

# COUNTY OF SANTA BARBARA CALIFORNIA

## PLANNING COMMISSION

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

June 18, 2020

Mark Lloyd  
3 W. Carrillo Street, Suite 205  
Santa Barbara, CA 93101

PLANNING COMMISSION  
HEARING OF JUNE 10, 2020

**RE: *Frampton Lot Line Adjustment and Recorded Map Modification; 19LLA-00000-00003, 19RMM-00000-00001***

Hearing on the request by Kevin Frampton, property owner, to consider the following:

- a) 19LLA-00000-00003 [application filed on March 12, 2019] for approval of a Lot Line Adjustment (LLA) in compliance with Section 21-90 of County Code Chapter 21 and Section 35.30.110 of the County Land Use and Development Code to adjust lines between two lots of 2.0 and 10.67 acres, respectively (sizes of lots would not change) on property zoned 10-E-1;
- b) 19RMM-00000-00001 [application filed on March 12, 2019] for a Recorded Map Modification (RMM) to modify Tentative Parcel Map 14,534 in compliance with Section 21-15.9 of Chapter 21 Land Division on property zoned 10-E-1 to modify the existing building and development envelopes on the property; and
- c) Adopt the Mitigated Negative Declaration (MND) 20NGD-00000-00004 pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant but mitigable effects on the environment are anticipated in the following categories: biological resources, geologic processes, noise, aesthetic/visual resources, fire protection, and water resources/flooding.

The application involves Assessor Parcel Nos. 155-230-017 and -018, located at 785 and 805 Toro Canyon Road, in the Toro Canyon area, First Supervisorial District. The MND and all documents may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara or online at <https://cosantabarbara.app.box.com/s/o9fp2865sykaqn98s0702plaa96xj7t5/folder/107199396874>.

---

Dear Mr. Lloyd:

At the Planning Commission hearing of June 10, 2020, Commissioner Cooney moved, seconded by Commissioner Bridley and carried by a vote of 5 to 0 to:

1. Make the required findings for the project as specified in Attachment A of the Planning Commission staff report dated May 14, 2020, including CEQA findings;

2. Adopt the Revised Final Mitigated Negative Declaration (20NGD-00000-00004) and adopt the mitigation monitoring program contained in the conditions of approval, included as Attachment C of the staff report dated May 14, 2020 and as revised by Attachment B of the staff memorandum dated June 8, 2020; and
3. Approve the project (Case Nos. 19LLA-00000-00003 & 19RMM-00000-00001) subject to the Conditions of Approval included as Attachment A to the Planning Commission staff memorandum dated June 8, 2020, and as revised at the hearing of June 10, 2020.

The following motion failed:

Commissioner Cooney moved, seconded by Commissioner Parke and failed by a vote of 3 to 2 (Ferini and Blough no) to accept late submittal from Susan Petrovich into the record.

#### REVISIONS TO THE CONDITIONS OF APPROVAL

*Condition 1 of 19LLA-00000-00003 and 19RMM-00000-00001 were revised as follows:*

**Proj Des-01 Project Description.** This Lot Line Adjustment is based upon and limited to compliance with the project description, the approved 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 a request for a Lot Line Adjustment (LLA) & Recorded Map Modification (RMM – 19RMM-00000-00001) to adjust the property lines and modify the building and development envelopes between two lots for future residential development. No structural development is currently proposed. The size of the lots would not change from 2.0 and 10.67 acres but the lot lines and building/development envelopes would change. The building envelopes identify the location of future structures, construction storage and staging, while allowing other uses such as grading, utilities, paving, etc. to occur outside the building envelopes. The development envelopes identify the location of site preparation, ground disturbances and construction activities including those for structures, access, easements, subsurface grading, sewage disposal, and drainage components. No ground disturbance, including (a) grading; (b) vegetation removal unless required by the Carpinteria-Summerland Fire Protection District or approved as part of the Fire Fuel Management and Habitat Improvement Plan; (c) ornamental, non-native landscaping; or (d) development, is allowed outside the development envelopes, except paving and utilities required for driveway access to serve the development envelopes. Lot A, which is 2.0 acres and currently has building/development envelopes of 0.29 and 0.04 acres, respectively, would have new envelopes of 0.45 and 0.28 acres. Lot B, which is 10.67 acres and currently has building/development envelopes of 0.37 and 0.12 acres, respectively, would have new envelopes of 0.60 and 0.40 acres. The existing and proposed envelopes are in the same general location on the parcels and the envelopes have been designed to avoid slopes in excess of 30% while the majority of the slopes within the envelopes are less than 20%. Future development of the lots would be served by the Montecito Water District, private onsite wastewater treatment systems, and the Carpinteria-Summerland Fire Protection District. Access to the site would be provided via Toro Canyon Road via two existing unpaved driveways. The properties involved include a 2-acre lot and a 10.67-acre lot both zoned 10-E-1 and shown as Assessor's Lot Numbers 155-230-017 and -018 located at 785 and 805 Toro Canyon Road, in the Toro Canyon Area, First Supervisorial District.

Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit

and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

*Condition 6 of 19LLA-00000-00003 and 19RMM-00000-00001 was revised as follows:*

**6. Aest-10 Lighting.** The Owner/Applicant shall ensure any exterior night lighting installed on the project site is of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject lot and prevent spill-over onto adjacent lots or onto the public roadway. The Owner/Applicant shall install timers or otherwise ensure lights are dimmed after 10 p.m. No lighting shall be allowed ~~along driveways or~~ outside designated building/development envelopes except at driveway entrances to demark entry and the junction with the Lot 2 development envelope driveway or road junctions to demark a change in direction. **PLAN REQUIREMENTS:** The Owner/Applicant shall develop a Lighting Plan for SBAR approval incorporating these requirements and showing locations and height of all exterior lighting fixtures with arrows showing the direction of light being cast by each fixture. **TIMING:** Lighting shall be installed in compliance with this measure prior to Final Building Inspection Clearance. **MONITORING:** P&D and/or BAR shall review a Lighting Plan for compliance with this measure prior to approval of a Land Use Permit for structures. P&D Permit Compliance staff shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan.

*Condition 7 of 19LLA-00000-00003 and 19RMM-00000-00001 was revised as follows:*

**7. MM Bio-1a Map Species Occurrence on Construction Plans:** The location and extent of Santa Barbara honeysuckle, Nuttall's oak trees, California Walnut, chaparral, and coastal sage scrub shall be shown on all construction and landscaping plans and flagged for avoidance during construction and landscaping associated with future residential development. **PLAN REQUIREMENTS:** This measure shall be noted on all grading and building plans associated with future residential development. **TIMING:** Lots shall be resurveyed and location and extent of Santa Barbara honeysuckle, Nuttall's oak trees, California Walnut, chaparral, and coastal sage scrub shall be identified on all grading and landscape plans submitted to P&D associated with future residential development and shall be flagged prior to the pre-construction meeting. **MONITORING:** P&D processing planner shall ensure these areas are depicted on plans submitted to P&D prior to Land Use Permit approval. Permit Compliance staff and Grading and Building inspectors shall monitor throughout construction to ensure compliance and respond to complaints.

*Condition 9 of 19LLA-00000-00003 and 19RMM-00000-00001 was revised as follows:*

**9. MM Bio-1c Species Avoidance During Fire Fuel Management Activities:** Because Santa Barbara honeysuckle, Nuttall's oak trees, California Walnut, chaparral, and coastal scrub patches are discrete and not distributed throughout the FFMZ on Lot 2, fire fuel management practices shall avoid removing this these native species. Santa Barbara honeysuckle, Nuttall's oak trees, California Walnut, chaparral, and coastal scrub stands shall be permanently staked or fenced for avoidance during vegetation management. **PLAN REQUIREMENTS:** Limits of 100-foot FFMZ shall be depicted on all plans submitted to P&D for Land Use Permit approval for future residential development. **TIMING:** Limits of 100-foot FFMZ shall be staked with rebar or other permanent markers in the field prior to the pre-construction meeting for individual lot development. **MONITORING:** Permit Compliance staff and Grading and Building inspectors shall monitor throughout construction to ensure Santa Barbara honeysuckle, Nuttall's oak trees, California Walnut, chaparral, and coastal sage scrub stands are permanently staked or fenced.

*Condition 11 of 19LLA-00000-00003 and 19RMM-00000-00001 was revised as follows:*

**11. MM Bio-2b Fire Fuel Management and Habitat Improvement Plan:** Prior to Land Use Permit Issuance, a qualified biologist shall prepare a Fire Fuel Management and Habitat Improvement Plan that specifically addresses the methods to be used to protect ESH (coastal sage scrub habitat, Santa Barbara honeysuckle, Nuttall's oaks, California walnut trees, and native grassland) within the FFMZ and throughout the remainder of the property outside the Development Envelopes during fire fuel management operations. The Plan shall address how native vegetation within the FFMZs and throughout the remainder of the property outside the Development Envelopes on both lots will be modified, methods and measures to be implemented to selectively remove and control the spread of invasive, non-native grasses and shrubs, and selective removal of dead and dying non-native trees. Plan goals shall balance maximizing habitat values with fire safety.

The Plan shall include procedures for improving the quality of chaparral and coastal sage scrub habitat by removal and control of non-native grasses and shrubs and selective removal of dead and dying eucalyptus and other non-native trees. Non-native vegetation shall be controlled so that native shrubs and trees can naturally recolonize these areas. The Plan shall contain the following elements:

- Specific recommendations on how to manage native vegetation within the 0-35 foot, 35-70 foot, and 70-100 foot fire fuel management zones. Vegetation management should balance fire safety with maintaining habitat quality for native plants and wildlife.
- Specific recommendations for the removal and control of eucalyptus trees in coastal sage scrub both within and outside of the FFMZs on both lots. Removal of these invasive, non-native species will greatly enhance native habitat quality. Eucalyptus should be cut at ground level and the stumps left in place to avoid unnecessary soil disturbance. Eucalyptus trunks should be scattered on-site to stabilize soils on steep slopes and to create valuable microhabitat for wildlife.
- Eucalyptus duff should be removed by hand (e.g. raking) in order to create sites where native coastal sage scrub shrubs and native trees (e.g. coast live oak) can re-colonize. These cleared areas should be monitored to eradicate and control invasive, non-native herbaceous vegetation.
- A qualified biologist should survey eucalyptus and other non-native trees to be removed for nesting birds, per standards developed by the California Department of Fish and Wildlife.
- Dead or dying coast live oaks that do not present a safety hazard should be left in place as nesting and roosting habitat for a variety of birds.
- The Plan should avoid unnecessarily degrading the occurrence or density of native grasses on any lot. Specifically, native grasses in the 0-30 ft zone and 30-100 ft zone should be mowed or weed-whipped, so that the root masses are not disturbed. Mowing or weed-whipping should only occur after the native grasses have set seed. Seed heads should be left on the ground to germinate.
- The Plan shall include a 5 year maintenance and monitoring period to ensure restoration of native vegetation outside the Development Envelopes as well as success criteria.

**PLAN REQUIREMENTS AND TIMING:** The Fire Fuel Management Plan shall be prepared and submitted to P&D and Carpinteria-Summerland Fire Protection District for review and approval prior to Land Use Permit Issuance. A Notice to Property Owner shall be recorded on each lot that includes the approved Fire Fuel Management Plan. The Plan shall be implemented consistent with the approved maintenance schedule and beginning with construction of initial infrastructure improvements or individual lot development, whichever occurs first. **MONITORING:** The County-qualified biologist shall submit an annual report by January 15 of each year for the first five years of implementation,

reporting on plan implementation and success criteria. Permit Compliance staff shall site inspect to confirm compliance following the first year's fuel clearance activities. For years 2 through 5, conformance with the Fire Fuel Management Plan shall be demonstrated through the submittal of the annual report and annual photo documentation by the Owner/Applicant or site visits as necessary at the discretion of the Permit Compliance staff. Compliance with the Fire Fuel Management Plan shall be for the life of the project.

*Condition 13 of 19LLA-00000-00003 and 19RMM-00000-00001 was revised as follows:*

**13. MM-Bio-3 Woodrat Nest and California Walnut Trees:** Construction and/or landscaping could destroy a large woodrat nest and California Walnut Trees located in the southeast corner of Lot 2. The nests of this native mouse provides suitable microhabitat for a number of special-status wildlife species. If the nest or native California Walnut Trees can be avoided, they shall be surrounded with orange construction fencing for the duration of construction and landscaping under the supervision of a qualified biologist. If not, a qualified biologist shall be retained to dismantle the nest and capture and relocate all inhabitants to suitable habitat nearby. **PLAN REQUIREMENTS:** Woodrat nest and California Walnut trees and pre-construction fencing shall be delineated on all plans. **TIMING:** A County-approved biologist shall conduct a pre-construction survey of both lots no more than one week prior to the pre-construction meeting to assess the woodrat nest and determine if construction fencing is required prior to any construction activities. **MONITORING:** Permit Compliance staff shall meet with the biologist at the pre-construction meeting and/or review construction fencing if required.

*Condition 14 of 19LLA-00000-00003 and 19RMM-00000-00001 was revised as follows:*

**14. MM Bio-4a Tree Survey:** To avoid disturbance of nesting and special status birds including raptorial species protected by the Federal Migratory Bird Treaty Act and Sections 3503, 3503.5, and 3513 of the California Fish and Game Code, proposed project activities, including, but not limited to, vegetation removal, ground disturbance, and construction shall occur outside of the bird breeding season (February 1 through August 15). If these activities must begin within the breeding season, then pre-construction surveys shall be conducted. The nesting bird pre-construction survey shall be conducted within the disturbance footprint and a 500-foot buffer as allowable without trespassing on private lands. The survey shall be conducted by a County-qualified biologist familiar with the identification of raptors and special status species known to occur in Santa Barbara County using typical methods. If nests are found, a buffer ranging in size from 25 to 500 feet (25 feet for urban-adapted species such as Anna's hummingbird and California towhee and up to 500 feet for certain raptors) depending upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site, shall be determined and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground disturbing activities shall occur within this buffer until the County-qualified biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting birds surveys are not required for construction activities occurring between August 16 and February 1.

**PLAN REQUIREMENTS AND TIMING.** If vegetation removal, ground disturbance, or construction must begin within the breeding season, then the pre-construction survey shall be conducted no more than one week prior to commencing vegetation removal, grading, or construction activities. Active nests shall be monitored at a minimum of once per week until it has been determined that the nest is no longer being used by either the young or adults. Bird survey results shall be submitted to P&D for review and approval prior to commencing grading or construction activities. These requirements would be applied to initial infrastructure improvements as well as individual lot development.

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

*Condition 18 of 19LLA-00000-00003 and 19RMM-00000-00001 was revised as follows:*

**18. MM Geo-3 WatConv-03 Erosion and Sediment Control Revegetation.** The Owner/Applicant shall re-vegetate graded areas ~~upon~~within 30 days of completion of grading activities with deep rooted, native, drought-tolerant species to minimize slope failure and erosion potential. Use hydroseed, straw blankets, other geotextile binding fabrics or other P&D approved methods as necessary to hold slope soils until vegetation is established. P&D may require the reseeding of surfaces graded for the placement of structures if construction does not commence within 30 days of grading. **PLAN REQUIREMENTS:** Include this measure as a note on all grading and building plans. **TIMING:** The Owner/Applicant shall re-vegetate graded areas within 30 days of completion of grading activities. **MONITORING:** The Owner/Applicant shall demonstrate compliance to grading and building inspectors in the field.

*Condition 24 of 19LLA-00000-00003 was revised as follows:*

**24. Map-15 LLA-Deed Recordation.** The following language shall be included on each of the deeds used to finalize the Lot Line Adjustment: "This deed or document arises from the Lot Line Adjustment 19LLA-00000-00003 and defines a single parcel within the meaning of California Civil Code Section 1093 among two legal parcels created by 19LLA-00000-00003." The County Surveyor shall determine the appropriate documents necessary to record with the deeds.

*Condition 27 of 19LLA-00000-00003 and Condition 26 of 19RMM-00000-00001 was revised as follows:*

**27. Fuel Management Outside Fire Fuel Management Zones.** Any fuel management activities required by the Carpinteria-Summerland Fire Protection District and conducted outside of the designated Development Envelopes and Fire Fuel Management Zones (FFMZs) shall be subject to all of the same mitigation measures applicable to fuel management activities within the FFMZs, including species avoidance, protection of native vegetation, and pre-construction surveys.

**Plan Requirements/Timing:** This condition shall become effective upon Map Recordation.

**Monitoring:** P&D staff shall ensure compliance with this condition and respond to complaints.

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

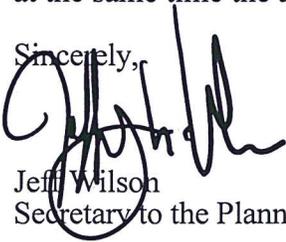
The action of the Planning Commission on this project may be appealed to the Board of Supervisors by the applicant or any aggrieved person adversely affected by such decision. To qualify as an aggrieved persons the appellants, in person or through a representative, must have informed the Planning Commission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

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

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

If this decision is appealed, the filing fee for both non-applicant and applicant is \$685.06 and must be delivered to the Clerk of the Board Office at 105 East Anapamu Street, Room 407, Santa Barbara, CA at the same time the appeal is filed.

Sincerely,



Jeff Wilson  
Secretary to the Planning Commission

cc: Case File: 19LLA-00000-00003, 19RMM-00000-00001  
Planning Commission File  
Owner: Kevin Frampton, 12250 Linda Flora, Ojai, CA 93023  
County Chief Appraiser  
County Surveyor  
Carpinteria-Summerland Fire Protection District  
Flood Control  
Public Works  
Environmental Health Services  
APCD  
Michael Cooney, First District Planning Commissioner  
Jenna Richardson, Deputy County Counsel  
Travis Lee, Planner

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

JW/dmv

---

---

## ATTACHMENT A: FINDINGS

### 1.0 CEQA FINDINGS

#### 1.1 NEGATIVE DECLARATIONS

##### 1.1.1 CONSIDERATION OF THE NEGATIVE DECLARATION AND FULL DISCLOSURE

The County Planning Commission has considered the Mitigated Negative Declaration, 20NGD-00000-00004, together with the comments received and considered during the public review process. The Negative Declaration reflects the independent judgment and analysis of the County Planning Commission and has been completed in compliance with CEQA, and is adequate for this proposal.

##### 1.1.2 FINDING OF NO SIGNIFICANT EFFECT

On the basis of the whole record, including the negative declaration and any comments received, the County Planning Commission finds that through feasible conditions placed upon the project, the significant impacts on the environment have been eliminated or substantially mitigated and on the basis of the whole record (including the initial study and any comments received), there is no substantial evidence that the project will have a significant effect on the environment.

##### 1.1.3 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 Planning Commission of the Planning and Development Department and may be reviewed online at <https://cosantabarbara.app.box.com/s/o9fp2865sykaqn98s0702plaa96xj7t5/folder/107199396874>.

##### 1.1.4 ENVIRONMENTAL REPORTING AND MONITORING PROGRAM

Public Resources Code Section 21081.6 and CEQA Guidelines Section 15074(d) require the County to adopt a reporting or monitoring program for the changes to the project that it has adopted or made a condition of approval in order to avoid or substantially lessen significant effects on the environment. The approved project description and conditions of approval, with their corresponding permit monitoring requirements, are hereby adopted as the reporting and monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.

### 2.0 ADMINISTRATIVE FINDINGS

#### 2.1 LOT LINE ADJUSTMENT FINDINGS

*Finding required for all Lot Line Adjustments. In compliance with Section 21-93 of Chapter 21 (Subdivision Regulations) and Section 35.30.110.B of the County LUDC, prior to the approval or conditional approval of an application for a Lot Line Adjustment the review authority shall first make all of the following findings:*

##### 2.1.1 *The Lot Line Adjustment is in conformity with the County General Plan and purposes and policies of Chapter 35 of this Code, the Zoning Ordinance of the County of Santa Barbara.*

The Planning Commission finds that, as discussed in Section 6.2 of this staff report, dated May 14, 2020, and incorporated herein for reference, the proposed project is consistent with the Comprehensive Plan, including the Toro Canyon Plan, and County

Land Use and Development Code.

- 2.1.2** *No parcel involved in the Lot Line Adjustment that conforms to the minimum parcel size of the zone district in which it is located shall become nonconforming as to parcel size as a result of the Lot Line Adjustment.*

The Planning Commission finds that no parcel involved in the Lot Line Adjustment that conforms to the minimum parcel size will become nonconforming as a result of the Lot Line Adjustment. The subject lots are zoned 10-E-1 which has a minimum parcel size of 10 acres. Lot 1 is 2 acres and Lot 2 is 10.67 acres and both will remain the same size as a result of the Lot Line Adjustment. Lot 2 is conforming to the minimum parcel size of the zone district and Lot 1 is nonconforming. Since both lots will remain the same size and Lot 1 is already nonconforming, neither parcel involved will become non-conforming in regards to size as a result of this Lot Line Adjustment.

- 2.1.3** *Except as provided herein, all parcels resulting from the Lot Line Adjustment shall meet the minimum parcel size requirement of the zone district in which the parcel is located. A Lot Line Adjustment may be approved that results in nonconforming (as to size) parcels provided that it complies with Subsection a. or b. listed below:*

*a. The Lot Line Adjustment satisfies all of the following requirements:*

- (1) Four or fewer existing parcels are involved in the adjustment; and*
- (2) The Lot Line Adjustment shall not result in increased subdivision potential for any affected parcel; and,*
- (3) The Lot Line Adjustment shall not result in a greater number of residential developable parcels than existed prior to the adjustment. For the purposes of this subsection only, a parcel shall not be deemed residentially developable if the documents reflecting its approval and/or creation identify that: 1) the parcel is not a building site, or 2) the parcel is designated for a non-residential purpose including, but not limited to, well sites, reservoirs and roads. A parcel shall be deemed residentially developable for the purposes of this subsection if it has an existing single family dwelling constructed pursuant to a valid County permit.*

*b. Otherwise, to be deemed a residentially developable parcel for the purposes of this subsection only, existing and proposed parcels shall satisfy all of the following criteria as set forth in the County Comprehensive Plan and zoning and building ordinances:*

*(1) **Water supply.** The parcel shall have adequate water resources to serve the estimated interior and exterior needs for residential development as follows: 1) a letter of service from the appropriate district or company shall document that adequate water service is available to the parcel and that such service is in compliance with the Company's Domestic Water Supply Permit; or 2) a County approved onsite or offsite well or shared water system serving the parcel that meets the applicable water well requirements of the County Environmental Health Services.*

*(2) **Sewage disposal.** The parcel is served by a public sewer system and a letter of available service can be obtained from the appropriate public*

*sewer district. A parcel to be served by a private sewage disposal (septic) system shall meet all applicable County requirements for permitting and installation, including percolation tests, as determined by Environmental Health Services.*

*(3) **Access.** The parcel is currently served by an existing private road meeting applicable fire agency roadway standards that connects to a public road or right-of-way easement, or can establish legal access to a public road or right-of-way easement meeting applicable fire agency roadway standards.*

*(4) **Slope stability.** Development of the parcel including infrastructure avoids slopes of 30 percent and greater.*

*(5) **Agriculture viability.** Development of the parcel shall not threaten or impair agricultural viability on productive agriculture lands within or adjacent to the property.*

*(6) **Environmentally sensitive habitat.** Development of the parcel avoids or minimizes impacts where appropriate to environmentally sensitive habitat and buffer areas, and riparian corridor and buffer areas.*

*(7) **Hazards.** Development of the parcel shall not result in a hazard to life and property. Potential hazards include, but are not limited to flood, geologic and fire.*

*(8) **Consistency with Comprehensive Plan and Development Code.** Development of the parcel is consistent with the setback, lot coverage and parking requirements of the zoning ordinance and consistent with the Comprehensive Plan and the public health, safety and welfare of the community.*

*(9) To provide notification to existing and subsequent property owners when a finding is made that the parcel(s) is deemed not to be residentially developable, a statement of this finding shall be recorded concurrently with the deed of the parcel, pursuant to Section 21-92 (Procedures) of Chapter 21 of the Santa Barbara County Code.*

The Planning Commission finds that the Lot Line Adjustment involves fewer than four parcels, would not increase the subdivision potential of either parcel, and does not result in an increase in the number of residentially developable parcels. As discussed in Finding 2.1.2 above, the lots involved in this Lot Line Adjustment are 2.0 and 10.67 acres, respectively, and would remain the same size as a result of this project. Lot 2 is conforming to the minimum parcel size of the zone district and Lot 1 is an existing nonconforming parcel. Neither parcel involved will become newly nonconforming in regards to size as a result of this Lot Line Adjustment. While the Lot Line Adjustment involves a nonconforming parcel due to the minimum size requirements of the 10-E-1 zone district, a new parcel is not being created since the parcel in its current configuration already exists and is capable of being developed for residential development. As discussed in Section 6.2 of this staff report, dated May 14, 2020, and incorporated herein by reference, both lots in their current and proposed configurations have adequate services, including access, have developable areas avoiding slopes greater than 30%, are not zoned for agriculture, avoid areas designated as ESH, and are compliant with the Toro Canyon Plan, Comprehensive Plan, and County Land Use and Development Code. Thus, the proposed Lot Line Adjustment would not increase the

number of residentially developable parcels.

- 2.1.4** *The Lot Line Adjustment will not increase any violation of parcel width, setback, lot coverage, parking or other similar requirement of the applicable zone district or make an existing violation more onerous.*

The Planning Commission finds that as discussed in Section 6.3 of this staff report, dated May 14, 2020, and incorporated herein for reference, the proposed project meets the requirements of the Toro Canyon Plan and County Land Use and Development Code. No violations exist on either undeveloped property. The minimum width requirement of a parcel zoned 10-E-1 is 380 feet. Lot 2 fulfills this requirement. Lot 1, which is 2.0 acres and is legal nonconforming to the 10-acre minimum size requirement of the 10-E-1 zone district, is approximately 113 feet wide at its narrowest point and 210 feet at its widest point in its current configuration and therefore does not meet the minimum width requirements. After the Lot Line Adjustment, Lot 1 would be approximately 75 feet wide at its narrowest point and 233 feet wide at its widest point. Since Lot 1 is already nonconforming to the minimum size requirement and minimum width and would not become newly nonconforming as a result of this project, the Lot Line Adjustment would not increase the violation of minimum parcel width.

- 2.1.5** *The subject properties are in compliance with all laws, rules and regulations pertaining to zoning uses, setbacks and any other applicable provisions of this Article or the Lot Line Adjustment has been conditioned to require compliance with such rules and regulations and such zoning violation fees imposed pursuant to applicable law have been paid. This finding shall not be interpreted to impose new requirements on legal non-conforming uses and structures under the respective County Ordinances: Land Use and Development Code (Section 35.101.20 and 35.101.30).*

The Planning Commission finds that, as discussed in Section 6.3 of the Planning Commission staff report dated May 14, 2020, incorporated herein by reference, there are no known zoning violations on the two properties, and the two adjusted parcels resulting from the Lot Line Adjustment would be in compliance with all applicable provisions of the County's Land Division Regulations (Chapter 21) and the applicable zoning ordinance, the Land Use and Development Code.

- 2.1.6** *Conditions have been imposed to facilitate the relocation of existing utilities, infrastructure and easements.*

The Planning Commission finds that conditions imposed to facilitate the relocation of existing utilities, infrastructure, and easements are unnecessary. The parcels are currently vacant. A single family dwelling built in the 1890s was demolished in May 2004. No easements or infrastructure exists on the property.

## **2.2 RECORDED MAP MODIFICATION FINDINGS**

- 2.2.1** *There are changes in circumstances that make any or all of the conditions of such a recorded final or parcel map, lot split plat or lot line adjustment no longer appropriate or necessary;*

The Planning Commission finds that, as discussed in Section 5.4 of this Staff Report, dated May 14, 2020, and incorporated herein by reference, circumstances have changed such that the recorded building and development envelopes are no longer appropriate. As discussed in Section 4.0 of this staff report, dated May 14, 2020, and incorporated herein by reference, the SBAR had concerns about the massing and close proximity of the two parcels and respective building/development envelopes. SBAR supported

moving the envelopes away from each other due to the potential cumulative impact of having two residences so close together in a semi-rural area.

The current lot configuration and building/development envelope placement is too close given the semi-rural character of the area. Development as proposed in the current lot and envelope configuration would appear too close together and as potentially one large development. By modifying the lot lines and building/development envelopes, the developable area on each lot would be spaced 50 feet apart from each other compared to less than 20 feet apart in their current configuration. Additionally, the larger envelopes allows future development to be even more spread out and provides greater flexibility for site appropriate design than the current configuration. The changes to the setting and desired density associated with the adoption of the Toro Canyon Plan, as discussed in Section 5.4 of the staff report dated May 14, 2020 and incorporated herein by reference, and the comments from SBAR warrant the proposed modifications to the recorded building and development envelopes.

**2.2.2** *The modification does not impose any additional burden on the present fee owner(s) of the property;*

The Planning Commission finds that no additional burden on the present fee owner(s) of the property would occur as a result of the proposed the Recorded Map Modification. The property owner has requested the modification in order to develop the parcels in accordance with prior direction from the SBAR and in conformance with the low-density, semi-rural residential character of the area. Additionally, the proposed modifications to the envelopes would provide for additional developable square footage within the building and development envelopes on the property which would allow future development to be spaced further apart in conformance with the low-density semi-rural character of the area.

**2.2.3** *The modifications does not alter any right, interest or title reflected by the recorded final or parcel map, lot split plat or lot line adjustment;*

The Planning Commission finds that the proposed modifications to the recorded building and development envelopes do not alter any right, interest or title reflected in the recorded Parcel Map. The Recorded Map Modification proposes to modify building/development envelopes on two adjacent lots. Lot 1, which is 2.0 acres and currently has building/development envelopes of 0.29 and 0.04 acres, respectively, would have new envelopes of 0.45 and 0.28 acres. Lot 2, which is 10.67 acres and currently has building/development envelopes of 0.37 and 0.12 acres, respectively, would have new envelopes of 0.60 and 0.40 acres. The existing and proposed envelopes are in the same general location on the parcels. Both lots will remain as residential lots with the same general rights and interests, and the envelope modifications would not grant any new rights to the property owner than what already exist with the existing approved Parcel Map.

**2.2.4** *The recorded final or parcel map, lot split plat or lot line adjustment as modified conforms to the provisions of Section 66474 of the California Government Code;*

The Planning Commission finds that the proposed project conforms to the provisions of Section 66474 of the California Government Code as stated below:

- a.** *That the proposed map is not consistent with applicable general and specific plans as specified in §66451.*

The Planning Commission finds that, as discussed in the Section 6.2 of this staff

report, dated May 14, 2020 and incorporated herein by reference, the proposed project is consistent with the County's Comprehensive Plan, including the Toro Canyon Plan as specified in §66451.

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

The Planning Commission finds that, as discussed in the Section 6.2 of this staff report, dated May 14, 2020 and incorporated herein by reference, the proposed project is consistent with the County's Comprehensive Plan, including the Toro Canyon Plan. No development is currently proposed as part of the project, but the envelopes are configured to accommodate future development that can be designed consistent with County policies.

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

The Planning Commission finds that the site is physically suitable for the type of development proposed. The Recorded Map Modification allows for future development to occur within the modified building/development envelopes. However, no development is proposed as part of this project and both parcels are currently vacant. The proposed envelopes have been designed to avoid slopes in excess of 30% while the majority of the slopes within the envelopes are less than 20% which would be suitable for potential future development. Additionally, the envelopes are located within areas of the parcels that are primarily dominated by non-native vegetation. As such, the site is physically suitable for future residential development, as accommodated by the modified envelopes.

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

The Planning Commission finds that the site is physically suited for the proposed density of development. The zone district of the project area is 10-E-1, which allows for one single-family dwelling per ten-acre parcel. The modification of the building/development envelopes on the parcels would not change the density of development, as both lots would remain residentially developable at a density that is suitable for the site.

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

The Planning Commission finds that, as discussed in the Mitigated Negative Declaration included in Attachment C of the staff report dated May 14, 2020 and incorporated herein by reference, the design of the subdivision and configuration of the building and development envelopes would not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. While environmentally sensitive habitat is present on the subject parcels, no ESH occurs within the proposed building or development envelopes; ESH is only found within the Fire Fuel Management Zones (FFMZs). The mitigation measures identified in the MND and incorporated as conditions of approval of the project (see Attachment B of the staff report dated May 14, 2020 and incorporated herein by reference), including delineating FFMZs (MM Bio-2a) and the Fire Fuel Management and Habitat Restoration Plan (MM Bio-2b) would address methods to protect ESH within the FFMZs

during fire fuel management activities.

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

The Planning Commission finds that the Recorded Map Modification would not likely cause serious public health problems. Minor modifications to the building and development envelopes on two residentially zoned lots would not cause serious public health problems. Additionally, no development is proposed as part of this project.

- g. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.***

The Planning Commission finds that there are no public easements located on the subject property. The proposed project will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed reconfigured envelopes.

- 2.2.5** *The recorded final or parcel map, lot split plat or lot line adjustment as modified is consistent with the applicable zoning ordinance;*

The Planning Commission finds that, as discussed in the Section 6.3 of this staff report, dated May 14, 2020 and incorporated herein by reference, the proposed project is consistent with the County Land Use and Development Code.

- 2.2.6** *The property for which the modification is sought is in compliance will all laws, rules and regulations pertaining to zoning uses, subdivisions, height and setbacks, and any other provisions applicable to the property for which the modification is sought, and such enforcement fees as established from time to time by the Board of Supervisors have been paid;*

The Planning Commission finds that property is in compliance with all laws, rules and regulations. The two lots are currently vacant and there are no zoning violations currently recorded against the property. The Recorded Map Modification results in modified building/development envelopes on adjacent parcels that meet the setback requirements for the 10-E-1 zone district, as discussed in Section 6.3 of the staff report, dated May 14, 2020 and incorporated herein by reference. Future development would be required to comply with all requirements for the 10-E-1 zone district.

- 2.2.7** *The recorded final or parcel map or lot line adjustment as modified does not result in an increased number of dwelling units or a greater density than the recorded final or parcel map or lot line adjustment.*

The Planning Commission finds that the Recorded Map Modification would not result in a greater density than Parcel Map 14,534 provided or an increased number of dwelling units since the project only proposes to modify the existing envelopes and

does not increase the number of lots. The lots are currently vacant and no development is proposed as part of this project.

## ATTACHMENT B-1: CONDITIONS OF APPROVAL

### 19LLA-00000-00003

1. **Proj Des-01 Project Description.** This Lot Line Adjustment is based upon and limited to compliance with the project description, the approved 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 a request for a Lot Line Adjustment (LLA) & Recorded Map Modification (RMM – 19RMM-00000-00001) to adjust the property lines and modify the building and development envelopes between two lots for future residential development. No structural development is currently proposed. The size of the lots would not change from 2.0 and 10.67 acres but the lot lines and building/development envelopes would change. The building envelopes identify the location of future structures, construction storage and staging, while allowing other uses such as grading, utilities, paving, etc. to occur outside the building envelopes. The development envelopes identify the location of site preparation, ground disturbances and construction activities including those for structures, access, easements, subsurface grading, sewage disposal, and drainage components. No ground disturbance, including (a) grading; (b) vegetation removal unless required by the Carpinteria-Summerland Fire Protection District or approved as part of the Fire Fuel Management and Habitat Improvement Plan; (c) ornamental, non-native landscaping; or (d) development is allowed outside the development envelopes, except paving and utilities required for driveway access to serve the development envelopes. Lot A, which is 2.0 acres and currently has building/development envelopes of 0.29 and 0.04 acres, respectively, would have new envelopes of 0.45 and 0.28 acres. Lot B, which is 10.67 acres and currently has building/development envelopes of 0.37 and 0.12 acres, respectively, would have new envelopes of 0.60 and 0.40 acres. The existing and proposed envelopes are in the same general location on the parcels and the envelopes have been designed to avoid slopes in excess of 30% while the majority of the slopes within the envelopes are less than 20%. Future development of the lots would be served by the Montecito Water District, private onsite wastewater treatment systems, and the Carpinteria-Summerland Fire Protection District. Access to the site would be provided via Toro Canyon Road via two existing unpaved driveways. The properties involved include a 2-acre lot and a 10.67-acre lot both zoned 10-E-1 and shown as Assessor's Lot Numbers 155-230-017 and -018 located at 785 and 805 Toro Canyon Road, in the Toro Canyon Area, First Supervisorial District.

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

2. **Proj Des-02 Project Conformity.** The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of the structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval thereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

### Mitigation Measures from 20NGD-00000-00004

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 future residential development on each lot for review and shall obtain final SBAR approval prior to issuance of applicable Land Use Permits. Grading plans, if required, shall be submitted to P&D concurrent with or prior to SBAR plan filing. **MONITORING:** The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the project has been built consistent with approved SBAR design and landscape plans prior to Final Building Inspection Clearance.
4. **Aest-06 Building Materials.** Natural building materials and colors compatible with surrounding terrain (earth-tones and non-reflective paints) shall be used on exterior surfaces of all structures, including water tanks and fences. **PLAN REQUIREMENT:** Materials shall be denoted on building plans. **TIMING:** Structures shall be painted prior to Final Building Inspection Clearance. **MONITORING:** P&D compliance monitoring staff shall inspect prior to Final Building Inspection Clearance.
5. **Aest-07 Understories and Retaining Walls.** Understories and retaining walls higher than six (6) feet shall be in tones compatible with surrounding terrain using textured materials or construction methods which create a textured effect. Native vegetation to screen retaining walls shall be planted. **PLAN REQUIREMENTS:** The Owner/Applicant shall submit retaining wall plans and vegetation screening plans to P&D for review and approval. **TIMING:** Plans shall be submitted prior to Issuance of the Land Use Permit; vegetation shall be installed prior to Final Building Inspection Clearance. **MONITORING:** P&D compliance monitoring staff shall check plans and ensure installation prior to Final Building Inspection Clearance.
6. **Aest-10 Lighting.** The Owner/Applicant shall ensure any exterior night lighting installed on the project site is of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject lot and prevent spill-over onto adjacent lots or onto the public roadway. The Owner/Applicant shall install timers or otherwise ensure lights are dimmed after 10 p.m. No lighting shall be allowed outside designated building/development envelopes except at driveway entrances to demark entry and driveway or road junctions to demark a change in direction. **PLAN REQUIREMENTS:** The Owner/Applicant shall develop a Lighting Plan for SBAR approval incorporating these requirements and showing locations and height of all exterior lighting fixtures with arrows showing the direction of light being cast by each fixture. **TIMING:** Lighting shall be installed in compliance with this measure prior to Final Building Inspection Clearance. **MONITORING:** P&D and/or BAR shall review a Lighting Plan for compliance with this measure prior to approval of a Land Use Permit for structures. P&D Permit Compliance staff shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan.
7. **MM Bio-1a Map Species Occurrence on Construction Plans:** The location and extent of Santa Barbara honeysuckle, Nuttall's oak trees, California Walnut, chaparral, and coastal sage scrub shall be shown on all construction and landscaping plans and flagged for avoidance during construction and landscaping associated with future residential development. **PLAN REQUIREMENTS:** This measure shall be noted on all grading and building plans associated with future residential development. **TIMING:** Lots shall be

resurveyed and location and extent of Santa Barbara honeysuckle, Nuttall's oak trees, California Walnut, chaparral, and coastal sage scrub shall be identified on all grading and landscape plans submitted to P&D associated with future residential development and shall be flagged prior to the pre-construction meeting. **MONITORING:** P&D processing planner shall ensure these areas are depicted on plans submitted to P&D prior to Land Use Permit approval. Permit Compliance staff and Grading and Building inspectors shall monitor throughout construction to ensure compliance and respond to complaints.

8. **MM BIO-1b Delimit Work Areas:** The limits of the Development Envelope and the 100-foot Fire Fuel Management Zone (FFMZ) around the Development Envelope shall be fenced with orange construction fencing prior to any ground disturbance. **PLAN REQUIREMENTS:** These limits shall be graphically depicted on all grading and building plans submitted to P&D for Land Use Permit approval for future residential development. **TIMING:** Fencing shall be installed prior to the pre-construction meeting. **MONITORING:** P&D processing planner shall ensure limits are depicted on plans prior to Land Use Permit approval. Permit Compliance staff and Grading and Building inspectors shall monitor throughout construction to ensure fencing remains in place.
9. **MM Bio-1c Species Avoidance During Fire Fuel Management Activities:** Because Santa Barbara honeysuckle, Nuttall's oak trees, California Walnut, chaparral, and coastal sage scrub patches are discrete and not distributed throughout the FFMZ on Lot 2, fire fuel management practices shall avoid removing this species. Santa Barbara honeysuckle, Nuttall's oak trees, California Walnut, chaparral, and coastal sage scrub stands shall be permanently staked or fenced for avoidance during vegetation management. **PLAN REQUIREMENTS:** Limits of 100-foot FFMZ shall be depicted on all plans submitted to P&D for Land Use Permit approval for future residential development. **TIMING:** Limits of 100-foot FFMZ shall be staked with rebar or other permanent markers in the field prior to the pre-construction meeting for individual lot development. **MONITORING:** Permit Compliance staff and Grading and Building inspectors shall monitor throughout construction to ensure Santa Barbara honeysuckle stands are permanently staked or fenced.
10. **MM Bio-2a Delineate FFMZs:** Prior to Land Use Permit issuance, the limits of the 100-foot fire fuel management zone on both lots shall be permanently marked with rebar or other metal stakes to delineate the zone during future fire fuel management activities. **PLAN REQUIREMENTS:** Limits of 100-foot FFMZ shall be depicted on all plans submitted to P&D for Land Use Permit approval for future residential development. **TIMING:** Limits of 100-foot FFMZ shall be staked with rebar or other permanent markers in the field prior to the pre-construction meeting for individual lot development. **MONITORING:** Permit Compliance staff and Grading and Building inspectors shall monitor throughout fire fuel management activities.
11. **MM Bio-2b Fire Fuel Management and Habitat Improvement Plan:** Prior to Land Use Permit Issuance, a qualified biologist shall prepare a Fire Fuel Management and Habitat Improvement Plan that specifically addresses the methods to be used to protect ESH (coastal sage scrub habitat, Santa Barbara honeysuckle, Nuttall's oaks, California Walnut trees, and native grassland) within the FFMZ and throughout the remainder of the property outside the Development Envelopes during fire fuel management operations. The Plan shall address how native vegetation within the FFMZs and throughout the remainder of the property outside the Development Envelopes on both lots will be modified, methods and measures to be implemented to selectively remove and control the spread of invasive, non-native grasses and shrubs, and selective removal of dead and dying non-native trees. Plan goals shall balance maximizing habitat values with fire safety.

The Plan shall include procedures for improving the quality of chaparral and coastal sage scrub habitat by removal and control of non-native grasses and shrubs and selective removal of dead and dying eucalyptus and other non-native trees. Non-native vegetation shall be controlled so that native shrubs and trees can naturally recolonize these areas. The Plan shall contain the following elements:

- Specific recommendations on how to manage native vegetation within the 0-35 foot, 35-70 foot, and 70-100 foot fire fuel management zones. Vegetation management should balance fire safety with maintaining habitat quality for native plants and wildlife.
- Specific recommendations for the removal and control of eucalyptus trees in coastal sage scrub both within and outside of the FFMZs on both lots. Removal of these invasive, non-native species will greatly enhance native habitat quality. Eucalyptus should be cut at ground level and the stumps left in place to avoid unnecessary soil disturbance. Eucalyptus trunks should be scattered on-site to stabilize soils on steep slopes and to create valuable microhabitat for wildlife.
- Eucalyptus duff should be removed by hand (e.g. raking) in order to create sites where native coastal sage scrub shrubs and native trees (e.g. coast live oak) can recolonize. These cleared areas should be monitored to eradicate and control invasive, non-native herbaceous vegetation.
- A qualified biologist should survey eucalyptus and other non-native trees to be removed for nesting birds, per standards developed by the California Department of Fish and Wildlife.
- Dead or dying coast live oaks that do not present a safety hazard should be left in place as nesting and roosting habitat for a variety of birds.
- The Plan should avoid unnecessarily degrading the occurrence or density of native grasses on any lot. Specifically, native grasses in the 0-30 ft zone and 30-100 ft zone should be mowed or weed-whipped, so that the root masses are not disturbed. Mowing or weed-whipping should only occur after the native grasses have set seed. Seed heads should be left on the ground to germinate.
- The Plan shall include a 5 year maintenance and monitoring period to ensure restoration of native vegetation outside the Development Envelopes as well as success criteria.

**PLAN REQUIREMENTS AND TIMING:** The Fire Fuel Management Plan shall be prepared and submitted to P&D and Carpinteria-Summerland Fire Protection District for review and approval prior to Land Use Permit Issuance. A Notice to Property Owner shall be recorded on each lot that includes the approved Fire Fuel Management Plan. The Plan shall be implemented consistent with the approved maintenance schedule and beginning with construction of initial infrastructure improvements or individual lot development, whichever occurs first. **MONITORING:** The County-qualified biologist shall submit an annual report by January 15 of each year for the first five years of implementation, reporting on plan implementation and success criteria. Permit Compliance staff shall site inspect to confirm compliance following the first year's fuel clearance activities. For years 2 through 5, conformance with the Fire Fuel Management Plan shall be demonstrated through the submittal of the annual report and annual photo documentation by the Owner/Applicant or site visits as necessary at the discretion of the Permit Compliance staff. Compliance with the Fire Fuel Management Plan shall be for the life of the project.

12. **MM Bio-2c Landscaping Species:** Landscaping plans shall use native, locally-occurring species where feasible. No non-native ornamental landscaping is permitted outside the development envelopes. **PLAN REQUIREMENTS:** Prior to issuance of the Land Use Permit, a qualified biologist or certified landscape architect shall review the proposed species palette on all landscaping plans to ensure that native, locally-occurring species are incorporated into the landscaping plan and that the planting palettes do not include invasive, non-native species. **TIMING:** Landscaping plans shall be reviewed and approved by P&D and BAR, if applicable, prior to Land Use Permit Issuance. **MONITORING:** Permit Compliance staff shall ensure landscape plantings are installed according to plans prior to Final Building Inspection Clearance.
13. **MM-Bio-3 Woodrat Nest and California Walnut Trees:** Construction and/or landscaping could destroy a large woodrat nest and California Walnut Trees located in the southeast corner of Lot 2. The nests of this native mouse provides suitable microhabitat for a number of special-status wildlife species. If the nest or native California Walnut Trees can be avoided, they shall be surrounded with orange construction fencing for the duration of construction and landscaping under the supervision of a qualified biologist. If not, a qualified biologist shall be retained to dismantle the nest and capture and relocate all inhabitants to suitable habitat nearby. **PLAN REQUIREMENTS:** Woodrat nest and California Walnut Trees and pre-construction fencing shall be delineated on all plans. **TIMING:** A County-approved biologist shall conduct a pre-construction survey of both lots no more than one week prior to the pre-construction meeting to assess the woodrat nest and determine if construction fencing is required prior to any construction activities. **MONITORING:** Permit Compliance staff shall meet with the biologist at the pre-construction meeting and/or review construction fencing if required.
14. **MM Bio-4a Tree Survey:** To avoid disturbance of nesting and special status birds including raptorial species protected by the Federal Migratory Bird Treaty Act and Sections 3503, 3503.5, and 3513 of the California Fish and Game Code, proposed project activities, including, but not limited to, vegetation removal, ground disturbance, and construction shall occur outside of the bird breeding season (February 1 through August 15). If these activities must begin within the breeding season, then pre-construction surveys shall be conducted. The nesting bird pre-construction survey shall be conducted within the disturbance footprint and a 500-foot buffer as allowable without trespassing on private lands. The survey shall be conducted by a County-qualified biologist familiar with the identification of raptors and special status species known to occur in Santa Barbara County using typical methods. If nests are found, a buffer ranging in size from 25 to 500 feet (25 feet for urban-adapted species such as Anna's hummingbird and California towhee and up to 500 feet for certain raptors) depending upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site, shall be determined and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground disturbing activities shall occur within this buffer until the County-qualified biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting birds surveys are not required for construction activities occurring between August 16 and February 1.

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

prior to commencing grading or construction activities. These requirements would be applied to initial infrastructure improvements as well as individual lot development.

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

15. **MM Bio-4b Pre-Construction Survey:** A qualified biologist shall conduct a pre-construction survey of both lots no more than one week prior to initial vegetation grubbing and shall monitor initial grubbing and grading to salvage wildlife disturbed by this activity. **PLAN REQUIREMENTS:** This requirement shall be printed on all plans. **TIMING:** A County-approved biologist shall survey the lots no more than one week prior to initial vegetation grubbing and the pre-construction meeting. **MONITORING:** The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that a County-approved biologist conducted the survey no more than one week prior to construction commencement. Survey results shall be submitted to P&D compliance monitoring staff prior to the pre-construction meeting.
16. **CulRes-09 Stop Work at Encounter.** The Owner/Applicant and/or their agents, representatives or contractors shall stop or redirect work immediately in the event archaeological remains are encountered during grading, construction, landscaping or other construction-related activity. The Owner/Applicant shall immediately contact P&D staff, and retain a P&D approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the provisions of the County Archaeological Guidelines and conduct appropriate mitigation funded by the Owner/Applicant. **PLAN REQUIREMENTS:** This condition shall be printed on all building and grading plans. **MONITORING:** P&D permit processing planner shall check plans prior to Issuance of Grading or Building Permit and P&D compliance monitoring staff shall spot check in the field throughout grading and construction.
17. **MM Geo-2 Erosion and Sediment Control Plan.** Where required by the latest edition of the California Green Code and/or Chapter 14 of the Santa Barbara County Code, a Storm Water Pollution Prevention Plan (SWPPP), Storm Water Management Plan (SWMP) and/or an Erosion and Sediment Control Plan (ESCP) shall be implemented as part of future residential development. Grading and erosion and sediment control plans shall be designed to minimize erosion during construction and shall be implemented for the duration of the grading period and until re-graded areas have been stabilized by structures, long-term erosion control measures or permanent landscaping. The Owner/Applicant shall submit the SWPPP, SWMP or ESCP) using Best Management Practices (BMP) designed to stabilize the site, protect natural watercourses/creeks, prevent erosion, convey storm water runoff to existing drainage systems keeping contaminants and sediments onsite. The SWPPP or ESCP shall be a part of the Grading Plan submittal and will be reviewed for its technical merits by P&D. Information on Erosion Control requirements can be found on the County web site re: Grading Ordinance Chapter 14 (<http://sbcountyplanning.org/building/grading.cfm>) refer to Erosion and Sediment Control Plan Requirements; and in the California Green Code for SWPPP (projects < 1 acre) and/or SWMP requirements. **PLAN REQUIREMENTS:** The grading and SWPPP, SWMP and/or ESCP shall be submitted for review and approved by P&D prior to approval of land use clearances. The plan shall be designed to address erosion, sediment and pollution control during all phases of development of the site until all disturbed areas are permanently stabilized. **TIMING:** The SWPPP requirements shall be implemented prior to the commencement of grading and throughout the year. The ESCP/SWMP requirements shall be implemented between

November 1st and April 15th of each year, except pollution control measures shall be implemented year round. **MONITORING:** P&D staff shall perform site inspections throughout the construction phase.

18. **MM Geo-3 WatConv-03 Erosion and Sediment Control Revegetation.** The Owner/Applicant shall re-vegetate graded areas within 30 days of completion of grading activities with deep rooted, native, drought-tolerant species to minimize slope failure and erosion potential. Use hydroseed, straw blankets, other geotextile binding fabrics or other P&D approved methods as necessary to hold slope soils until vegetation is established. P&D may require the reseeded of surfaces graded for the placement of structures if construction does not commence within 30 days of grading. **PLAN REQUIREMENTS:** Include this measure as a note on all grading and building plans. **TIMING:** The Owner/Applicant shall re-vegetate graded areas within 30 days of completion of grading activities. **MONITORING:** The Owner/Applicant shall demonstrate compliance to grading and building inspectors in the field.
19. **Noise-02 Construction Hours.** The Owner /Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 8:00 a.m. and 5:00 p.m. Monday through Friday. No construction shall occur on weekends or State holidays. Non-noise generating interior construction activities such as plumbing, electrical, drywall and painting (which does not include the use of compressors, tile saws, or other noise-generating equipment) are not subject to these restrictions. Any subsequent amendment to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein. **PLAN REQUIREMENTS:** The Owner/Applicant shall provide and post a sign stating these restrictions at all construction site entries. **TIMING:** Signs shall be posted prior to commencement of construction and maintained throughout construction. **MONITORING:** The Owner/Applicant shall demonstrate that required signs are posted prior to grading/building permit issuance and pre-construction meeting. Building inspectors and permit compliance staff shall spot check and respond to complaints.
20. **MM Wat-1 WatConv-04 Equipment Storage-Construction.** The Owner/Applicant shall designate a construction equipment filling and storage area(s) within the designated development/building envelope to contain spills, facilitate clean-up and proper disposal and prevent contamination from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. The areas shall be no larger than 50 x 50 foot unless otherwise approved by P&D and shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources. **PLAN REQUIREMENTS:** The Owner/Applicant shall designate the P&D approved location on all permits. **TIMING:** The Owner/Applicant shall install the area prior to commencement of construction. **MONITORING:** P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.
21. **MM Wat-2 WatConv-05 Equipment Washout-Construction.** The Owner/Applicant shall designate a washout area(s) for the washing of concrete trucks, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. Note that polluted water and materials shall be contained in this area and removed from the site as needed. The area shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources. **PLAN REQUIREMENTS:** The Owner/Applicant shall designate the P&D approved location on all permits. **TIMING:** The Owner/Applicant shall install the area prior to commencement of construction. **MONITORING:** P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

### Lot Line Adjustment Conditions

22. **Map-01 Maps-Info.** Prior to recordation of the Lot Line Adjustment and subject to P&D approval as to form and content, the Owner/Applicant shall include all of the mitigation measures, conditions, agreements and specific plans associated with or required by this project approval on a separate informational sheet(s) to be recorded with the Lot Line Adjustment. All applicable conditions and mitigation measures of the project shall be printed on grading and/or building plans and shall be graphically illustrated where feasible.
23. **Map-04 TPM, TM, LLA Submittals.** Prior to recordation of the Lot Line Adjustment, the Owner/Applicant shall submit a Lot Line Adjustment Map prepared by a licensed land surveyor or Registered Civil Engineer to the County Surveyor. The Map shall conform to all approved exhibits, the project description and conditions of approval as well as all applicable Chapter 21-Land Division requirements, as well as applicable project components required as part of recorded project conditions.
24. **Map-15 LLA-Deed Recordation.** The following language shall be included on each of the deeds used to finalize the Lot Line Adjustment: "This deed or document arises from the Lot Line Adjustment 19LLA-00000-00003 and defines a single parcel within the meaning of California Civil Code Section 1093 among two legal parcels created by 19LLA-00000-00003." The County Surveyor shall determine the appropriate documents necessary to record with the deeds.

### Project Specific Conditions

25. If the construction site is graded and left undeveloped for over four weeks, the applicants shall employ the following methods immediately to inhibit dust generation:
  - a. seeding and watering to revegetate graded areas; and/or
  - b. spreading of soil binders; and/or
  - c. any other methods deemed appropriate by Planning and Development.

**Plan Requirements:** These requirements shall be noted on all plans. **Timing:** Plans are required prior to approval of Land Use Permits. **Monitoring:** Grading Inspector shall perform periodic site inspections.

26. Dust generated by development activities shall be kept to a minimum with a goal of retaining dust on the site, by following the dust control measures listed below:
  - a. During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems are to be used to prevent dust from leaving the site and to create a crust after each day's activities cease.
  - b. During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
  - c. Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.

**Plan Requirements:** All requirements shall be shown on grading and building plans. **Timing:** Condition shall be adhered to throughout all grading and construction periods. **Monitoring:** P&D shall ensure measures are on plans. P&D Grading and Building inspectors shall spot check; Grading and Building shall ensure compliance on-site. APCD inspectors shall respond to nuisance complaints.

27. **Fuel Management Outside Fire Fuel Management Zones.** Any fuel management activities required by the Carpinteria-Summerland Fire Protection District and conducted outside of the designated Development Envelopes and Fire Fuel Management Zones (FFMZs) shall be subject to all of the same mitigation measures applicable to fuel management activities within the FFMZs, including species avoidance, protection of native vegetation, and pre-construction surveys.  
**Plan Requirements/Timing:** This condition shall become effective upon Map Recordation.  
**Monitoring:** P&D staff shall ensure compliance with this condition and respond to complaints.

#### **County Rules and Regulations**

28. **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.
29. **Rules-19 Maps/LLA Revisions.** If the unrecorded Lot Line Adjustment to Parcel Map 14,534 is proposed to be revised, including revisions to the conditions of approval, the revisions shall be approved in the same manner as the originally approved Parcel Map.
30. **Rules-23 Processing Fees Required.** Prior to recordation, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
31. **Rules-29 Other Dept Conditions.** Compliance with Departmental/Division letters required as follows:  
1. Carpinteria-Summerland Fire Protection District dated April 29, 2019.
32. **Rules-31 Mitigation Monitoring Required.** The Owner/Applicant shall ensure that the project complies with all approved plans and all project conditions including those which must be monitored after the project is built and occupied. To accomplish this, the Owner/Applicant shall:
- a. Contact P&D compliance staff as soon as possible after project approval to provide the name and phone number of the future contact person for the project and give estimated dates for future project activities;
  - b. Sign a separate Agreement to Pay for compliance monitoring costs and remit a security deposit prior to map recordation as authorized by ordinance and fee schedules. Separate compliance accounts shall be required for each lot in association with future lot development. Compliance monitoring costs will be invoiced monthly and may include costs for P&D to hire and manage outside consultants when deemed necessary by P&D staff (e.g. non-compliance situations, special monitoring needed for sensitive areas including but not limited to biologists, archaeologists) to assess damage and/or ensure compliance. In such cases, the Owner/Applicant shall comply with P&D recommendations to bring the project into compliance. The decision of the Director of P&D shall be final in the event of a dispute. Monthly invoices shall be paid by the due date noted on the invoice;
  - c. Note the following on each page of grading and building plans "This project is subject to Compliance Monitoring and Reporting. All aspects of project construction shall adhere to the approved plans, notes, and conditions of approval, and mitigation measures from Mitigated Negative Declaration 20NGD-00000-00004";
  - d. Contact P&D compliance staff and Carpinteria-Summerland Fire Protection

District at least two weeks prior to implementation of Fire Fuel Management and Habitat Restoration plan activities. Also contact P&D compliance staff at least two weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting to be led by P&D Compliance Monitoring staff and attended by all parties deemed necessary by P&D, including the permit issuing planner, grading and/or building inspectors, other agency staff, and key construction personnel: contractors, sub-contractors and contracted monitors among others.

33. **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.
34. **Rules-36 Map/LLA Expiration.** This Lot Line Adjustment shall expire three years after approval by the final county review authority unless otherwise provided in the Subdivision Map Act and Chapter 21 of the Santa Barbara County Code.

## ATTACHMENT B-2: CONDITIONS OF APPROVAL

### 19RMM-00000-00001

1. **Proj Des-01 Project Description.** This Recorded Map Modification is based upon and limited to compliance with the project description, the approved 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 a request for a Lot Line Adjustment (LLA – 19LLA-00000-00003) & Recorded Map Modification (RMM) to adjust the property lines and modify the building and development envelopes between two lots for future residential development. No structural development is currently proposed. The size of the lots would not change from 2.0 and 10.67 acres but the lot lines and building/development envelopes would change. The building envelopes identify the location of future structures, construction storage and staging, while allowing other uses such as grading, utilities, paving, etc. to occur outside the building envelopes. The development envelopes identify the location of site preparation, ground disturbances and construction activities including those for structures, access, easements, subsurface grading, sewage disposal, and drainage components. No ground disturbance, including (a) grading; (b) vegetation removal unless required by Carpinteria-Summerland Fire Protection District or approved as part of the Fire Fuel Management and Habitat Improvement Plan; (c) ornamental, non-native landscaping, or (d) development is allowed outside the development envelopes, except paving and utilities required for driveway access to serve the development envelopes. Lot A, which is 2.0 acres and currently has building/development envelopes of 0.29 and 0.04 acres, respectively, would have new envelopes of 0.45 and 0.28 acres. Lot B, which is 10.67 acres and currently has building/development envelopes of 0.37 and 0.12 acres, respectively, would have new envelopes of 0.60 and 0.40 acres. The existing and proposed envelopes are in the same general location on the parcels and the envelopes have been designed to avoid slopes in excess of 30% while the majority of the slopes within the envelopes are less than 20%. Future development of the lots would be served by the Montecito Water District, private onsite wastewater treatment systems, and the Carpinteria-Summerland Fire Protection District. Access to the site would be provided via Toro Canyon Road via two existing unpaved driveways. The properties involved include a 2-acre lot and a 10.67-acre lot both zoned 10-E-1 and shown as Assessor's Lot Numbers 155-230-017 and -018 located at 785 and 805 Toro Canyon Road, in the Toro Canyon Area, First Supervisorial District.

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

2. **Proj Des-02 Project Conformity.** The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of the structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval thereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

### **Mitigation Measures from 20NGD-00000-00004**

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 future residential development on each lot for review and shall obtain final SBAR approval prior to issuance of applicable Land Use Permits. Grading plans, if required, shall be submitted to P&D concurrent with or prior to SBAR plan filing. **MONITORING:** The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the project has been built consistent with approved SBAR design and landscape plans prior to Final Building Inspection Clearance.
4. **Aest-06 Building Materials.** Natural building materials and colors compatible with surrounding terrain (earth-tones and non-reflective paints) shall be used on exterior surfaces of all structures, including water tanks and fences. **PLAN REQUIREMENT:** Materials shall be denoted on building plans. **TIMING:** Structures shall be painted prior to Final Building Inspection Clearance. **MONITORING:** P&D compliance monitoring staff shall inspect prior to Final Building Inspection Clearance.
5. **Aest-07 Understories and Retaining Walls.** Understories and retaining walls higher than six (6) feet shall be in tones compatible with surrounding terrain using textured materials or construction methods which create a textured effect. Native vegetation to screen retaining walls shall be planted. **PLAN REQUIREMENTS:** The Owner/Applicant shall submit retaining wall plans and vegetation screening plans to P&D for review and approval. **TIMING:** Plans shall be submitted prior to Issuance of the Land Use Permit; vegetation shall be installed prior to Final Building Inspection Clearance. **MONITORING:** P&D compliance monitoring staff shall check plans and ensure installation prior to Final Building Inspection Clearance.
6. **Aest-10 Lighting.** The Owner/Applicant shall ensure any exterior night lighting installed on the project site is of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject lot and prevent spill-over onto adjacent lots or onto the public roadway. The Owner/Applicant shall install timers or otherwise ensure lights are dimmed after 10 p.m. No lighting shall be allowed outside designated building/development envelopes except at driveway entrances to demark entry and driveway or road junctions to demark a change in direction. **PLAN REQUIREMENTS:** The Owner/Applicant shall develop a Lighting Plan for SBAR approval incorporating these requirements and showing locations and height of all exterior lighting fixtures with arrows showing the direction of light being cast by each fixture. **TIMING:** Lighting shall be installed in compliance with this measure prior to Final Building Inspection Clearance. **MONITORING:** P&D and/or BAR shall review a Lighting Plan for compliance with this measure prior to approval of a Land Use Permit for structures. P&D Permit Compliance staff shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan.
7. **MM Bio-1a Map Species Occurrence on Construction Plans:** The location and extent of Santa Barbara honeysuckle, Nuttal's oak trees, California Walnut, chaparral, and coastal sage scrub shall be shown on all construction and landscaping plans and flagged for avoidance during construction and landscaping associated with future residential development. **PLAN REQUIREMENTS:** This measure shall be noted on all grading and building plans associated with future residential development. **TIMING:** Lots shall be resurveyed and location and extent of Santa Barbara honeysuckle, Nuttal's oak trees, California Walnut, chaparral, and coastal sage scrub shall be identified on all grading and

landscape plans submitted to P&D associated with future residential development and shall be flagged prior to the pre-construction meeting. **MONITORING:** P&D processing planner shall ensure these areas are depicted on plans submitted to P&D prior to Land Use Permit approval. Permit Compliance staff and Grading and Building inspectors shall monitor throughout construction to ensure compliance and respond to complaints.

8. **MM BIO-1b Delimit Work Areas:** The limits of the Development Envelope and the 100-foot Fire Fuel Management Zone (FFMZ) around the Development Envelope shall be fenced with orange construction fencing prior to any ground disturbance. **PLAN REQUIREMENTS:** These limits shall be graphically depicted on all grading and building plans submitted to P&D for Land Use Permit approval for future residential development. **TIMING:** Fencing shall be installed prior to the pre-construction meeting. **MONITORING:** P&D processing planner shall ensure limits are depicted on plans prior to Land Use Permit approval. Permit Compliance staff and Grading and Building inspectors shall monitor throughout construction to ensure fencing remains in place.
9. **MM Bio-1c Species Avoidance During Fire Fuel Management Activities:** Because Santa Barbara honeysuckle, Nuttall's oak trees, California Walnut, chaparral, and coastal sage scrub patches are discrete and not distributed throughout the FFMZ on Lot 2, fire fuel management practices shall avoid removing this species. Santa Barbara honeysuckle, Nuttall's oak trees, California Walnut, chaparral, and coastal sage scrub stands shall be permanently staked or fenced for avoidance during vegetation management. **PLAN REQUIREMENTS:** Limits of 100-foot FFMZ shall be depicted on all plans submitted to P&D for Land Use Permit approval for future residential development. **TIMING:** Limits of 100-foot FFMZ shall be staked with rebar or other permanent markers in the field prior to the pre-construction meeting for individual lot development. **MONITORING:** Permit Compliance staff and Grading and Building inspectors shall monitor throughout construction to ensure Santa Barbara honeysuckle stands are permanently staked or fenced.
10. **MM Bio-2a Delineate FFMZs:** Prior to Land Use Permit issuance, the limits of the 100-foot fire fuel management zone on both lots shall be permanently marked with rebar or other metal stakes to delineate the zone during future fire fuel management activities. **PLAN REQUIREMENTS:** Limits of 100-foot FFMZ shall be depicted on all plans submitted to P&D for Land Use Permit approval for future residential development. **TIMING:** Limits of 100-foot FFMZ shall be staked with rebar or other permanent markers in the field prior to the pre-construction meeting for individual lot development. **MONITORING:** Permit Compliance staff and Grading and Building inspectors shall monitor throughout fire fuel management activities.
11. **MM Bio-2b Fire Fuel Management and Habitat Improvement Plan:** Prior to Land Use Permit Issuance, a qualified biologist shall prepare a Fire Fuel Management and Habitat Improvement Plan that specifically addresses the methods to be used to protect ESH (coastal sage scrub habitat, Santa Barbara honeysuckle, Nuttall's oaks, California Walnut trees, and native grassland) within the FFMZ and throughout the remainder of the property outside the Development Envelopes during fire fuel management operations. The Plan shall address how native vegetation within the FFMZs and throughout the remainder of the property outside the Development Envelopes on both lots will be modified, methods and measures to be implemented to selectively remove and control the spread of invasive, non-native grasses and shrubs, and selective removal of dead and dying non-native trees. Plan goals shall balance maximizing habitat values with fire safety.

The Plan shall include procedures for improving the quality of chaparral and coastal sage scrub habitat by removal and control of non-native grasses and shrubs and selective removal of dead and dying eucalyptus and other non-native trees. Non-native vegetation

shall be controlled so that native shrubs and trees can naturally recolonize these areas. The Plan shall contain the following elements:

Specific recommendations on how to manage native vegetation within the 0-35 foot, 35-70 foot, and 70-100 foot fire fuel management zones. Vegetation management should balance fire safety with maintaining habitat quality for native plants and wildlife.

Specific recommendations for the removal and control of eucalyptus trees in coastal sage scrub both within and outside of the FFMZs on both lots. Removal of these invasive, non-native species will greatly enhance native habitat quality. Eucalyptus should be cut at ground level and the stumps left in place to avoid unnecessary soil disturbance. Eucalyptus trunks should be scattered on-site to stabilize soils on steep slopes and to create valuable microhabitat for wildlife.

Eucalyptus duff should be removed by hand (e.g. raking) in order to create sites where native coastal sage scrub shrubs and native trees (e.g. coast live oak) can re-colonize. These cleared areas should be monitored to eradicate and control invasive, non-native herbaceous vegetation.

A qualified biologist should survey eucalyptus and other non-native trees to be removed for nesting birds, per standards developed by the California Department of Fish and Wildlife.

Dead or dying coast live oaks that do not present a safety hazard should be left in place as nesting and roosting habitat for a variety of birds.

The Plan should avoid unnecessarily degrading the occurrence or density of native grasses on any lot. Specifically, native grasses in the 0-30 ft zone and 30-100 ft zone should be mowed or weed-whipped, so that the root masses are not disturbed. Mowing or weed-whipping should only occur after the native grasses have set seed. Seed heads should be left on the ground to germinate.

The Plan shall include a 5 year maintenance and monitoring period to ensure restoration of native vegetation outside the Development Envelopes as well as success criteria.

**PLAN REQUIREMENTS AND TIMING:** The Fire Fuel Management Plan shall be prepared and submitted to P&D and Carpinteria-Summerland Fire Protection District for review and approval prior to Land Use Permit Issuance. A Notice to Property Owner shall be recorded on each lot that includes the approved Fire Fuel Management Plan. The Plan shall be implemented consistent with the approved maintenance schedule and beginning with construction of initial infrastructure improvements or individual lot development, whichever occurs first. **MONITORING:** The County-qualified biologist shall submit an annual report by January 15 of each year for the first five years of implementation, reporting on plan implementation and success criteria. Permit Compliance staff shall site inspect to confirm compliance following the first year's fuel clearance activities. For years 2 through 5, conformance with the Fire Fuel Management Plan shall be demonstrated through the submittal of the annual report and annual photo documentation by the Owner/Applicant or site visits as necessary at the discretion of the Permit Compliance staff. Compliance with the Fire Fuel Management Plan shall be for the life of the project.

12. **MM Bio-2c Landscaping Species:** Landscaping plans shall use native, locally-occurring species where feasible. No non-native ornamental landscaping is permitted outside the development envelopes. **PLAN REQUIREMENTS:** Prior to issuance of the Land Use Permit, a qualified biologist or certified landscape architect shall review the proposed species palette on all landscaping plans to ensure that native, locally-occurring species are incorporated into the landscaping plan and that the planting palettes do not include invasive, non-native species. **TIMING:** Landscaping plans shall be reviewed and approved

by P&D and BAR, if applicable, prior to Land Use Permit Issuance. **MONITORING:** Permit Compliance staff shall ensure landscape plantings are installed according to plans prior to Final Building Inspection Clearance.

13. **MM-Bio-3 Woodrat Nest and California Walnut Trees:** Construction and/or landscaping could destroy a large woodrat nest and California Walnut trees located in the southeast corner of Lot 2. The nests of this native mouse provides suitable microhabitat for a number of special-status wildlife species. If the nest or native California Walnut trees can be avoided, they shall be surrounded with orange construction fencing for the duration of construction and landscaping under the supervision of a qualified biologist. If not, a qualified biologist shall be retained to dismantle the nest and capture and relocate all inhabitants to suitable habitat nearby. **PLAN REQUIREMENTS:** Woodrat nest and California Walnut trees and pre-construction fencing shall be delineated on all plans. **TIMING:** A County-approved biologist shall conduct a pre-construction survey of both lots no more than one week prior to the pre-construction meeting to assess the woodrat nest and determine if construction fencing is required prior to any construction activities. **MONITORING:** Permit Compliance staff shall meet with the biologist at the pre-construction meeting and/or review construction fencing if required.

14. **MM Bio-4a Tree Survey:** To avoid disturbance of nesting and special status birds including raptorial species protected by the Federal Migratory Bird Treaty Act and Sections 3503, 3503.5, and 3513 of the California Fish and Game Code, proposed project activities, including, but not limited to, vegetation removal, ground disturbance, and construction shall occur outside of the bird breeding season (February 1 through August 15). If these activities must begin within the breeding season, then pre-construction surveys shall be conducted. The nesting bird pre-construction survey shall be conducted within the disturbance footprint and a 500-foot buffer as allowable without trespassing on private lands. The survey shall be conducted by a County-qualified biologist familiar with the identification of raptors and special status species known to occur in Santa Barbara County using typical methods. If nests are found, a buffer ranging in size from 25 to 500 feet (25 feet for urban-adapted species such as Anna's hummingbird and California towhee and up to 500 feet for certain raptors) depending upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site, shall be determined and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground disturbing activities shall occur within this buffer until the County-qualified biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting birds surveys are not required for construction activities occurring between August 16 and February 1.

**PLAN REQUIREMENTS AND TIMING.** If vegetation removal, ground disturbance, or construction must begin within the breeding season, then the pre-construction survey shall be conducted no more than one week prior to commencing vegetation removal, grading, or construction activities. Active nests shall be monitored at a minimum of once per week until it has been determined that the nest is no longer being used by either the young or adults. Bird survey results shall be submitted to P&D for review and approval prior to commencing grading or construction activities. These requirements would be applied to initial infrastructure improvements as well as individual lot development.

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

grading.

15. **MM Bio-4b Pre-Construction Survey:** A qualified biologist shall conduct a pre-construction survey of both lots no more than one week prior to initial vegetation grubbing and shall monitor initial grubbing and grading to salvage wildlife disturbed by this activity. **PLAN REQUIREMENTS:** This requirement shall be printed on all plans. **TIMING:** A County-approved biologist shall survey the lots no more than one week prior to initial vegetation grubbing and the pre-construction meeting. **MONITORING:** The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that a County-approved biologist conducted the survey no more than one week prior to construction commencement. Survey results shall be submitted to P&D compliance monitoring staff prior to the pre-construction meeting.
16. **CulRes-09 Stop Work at Encounter.** The Owner/Applicant and/or their agents, representatives or contractors shall stop or redirect work immediately in the event archaeological remains are encountered during grading, construction, landscaping or other construction-related activity. The Owner/Applicant shall immediately contact P&D staff, and retain a P&D approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the provisions of the County Archaeological Guidelines and conduct appropriate mitigation funded by the Owner/Applicant. **PLAN REQUIREMENTS:** This condition shall be printed on all building and grading plans. **MONITORING:** P&D permit processing planner shall check plans prior to Issuance of Grading or Building Permit and P&D compliance monitoring staff shall spot check in the field throughout grading and construction.
17. **MM Geo-2 Erosion and Sediment Control Plan.** Where required by the latest edition of the California Green Code and/or Chapter 14 of the Santa Barbara County Code, a Storm Water Pollution Prevention Plan (SWPPP), Storm Water Management Plan (SWMP) and/or an Erosion and Sediment Control Plan (ESCP) shall be implemented as part of future residential development. Grading and erosion and sediment control plans shall be designed to minimize erosion during construction and shall be implemented for the duration of the grading period and until re-graded areas have been stabilized by structures, long-term erosion control measures or permanent landscaping. The Owner/Applicant shall submit the SWPPP, SWMP or ESCP) using Best Management Practices (BMP) designed to stabilize the site, protect natural watercourses/creeks, prevent erosion, convey storm water runoff to existing drainage systems keeping contaminants and sediments onsite. The SWPPP or ESCP shall be a part of the Grading Plan submittal and will be reviewed for its technical merits by P&D. Information on Erosion Control requirements can be found on the County web site re: Grading Ordinance Chapter 14 (<http://sbcountyplanning.org/building/grading.cfm>) refer to Erosion and Sediment Control Plan Requirements; and in the California Green Code for SWPPP (projects < 1 acre) and/or SWMP requirements. **PLAN REQUIREMENTS:** The grading and SWPPP, SWMP and/or ESCP shall be submitted for review and approved by P&D prior to approval of land use clearances. The plan shall be designed to address erosion, sediment and pollution control during all phases of development of the site until all disturbed areas are permanently stabilized. **TIMING:** The SWPPP requirements shall be implemented prior to the commencement of grading and throughout the year. The ESCP/SWMP requirements shall be implemented between November 1st and April 15th of each year, except pollution control measures shall be implemented year round. **MONITORING:** P&D staff shall perform site inspections throughout the construction phase.

18. **MM Geo-3 WatConv-03 Erosion and Sediment Control Revegetation.** The Owner/Applicant shall re-vegetate graded areas within 30 days of completion of grading activities with deep rooted, native, drought-tolerant species to minimize slope failure and erosion potential. Use hydroseed, straw blankets, other geotextile binding fabrics or other P&D approved methods as necessary to hold slope soils until vegetation is established. P&D may require the reseeded of surfaces graded for the placement of structures if construction does not commence within 30 days of grading. **PLAN REQUIREMENTS:** Include this measure as a note on all grading and building plans. **TIMING:** The Owner/Applicant shall re-vegetate graded areas within 30 days of completion of grading activities. **MONITORING:** The Owner/Applicant shall demonstrate compliance to grading and building inspectors in the field.
19. **Noise-02 Construction Hours.** The Owner /Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 8:00 a.m. and 5:00 p.m. Monday through Friday. No construction shall occur on weekends or State holidays. Non-noise generating interior construction activities such as plumbing, electrical, drywall and painting (which does not include the use of compressors, tile saws, or other noise-generating equipment) are not subject to these restrictions. Any subsequent amendment to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein. **PLAN REQUIREMENTS:** The Owner/Applicant shall provide and post a sign stating these restrictions at all construction site entries. **TIMING:** Signs shall be posted prior to commencement of construction and maintained throughout construction. **MONITORING:** The Owner/Applicant shall demonstrate that required signs are posted prior to grading/building permit issuance and pre-construction meeting. Building inspectors and permit compliance staff shall spot check and respond to complaints.
20. **MM Wat-1 WatConv-04 Equipment Storage-Construction.** The Owner/Applicant shall designate a construction equipment filling and storage area(s) within the designated development/building envelope to contain spills, facilitate clean-up and proper disposal and prevent contamination from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. The areas shall be no larger than 50 x 50 foot unless otherwise approved by P&D and shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources. **PLAN REQUIREMENTS:** The Owner/Applicant shall designate the P&D approved location on all permits. **TIMING:** The Owner/Applicant shall install the area prior to commencement of construction. **MONITORING:** P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.
21. **MM Wat-2 WatConv-05 Equipment Washout-Construction.** The Owner/Applicant shall designate a washout area(s) for the washing of concrete trucks, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. Note that polluted water and materials shall be contained in this area and removed from the site as needed. The area shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources. **PLAN REQUIREMENTS:** The Owner/Applicant shall designate the P&D approved location on all permits. **TIMING:** The Owner/Applicant shall install the area prior to commencement of construction. **MONITORING:** P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

#### **Recorded Map Modification Conditions**

22. **Map-01 Maps-Info.** Prior to recordation of the Recorded Map Modification and subject to P&D approval as to form and content, the Owner/Applicant shall include all of the

mitigation measures, conditions, agreements and specific plans associated with or required by this project approval on a separate informational sheet(s) to be recorded with the Parcel Map. All applicable conditions and mitigation measures of the project shall be printed on grading and/or building plans and shall be graphically illustrated where feasible.

23. **Map-04 TPM, TM, LLA Submittals.** Prior to recordation of the Recorded Map Modification, the Owner/Applicant shall submit a Parcel Map prepared by a licensed land surveyor or Registered Civil Engineer to the County Surveyor. The Map shall conform to all approved exhibits, the project description and conditions of approval as well as all applicable Chapter 21-Land Division requirements, as well as applicable project components required as part of recorded project conditions.

### **Project Specific Conditions**

24. If the construction site is graded and left undeveloped for over four weeks, the applicants shall employ the following methods immediately to inhibit dust generation:
- a. seeding and watering to revegetate graded areas; and/or
  - b. spreading of soil binders; and/or
  - c. any other methods deemed appropriate by Planning and Development.

**Plan Requirements:** These requirements shall be noted on all plans. **Timing:** Plans are required prior to approval of Land Use Permits. **Monitoring:** Grading Inspector shall perform periodic site inspections.

25. Dust generated by development activities shall be kept to a minimum with a goal of retaining dust on the site, by following the dust control measures listed below:
- d. During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems are to be used to prevent dust from leaving the site and to create a crust after each day's activities cease.
  - e. During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
  - f. Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.

**Plan Requirements:** All requirements shall be shown on grading and building plans. **Timing:** Condition shall be adhered to throughout all grading and construction periods. **Monitoring:** P&D shall ensure measures are on plans. P&D Grading and Building inspectors shall spot check; Grading and Building shall ensure compliance on-site. APCD inspectors shall respond to nuisance complaints.

26. **Fuel Management Outside Fire Fuel Management Zones.** Any fuel management activities required by the Carpinteria-Summerland Fire Protection District and conducted outside of the designated Development Envelopes and Fire Fuel Management Zones (FFMZs) shall be subject to all of the same mitigation measures applicable to fuel management activities within the FFMZs, including species avoidance, protection of native vegetation, and pre-construction surveys.
- Plan Requirements/Timing:** This condition shall become effective upon Map Recordation.
- Monitoring:** P&D staff shall ensure compliance with this condition and respond to complaints.

## County Rules and Regulations

27. **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.
28. **Rules-06 Recorded Map Required.** The Map Modification to Parcel Map 14,534 shall not be final until a 'Certificate of Correction' is filed with the County Surveyor's Office for review and approval and is subsequently recorded with the Santa Barbara County Recorder as directed by the County Surveyor. This shall be completed prior to approval of any permits for development, including grading.
29. **Rules-19 Maps/LLA Revisions.** If the unrecorded Map Modification to Parcel Map 14,534 is proposed to be revised, including revisions to the conditions of approval, the revisions shall be approved in the same manner as the originally approved Parcel Map.
30. **Rules-23 Processing Fees Required.** Prior to recordation, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
31. **Rules-29 Other Dept Conditions.** Compliance with Departmental/Division letters required as follows:
  1. Carpinteria-Summerland Fire Protection District dated April 29, 2019.
32. **Rules-31 Mitigation Monitoring Required.** The Owner/Applicant shall ensure that the project complies with all approved plans and all project conditions including those which must be monitored after the project is built and occupied. To accomplish this, the Owner/Applicant shall:
  - a. Contact P&D compliance staff as soon as possible after project approval to provide the name and phone number of the future contact person for the project and give estimated dates for future project activities;
  - b. Sign a separate Agreement to Pay for compliance monitoring costs and remit a security deposit prior to map recordation as authorized by ordinance and fee schedules. Separate compliance accounts shall be required for each lot in association with future lot development. Compliance monitoring costs will be invoiced monthly and may include costs for P&D to hire and manage outside consultants when deemed necessary by P&D staff (e.g. non-compliance situations, special monitoring needed for sensitive areas including but not limited to biologists, archaeologists) to assess damage and/or ensure compliance. In such cases, the Owner/Applicant shall comply with P&D recommendations to bring the project into compliance. The decision of the Director of P&D shall be final in the event of a dispute. Monthly invoices shall be paid by the due date noted on the invoice;
  - c. Note the following on each page of grading and building plans "This project is subject to Compliance Monitoring and Reporting. All aspects of project construction shall adhere to the approved plans, notes, and conditions of approval, and mitigation measures from Mitigated Negative Declaration 20NGD-00000-00004";
  - d. Contact P&D compliance staff and Carpinteria-Summerland Fire Protection District at least two weeks prior to implementation of Fire Fuel Management and Habitat Restoration plan activities. Also contact P&D compliance staff at least two weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting to be led by P&D Compliance Monitoring staff and

attended by all parties deemed necessary by P&D, including the permit issuing planner, grading and/or building inspectors, other agency staff, and key construction personnel: contractors, sub-contractors and contracted monitors among others.

33. **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.
34. **Rules-36 Map/LLA Expiration.** This Map Modification shall expire three years after approval by the final county review authority unless otherwise provided in the Subdivision Map Act and Chapter 21 of the Santa Barbara County Code.



# CARPINTERIA ~ SUMMERLAND FIRE PROTECTION DISTRICT

April 24, 2019

RECEIVED

Ms. Petra Leyva / *Travis Lee*  
Planning and Development  
County of Santa Barbara  
123 East Anapamu Street  
Santa Barbara, CA 93101

APR 29 2019  
S B COUNTY  
PLANNING & DEVELOPMENT

Re: 09LLA-00000-00003 / APN: 004-004-007/ -017/ -018  
Toro Canyon Road

Dear Ms. Leyva:

The following items are necessary for fire protection:

1. Application for the assignment of new property addressing is required. Assignment of new addresses for APN 155-230-017 and 155-230-018 has been completed. (See letters and invoices attached).
2. Addressing for APN 155-230-007 is not required.
3. Per Carpinteria-Summerland Fire District Ordinance No. 2008-01 pertaining to fees and service charges, a service charge of \$410.00 is assessed for the review of this lot line adjustment.
4. The Fire District has no other conditions and has no objections to the Lot Line Adjustment.
5. Any future changes, including further division, intensification of use, or increase in hazard classification, may require additional conditions in order to comply with applicable fire district development standards.

If you need additional information on Fire District conditions, please contact me at 566-2451.

Sincerely,

Ed Foster  
Fire Marshal  
Fire Prevention Bureau

cc: Property Owner /  
L&P Consultants

*"Pride in Service"*



# CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

April 24, 2019

Kevin Frampton  
12250 Linda Flora  
Ojai, CA 93023

Subject: ADDRESS ASSIGNMENT

**APN: 155-230-017**

New address: **785 TORO CANYON ROAD SANTA BARBARA, CA 93108**

FORMER / CURRENT ADDRESS: NONE

In accordance with provision of the Carpinteria- Summerland Fire District Standards and Santa Barbara County Code Ordinance 4065, Road Naming and Address Numbering, this letter will confirm that the property has been assigned the above referenced address (es) effective immediately.

By copy of this letter, the agencies and companies listed below are being notified of this assignment. If this is a mailing address and change affects the receiving of correspondence, please notify all other agencies/ individuals.

Address Posting Requirements: Address Numbers must be contrasting to the background color, a minimum of 4 inches in height, and posted on the building so as to be visible from the street. If the building is obstructed from view at the access road, address numbers shall be posted at the driveway and road intersection as necessary to be visible when traveling in either direction and shall be a minimum of 3 feet above the ground.

If you have questions, please contact the Fire Prevention Bureau at 805-566-2451.

Sincerely,

Ed Foster, Fire Marshal

cc: So Cal Gas  
Montecito Water District  
SB County Fire Prevention  
General County Programs  
SB County Assessor  
Formerly PacBell  
USPO, Address Management

So Cal Edison  
SB County Planning & Development  
Elections  
Dispatch/Sheriff  
Thomas Bros Maps  
Verizon

*"Pride in Service"*



# CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

April 24, 2019

Kevin Frampton  
12250 Linda Flora  
Ojai, CA 93023

Subject: ADDRESS ASSIGNMENT

**APN: 155-230-018**

New address: **805 TORO CANYON ROAD SANTA BARBARA, CA 93108**

FORMER / CURRENT ADDRESS: NONE

In accordance with provision of the Carpinteria- Summerland Fire District Standards and Santa Barbara County Code Ordinance 4065, Road Naming and Address Numbering, this letter will confirm that the property has been assigned the above referenced address (es) effective immediately.

By copy of this letter, the agencies and companies listed below are being notified of this assignment. If this is a mailing address and change affects the receiving of correspondence, please notify all other agencies/ individuals.

Address Posting Requirements: Address Numbers must be contrasting to the background color, a minimum of 4 inches in height, and posted on the building so as to be visible from the street. If the building is obstructed from view at the access road, address numbers shall be posted at the driveway and road intersection as necessary to be visible when traveling in either direction and shall be a minimum of 3 feet above the ground.

If you have questions, please contact the Fire Prevention Bureau at 805-566-2451.

Sincerely,

Ed Foster, Fire Marshal

cc: So Cal Gas  
Montecito Water District  
SB County Fire Prevention  
General County Programs  
SB County Assessor  
Formerly PacBell  
USPO, Address Management

So Cal Edison  
SB County Planning & Development  
Elections  
Dispatch/Sheriff  
Thomas Bros Maps  
Verizon

*"Pride in Service"*