of existing pavement. Grading is estimated at approximately 1,950 cubic yards of fill. The subject property, identified in the Assessor Parcel Map Book as APN 111-111-111, is located at San Ysidro Road and North Jameson Lane intersection in the unincorporated area of Montecito.

Air Pollution Control District staff offers the following suggested conditions:

1. Standard dust mitigations (**Attachment A**) are recommended for all construction and/or grading activities. The name and telephone number of an on-site contact person must be provided to the District prior to grading/building permit issuance.
2. District Rule 345, *Control of Fugitive Dust from Construction and Demolition Activities* establishes limits on the generation of visible fugitive dust emissions at demolition and construction sites. The rule includes measures for minimizing fugitive dust from on-site activities and from trucks moving on- and off-site. Please see www.ourair.org/wp-content/uploads/rule345.pdf.
3. The State of California considers particulate matter emitted by diesel engines carcinogenic. Therefore, during project grading, construction, and hauling, construction contracts must specify that contractors shall adhere to the requirements listed in **Attachment B** to reduce emissions of particulate matter (as well as of ozone precursors) from diesel equipment. Recommended measures should be implemented to the maximum extent feasible.
4. All portable diesel-fired construction engines rated at 50 bhp or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or District permits prior to grading/building permit issuance. Construction engines with PERP certificates are exempt from District permit, provided they will be on-site for less than 12 months.

Aeron Arlin Genet, Air Pollution Control Officer

5. At all times, idling of heavy-duty diesel trucks should be minimized; auxiliary power units should be used whenever possible. State law requires that:
 - Drivers of diesel-fueled commercial vehicles shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location.
 - Drivers of diesel-fueled commercial vehicles shall not idle a diesel-fueled auxiliary power system (APS) for more than 5 minutes to power a heater, air conditioner, or any ancillary equipment on the vehicle. Trucks with 2007 or newer model year engines must meet additional requirements (verified clean APS label required).
 - See www.arb.ca.gov/noidle for more information.
6. The application of architectural coatings, such as paints, primers, and sealers that are applied to buildings or stationary structures, shall comply with District Rule 323.1, *Architectural Coatings* that places limits on the VOC-content of coating products.
7. Asphalt paving activities shall comply with District Rule 329, *Cutback and Emulsified Asphalt Paving Materials*.

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 961-8873 or via email at HoD@sbcapcd.org.

Sincerely,



Desmond Ho
Air Quality Specialist
Planning Division

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

cc: Planning Chron File



air pollution control district
SANTA BARBARA COUNTY

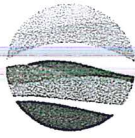
ATTACHMENT A
FUGITIVE DUST CONTROL MEASURES

These measures are required for all projects involving earthmoving activities regardless of the project size or duration. Projects are expected to manage fugitive dust emissions such that emissions do not exceed APCD's visible emissions limit (APCD Rule 302), create a public nuisance (APCD Rule 303), and are in compliance with the APCD's requirements and standards for visible dust (APCD Rule 345).

- During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required when sustained wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
- Onsite vehicle speeds shall be no greater than 15 miles per hour when traveling on unpaved surfaces.
- Install and operate a track-out prevention device where vehicles enter and exit unpaved roads onto paved streets. The track-out prevention device can include any device or combination of devices that are effective at preventing track out of dirt such as gravel pads, pipe-grid track-out control devices, rumble strips, or wheel-washing systems.
- If importation, exportation, and stockpiling of fill material is involved, soil stockpiled for more than one day shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
- Minimize the amount of disturbed area. After clearing, grading, earthmoving, or excavation is completed, treat the disturbed area by watering, OR using roll-compaction, OR revegetating, OR by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur. All roadways, driveways, sidewalks etc. to be paved should be completed as soon as possible.
- Schedule clearing, grading, earthmoving, and excavation activities during periods of low wind speed to the extent feasible. During periods of high winds (>25 mph) clearing, grading, earthmoving, and excavation operations shall be minimized to prevent fugitive dust created by onsite operations from becoming a nuisance or hazard.
- The contractor or builder shall designate a person or persons to monitor and document the dust control program requirements to ensure any fugitive dust emissions do not result in a nuisance and to enhance the implementation of the mitigation measures as necessary to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to grading/building permit issuance and/or map clearance.

PLAN REQUIREMENTS: All requirements shall be shown on grading and building plans and/or as a separate information sheet listing the conditions of approval to be recorded with the map. **Timing:** Requirements shall be shown on plans prior to grading/building permit issuance and/or recorded with the map during map recordation. Conditions shall be adhered to throughout all grading and construction periods.

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



ATTACHMENT B

DIESEL PARTICULATE AND NO_x EMISSION REDUCTION MEASURES

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

The following measures are required by state law:

- All portable diesel-powered construction equipment greater than 50 brake horsepower (bhp) shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
- Fleet owners of diesel-powered mobile construction equipment greater than 25 hp are subject to the California Air Resource Board (CARB) In-Use Off-Road Diesel-Fueled Fleets Regulation (Title 13, California Code of Regulations (CCR), §2449), the purpose of which is to reduce oxides of nitrogen (NO_x), diesel particulate matter (DPM), and other criteria pollutant emissions from in-use off-road diesel-fueled vehicles. Off-road heavy-duty trucks shall comply with the State Off-Road Regulation. For more information, see www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.
- Fleet owners of diesel-fueled heavy-duty trucks and buses are subject to CARB's On-Road Heavy-Duty Diesel Vehicles (In-Use) Regulation (Title 13, CCR, §2025), the purpose of which is to reduce DPM, NO_x and other criteria pollutants from in-use (on-road) diesel-fueled vehicles. For more information, see www.arb.ca.gov/msprog/onrdiesel/onrdiesel.htm.
- All commercial off-road and on-road diesel vehicles are subject, respectively, to Title 13, CCR, §2449(d)(3) and §2485, limiting engine idling time. Off-road vehicles subject to the State Off-Road Regulation are limited to idling no more than five minutes. Idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes, unless the truck engine meets the optional low-NO_x idling emission standard, the truck is labeled with a clean-idle sticker, and it is not operating within 100 feet of a restricted area.

The following measures are recommended:

- Diesel equipment meeting the CARB Tier 3 or higher emission standards for off-road heavy-duty diesel engines should be used to the maximum extent feasible.
- On-road heavy-duty equipment with model year 2010 engines or newer should be used to the maximum extent feasible.
- Diesel powered equipment should be replaced by electric equipment whenever feasible. Electric auxiliary power units should be used to the maximum extent feasible.
- Equipment/vehicles using alternative fuels, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel, should be used on-site where feasible.
- Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- All construction equipment shall be maintained in tune per the manufacturer's specifications.
- The engine size of construction equipment shall be the minimum practical size.
- The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.
- Construction truck trips should be scheduled during non-peak hours to reduce peak hour emissions whenever feasible.
- Proposed truck routes should minimize to the extent feasible impacts to residential communities and sensitive receptors.
- Construction staging areas should be located away from sensitive receptors such that exhaust and other construction emissions do not enter the fresh air intakes to buildings, air conditioners, and windows.

PLAN REQUIREMENTS AND TIMING: Prior to grading/building permit issuance and/or map recordation, all requirements shall be shown as conditions of approval on grading/building plans, and/or on a separate sheet to be recorded with the map. Conditions shall be adhered to throughout all grading and construction periods. The contractor shall retain the Certificate of Compliance for CARB's In-Use Regulation for Off-Road Diesel Vehicles onsite and have it available for inspection.

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



MONTECITO FIRE DEPARTMENT

An Independent Fire District

DATE: May 14, 2019
TO: Walter Rubalcava, P.E.
FROM: Aaron Briner, Fire Marshal - Montecito Fire Department
RE: San Ysidro Intersection Roundabout

Based on review of the San Ysidro Intersection Roundabout project and the proposed roundabout renderings provided, the Montecito Fire District (District) believes that the proposed development provides acceptable fire access and service for the District.

Further, the District acknowledges that larger fire vehicles traveling on northbound 101 and exiting on San Ysidro Road will be required to complete a full circle of the roundabout in order to head east on North Jameson Lane. Circling the roundabout in this circumstance is acceptable to the District.

Sincerely,

A handwritten signature in black ink, appearing to be 'A Briner', written over a horizontal line.

Aaron Briner
Battalion Chief - Fire Marshal
Montecito Fire Department