



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 19, 2009

Jennifer Foster
PO Box 591
Summerland, CA 93067

PLANNING COMMISSION
HEARING OF JUNE 17, 2009

RE: *Salentine Second Development Envelope Project; 07RMM-00000-00001*

Hearing on the request of Jennifer Foster, agent for the owner John Salentine, to consider Case No. 07RMM-00000-00001 [application filed on January 8, 2007] in compliance with County Code Chapter 21, on property zoned RR-5 to allow the creation of a second Development Envelope on Parcel B of Parcel Map 13,861; and to approve the Addendum to Negative Declaration 87-ND-15 pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. There are no new significant environmental impacts as a result of this modification request. The original ND identified potentially significant but mitigable effects on the environment in the following categories: Aesthetics/Visual Resources, Geologic Processes and Water Resources. The Addendum to the Negative Declaration and all reference documents may be reviewed at the Planning and Development Department, 123 E. Anapamu St., Santa Barbara. The application involves AP No. 077-030-025, located at 1224 Franklin Ranch Road, in the Goleta area, Second Supervisorial District.

Dear Ms. Foster:

At the Planning Commission hearing of June 17, 2009, Commissioner Brown moved, seconded by Commissioner Valencia and carried by a vote of 4-0 (Cooney absent) to:

1. Adopt the required findings for the project specified in Attachment A of the staff report, dated May 29, 2009, including the California Environmental Quality Act (CEQA) findings;
2. Approve the Addendum contained in Attachment D of the staff report, dated May 29, 2009 and adopt the mitigation monitoring program contained in the conditions of approval; and
3. Approve the project subject to the conditions included as Attachment B of the staff report, dated May 29, 2009 and as revised at the hearing of June 17, 2009.

REVISIONS TO THE CONDITIONS OF APPROVAL

Condition No. 24 was amended:

24. Indemnification: Developer shall defend, indemnify and hold harmless the County or its agents, 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 Coastal Development Permit/Recorded Map Modification. In the event that the County fails

promptly to notify the applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.

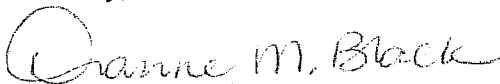
The attached findings and conditions reflect the Planning Commission's actions of June 17, 2009.

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

Appeal applications may be obtained at the Clerk of the Board's office. The appeal form must be filed along with any attachments to the Clerk of the Board. In addition to the appeal form a concise summary of fifty words or less, stating the reasons for the appeal, must be submitted with the appeal. The summary statement will be used for public noticing of your appeal before the Board of Supervisors. The appeal, which shall be in writing together with the accompanying applicable fee must be filed with the Clerk of the Board of Supervisors within the 10 calendar days following the date of the Planning Commission's decision. In the event that the last day for filing an appeal falls on a non-business of the County, the appeal may be timely filed on the next business day. This letter or a copy should be taken to the Clerk of the Board of Supervisors in order to determine that the appeal is filed within the allowed appeal period. **The appeal period for this project ends on Monday, May 29, 2009 at 5:00 p.m.**

If this decision is appealed, the filing fee for both non-applicant and applicant is \$643 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,



Dianne M. Black
Secretary to the Planning Commission

cc: Case File: 07RMM-00000-00001
Planning Commission File
Owner: John Salentine, 105 Campo Vista, Santa Barbara, CA 93111
County Chief Appraiser
County Surveyor
Fire Department
Flood Control
Park Department
Public Works
Environmental Health Services
APCD
Janet Wolf, Second District Supervisor
Cecilia Brown, Second District Commissioner
Rachel Van Mullem, Deputy County Counsel
Errin Briggs, Planner

**Attachments: Attachment A – Findings
Attachment B – Conditions of Approval with attached Departmental Letters**

DMB/jao

ATTACHMENT A: FINDINGS

1.0 CEQA FINDINGS

1.1 FINDINGS FOR THE ADDENDUM

1.1.1 *Consideration of the Addendum and Full Disclosure*

The Addendum to Negative Declaration 87-ND-15, dated June 17, 2009 was presented to the County Planning Commission and all voting members of the County Planning Commission have reviewed and considered the Addendum and the Negative Declaration, as discussed in the County Planning Commission staff report dated June 17, 2009, prior to approving this proposal.

In addition, all voting Commissioners have reviewed and considered testimony and additional information presented at or prior to public hearing[s] on the Salentine Second Development Envelope Project. The Addendum reflects the independent judgment of the County Planning Commission and has been completed in compliance with CEQA and, together with the 87-ND-15, is adequate for this proposal.

There has been no substantial changes proposed in the project, no substantial changes with respect to the circumstances under which the project would be undertaken and no new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous Negative Declaration was certified. On the basis of the whole record, including the Addendum, the previously certified Negative Declaration, and any public comments received, the County Planning Commission finds that the project changes described in the Addendum will not create any new significant effects or a substantial increase in the severity of previously identified significant effects on the environment.

1.1.2 *Location of Record of Proceedings*

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, Dianne Black, of Planning and Development located at 123 E. Anapamu St., Santa Barbara, CA 93101.

1.1.3 *Environmental Reporting and Monitoring Program*

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

1.1.4 *Findings that Certain Impacts are Mitigated to Insignificance by Conditions of Approval*

The Addendum, dated June 17, 2009, to Negative Declaration 87-ND-15 that was prepared for the James Lot Split identified several subject areas for which the project was considered to cause or contribute to potentially significant, but mitigable environmental impacts including Aesthetics/Visual Resources, Geologic Processes and Water Resources. Please see Attachment-B, Addendum, for further detail.

2.0 ADMINISTRATIVE FINDINGS

Map Modification Findings: Pursuant to Section 21-15.9.h of the Chapter 21 Subdivision Regulations, the following findings must be made in order for staff to recommend approval of the proposed map modification:

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;*

A change in circumstances has occurred on the subject property which fulfills the intent of this finding. Specifically, the topography of the parcel has been altered by the placement of approximately 20,000 cubic yards of fill material in a small, onsite drainage by the Santa Barbara County Flood Control District in 1995. The fill material effectively leveled a portion of the drainage and created a flat pad of approximately 22,000 square feet in size. The proposed additional Development Envelope would be located wholly within this flat area. While the fill material is currently unconsolidated, the fill area is considered adequate for structural development with implementation of the recommendations contained in the Preliminary Foundation Investigation (Pacific Materials Laboratory dated 9/22/06 and revised 9/4/07) and Geologic Hazards Evaluation (Campbell Geo dated 9/21/07), including the use grade beams and caissons.

These changes to the subject parcel meet the intent of this finding and provide the basis for allowing the designation of a second Development Envelope on the subject property. Therefore, this finding can be made.

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

The proposed Recorded Map Modification has been initiated by a private landowner. The project would not impose any additional burden on the present owner of the subject property. Therefore, this finding can be made.

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

The proposed Map Modification would not alter any right, interest or title of PM 13,861.

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;*

Parcel Map 13,861, as modified, would be consistent with the Santa Barbara County Comprehensive Plan including the Goleta Community Plan and the Countywide Land Use Development Code zoning requirements as discussed in sections 6.2 & 6.3 of the staff report dated June 17, 2009 and hereby incorporated by reference. The modified map would continue to be consistent with all findings required under California Government Code Section 66474 necessary for approval of tentative maps. Therefore, this finding can be made.

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

Parcel Map 13,861, as modified, would continue to be consistent with all applicable provisions of the Countywide Land Use Development Code as discussed in section 6.3 of the staff report dated June 17, 2009 and hereby incorporated by reference. Therefore, this finding can be made.

2.6 *The property for which the modification is sought is in compliance with 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 subject property is in compliance with all requirements of the Countywide Land Use Development Code and is consistent with the policies contained within the Comprehensive Plan including the Goleta Community Plan as discussed in sections 6.2 & 6.3 of the staff report dated June 17, 2009 and hereby incorporated by reference. There are no outstanding violations associated with the subject parcel. Therefore, this finding can be made.

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 proposed Map Modification would add a second Development Envelope to the subject parcel. While the Countywide Land Use Development Code allows for the construction of a Residential Second Unit (RSU) in the RR-5 zone district, such a structure could be developed, along with the primary residence, within the existing Envelope. There is ample area in the existing Envelope to construct an attached RSU. The addition of the second Development Envelope would simply allow the property owner to develop a potential RSU in a detached location. Therefore, Parcel Map 13,861, as modified, would not result in an increased number of dwelling units or greater density than the originally recorded map. Therefore, this finding can be made.

ATTACHMENT B: CONDITIONS OF APPROVAL

07RMM-00000-00001

1. This Recorded Map Modification is based upon and limited to compliance with the project description, Planning Commission hearing exhibits A-G, dated June 17, 2009, and conditions of approval set forth below. 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.

The project description is as follows:

The request is for a Recorded Map Modification to allow the addition of a second Development Envelope of approximately 21,703 square feet to Parcel B (APN 077-030-025) of the previously approved Parcel Map 13,861. The new and existing Development Envelopes would contain all future structural development and associated grading, ground disturbance and construction activities (including construction staging, stockpiling, and washout areas). Future grading for driveways, utilities and drainage improvements would be necessary outside the Development Envelopes. The existing Development Envelope located in the northwestern portion of the property would remain unchanged. Access to the site would continue to be from Franklin Ranch Road, an existing private roadway easement. The site would be served by the Goleta Water District, the County Fire Department and a private septic system. No grading would be necessary and no trees would be removed as part of the project. The parcel is currently vacant and no new structural development is proposed.

Condition no. 7 of Parcel Map 13,861 would be revised as part of the project. Condition no. 7 states: "All grading shall be performed outside the rainy season during the relatively dry season from April 1st to November 30th. All areas disturbed during grading or development shall be stabilized with native grasses and shrubs immediately following disturbance."

This condition would be replaced with the County's current standard condition which allows grading during the winter months with implementation of a Building & Safety approved erosion and sediment control plan. The condition also requires all exposed graded surfaces to be reseeded with ground cover vegetation to minimize erosion within 4 weeks of grading completion.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above 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 hereto. 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.

APPLICABLE CONDITIONS FROM PM 13,861 (87-ND-15)

2. Any development (of Parcel B) shall use earth-tone colors and materials which are harmonious with the natural environment.
3. Drought tolerant plantings and landscaping for any development (of Parcel B) shall conform to the natural form of the hilltop (topography).
4. The height of any structures proposed (for Parcel B) shall be limited to 25 feet above the finished floor elevation.
5. Any structures proposed (for Parcel B) shall conform to the natural topography and be subject to approval by the Board of Architectural Review.

PROJECT SPECIFIC CONDITIONS FOR FUTURE DEVELOPMENT

6. **(Replaces Condition No. 7 of TPM 13,861)** The applicant shall limit excavation and grading to the dry season of the year (i.e. April 15 to November 1) unless a Building & Safety approved erosion and sediment control plan is in place and all measures therein are in effect. All exposed graded surfaces shall be reseeded with ground cover vegetation to minimize erosion. **Plan Requirements:** This requirement shall be noted on all grading and building plans. **Timing:** Graded surfaces shall be reseeded within 4 weeks of grading completion, with the exception of surfaces graded for the placement of structures. These surfaces shall be reseeded if construction of structures does not commence within 4 weeks of grading completion. **Monitoring:** P&D shall site inspect during grading to monitor dust generation and 4 weeks after grading to verify reseeded and to verify the construction has commenced in areas graded for placement of structures.
7. **Night Lighting:** Any exterior night lighting shall be of low intensity, low glare design, and shall be fully hooded to direct light downward. **Plan Requirements/Timing:** The final plans submitted to the South Board of Architectural Review for approval prior to the issuance of the Land Use Permit shall include the locations of all exterior lighting fixtures, catalogue cut sheets of the fixtures showing the method for shielding the light source and reducing glare, information on the illumination levels, and provisions for automatic shut-off after 10 pm. **Monitoring:** P&D shall ensure that the final architectural building plans, the final landscape plans, and the final lighting plans approved by the SBAR are included in the plan set accompanying the building and electrical permits.
8. In the event that archaeological resources and/or remains are encountered during grading activities, activities shall be temporarily suspended in the area of the find and the applicant shall retain a P&D-approved archaeologist and Native American observer to carry out a Phase 1 archaeological investigation pursuant to County Archaeological Guidelines to evaluate the significance of the find. If resources are found to be significant, the applicant shall fund a Phase 2 or Phase 3 data recovery program pursuant to the County's Archaeological Guidelines. P&D shall prepare the scope of work for all investigations. **Plan Requirements:** This condition shall be printed on all building and grading plans. **Monitoring:** P&D shall check plans prior to approval of Coastal Development Permit and shall spot check in the field.
9. **Construction Hours:** All site development and/or noise generating construction and construction equipment maintenance shall be limited to the hours between 7:00 a.m. and 4:30 p.m., Monday-Friday only and shall not occur on State holidays (e.g., Thanksgiving, Labor Day, etc.). Non-noise generating construction activities, such as interior painting, are not subject to these restrictions. **Plan Requirements and Timing:** Two signs stating these restrictions shall be provided by the applicant and posted onsite. **Monitoring:** Building inspectors and compliance staff shall spot check in the field and respond to complaints.
10. **Washout Area:** During construction, the washing of concrete trucks, paint, equipment, or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Wash water shall not be discharged to the storm drains, street, drainage ditches, creeks, or wetlands. Areas designated for washing functions shall be at least 100 feet from any storm drain, water body or sensitive biological resources. The location(s) of the washout area(s) shall be clearly noted at the construction site with signs. **Plan Requirements/Timing:** A washout area, acceptable to P&D, shall be shown on all grading and building plans prior to issuance of the Land Use Permit. This condition shall be printed on all grading and building plans. **Monitoring:** The washout area(s) shall be in place and maintained throughout construction. Permit Compliance shall site inspect throughout the construction period to ensure proper use, location, and maintenance of the washout area(s).

11. Dust generated by the development activities shall be retained onsite and kept to a minimum 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 shall 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. After clearing, grading, earth moving, or excavation is completed, the entire area of disturbed soil shall be treated immediately by watering or revegetating or spreading soil binders to prevent wind pickup of the soil until the area is paved or otherwise developed so that dust generation will not occur.
 - d. Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.
 - e. Trucks transporting soil, sand, cut or fill materials and/or construction debris to or from the site shall be tarped from the point of origin.

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:** Grading inspector and compliance staff shall spot check in the field and respond to complaints.

12. **Development Envelopes:** The Planning Commission has determined Development Envelopes are necessary to identify and limit the area of future development in order to avoid development on slopes greater than 20%. **Project Applicability:** Development Envelopes shall be restricted to those areas shown on Exhibit E (Tentative Parcel Map), dated June 17, 2009, to avoid steep slopes. No structural development or earth disturbance shall occur outside of these areas with the exception of grading for utilities, access and drainage. Development Envelope boundaries shall be staked in the field. **Plan Requirements:** Development Envelope locations shall be described by metes and bounds and recorded on the final map. This condition shall be recorded with the final map and shown with the Development Envelopes on all grading and construction plans submitted for land use clearance. **Timing:** Development Envelopes shall be staked in the field prior to the start of future grading or structural development. **Monitoring:** During plan check, the planner shall ensure that all grading and construction is confined to approved envelopes. Staking shall be checked during pre-construction meeting. P&D grading inspectors and planners shall inspect and photo document during all grading and construction phases to ensure development is confined to Development Envelopes and that staking remains in place during site grading and construction.
13. Prior to approval of a Land Use Permit for future development, a Can-and-Will-Serve letter or equivalent from the Goleta Water District shall be provided.
14. The location of the mapped Environmentally Sensitive Habitat area associated with Franklin Creek shall be shown on the final map. **Timing:** The location of the ESH area shown on the final map shall be confirmed by P&D prior to recordation.
15. The project landscaping shall consist of drought-tolerant native and/or Mediterranean type species which adequately screen the project site from surrounding land uses. Landscaping shall be compatible with the character of the surroundings and the architectural style of the structure. **Plan Requirements/Timing:** The applicant shall also submit four copies of a final landscape and water-

conserving irrigation plan to P&D for review and approval. Prior to occupancy clearance, landscape and irrigation shall be installed. **MONITORING:** Prior to occupancy clearance, Permit Compliance staff shall photo document installation. Permit Compliance staff shall check maintenance as needed.

RECORDED MAP MODIFICATION CONDITIONS

16. This Recorded Map Modification (07RMM-00000-00001) shall be subject to all applicable Conditions of PM 13,861, which are incorporated herein by reference. (Included as conditions 2-5)
17. Prior to finalization of the Recorded Map Modification and subject to P&D approval as to form and content, the applicant shall include all new conditions associated with 07RMM-00000-00001, all original conditions and mitigation measures associated with PM 13,861, agreements, and specific plans associated with or required by this project approval on a separate informational sheet to be recorded with the final map. All applicable conditions and mitigation measures of the project shall be printed on all future grading and/or building plans and shall be graphically illustrated where feasible. If Land Use Permits are obtained prior to recordation, the conditions will not apply retroactively to the previously issued Land Use Permit.
18. The applicant shall record with the final map the proposed additional Envelope, as shown and approved on the Tentative Map included as Attachment E of this staff report.
19. If the proposed map is revised from the approved map modification, Case No. 07RMM-00000-00001, or if changes to conditions are sought, approval shall be in the same manner as for the originally approved tentative map (County Planning Commission).
20. Required review fees and three copies of the documents that the County Surveyor shall determine to be appropriate shall be submitted to Planning and Development (P&D) for compliance review of P&D conditions before P&D will issue modified map clearance to the County Surveyor.

COUNTY RULES AND REGULATIONS

21. Compliance with the following departmental condition letters:
 - a. Air Pollution and Control District letter dated January 12, 2007
 - b. Fire Department letter dated February 13, 2007
22. **Mitigation Monitoring required:** The 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 applicant agrees to:
 - 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) Contact P&D compliance staff at least two weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting with the owner, compliance staff, other agency personnel and with key construction personnel.
 - c) Pay a \$1,500 deposit fee prior to issuance of Land Use Permits for future development as authorized under ordinance and fee schedules to cover full costs of monitoring as described above, including costs for P&D to hire and manage outside consultants when deemed necessary by P&D staff (e.g. non-compliance situations, special monitoring needed for sensitive areas including but not limited to biologists, archaeologists) to assess damage and/or ensure

compliance. In such cases, the 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.

- 23. Additional Permits Required:** Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the applicant shall obtain a Land Use and Building Permit from Planning and Development. These Permits are required by ordinance and are necessary to ensure implementation of the conditions required by the Planning Commission. Before any Permit will be issued by Planning and Development, the applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development.
- 24. Indemnification:** Developer shall defend, indemnify and hold harmless the County or its agents, 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 Recorded Map Modification. In the event that the County fails promptly to notify the applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.
- 25. Legal Challenge:** In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the County and substitute conditions may be imposed.



Santa Barbara County
Air Pollution Control District

TO: Department of Planning and Development - South l
ATTN: Petra Leyva | Lisa Hosale
FROM: Vijaya Jammalamadaka VJ
DATE: January 12, 2007
CASE #: 07RMM-00000-00001 Salentine Adding 2nd Bld Envelop
(APN 077-030-025)

The Air Pollution Control District has reviewed the referenced case and offers the following:

- The APCD has no comment on this project at this time.
- Applicant must be issued an APCD permit prior to construction or operation of this project.
- Applicant must apply for an APCD permit exemption prior to land use clearance.
- The applicant should determine whether the structure(s) proposed for demolition contains asbestos that is friable or has the potential to become friable during demolition or disposal. If the structure does contain friable asbestos, the asbestos should be removed by a contractor that is state certified for asbestos removal.
- Applicant is required to complete the attached "Asbestos Demolition/Renovation Notification" form. The completed form should be mailed to the Santa Barbara APCD and EPA Region IX no later than the date specified in number 2 of the instructions.
- Standard dust mitigation measures (dated September 1996) are recommended for all construction and/or grading activities. The name and telephone number of an on site contact person must be provided to the APCD prior to issuance of land use clearance.

cc:
Jennifer Foster, Agent
Project File
TEA Chron File

Memorandum

Date: February 13, 2007

To: Lisa Hosale
Planning & Development
Santa Barbara

From: Jim Michalak, Inspector *JMM*
Fire Department



Subject: APN: 077-030-025; Case #: 07RMM-00001
Site: 1225 Franklin Ranch Road, Goleta
Project Description: Add Building Envelope to Existing Parcel

Fire Department staff has reviewed the above referenced project and has no development conditions to place on the addition of a second building envelope, as presented at this time.

THE FOLLOWING CONDITIONS ARE ADVISORY ONLY AT THIS TIME AND SHOULD BE CONSIDERED IF FURTHER DEVELOPMENT IS PROPOSED FOR THIS PARCEL IN THE FUTURE

**PRIOR TO ERECTION OF COMBUSTIBLE BUILDING MATERIALS
THE FOLLOWING CONDITIONS MUST BE MET**

1. Driveways serving one residential dwelling are required to have a minimum width of 12 feet. Driveways serving two residential dwellings are required to have a minimum width of 16 feet. Driveways serving three to nine residential dwellings are required to have a minimum width of 20 feet. If any future development is planned for this parcel or will be served by this driveway, the applicant is encouraged to coordinate these standards into their plans and with other interested parties.

Any portion of the driveway exceeding 10 percent in slope shall be paved.

2. Because the proposed project is located within the mapped boundaries of the High Fire Hazard Zone of Santa Barbara County, special provisions of the Building Code will apply. These provisions will influence both the design of the project and the type of building materials that may be utilized. Please refer to the Santa Barbara County Building and Safety Division for details.

Note: Owners of property located within a designated "Very High Fire Hazard Severity Zone" are required by state law (Government Code Section 51182) to create a firebreak of 100 feet (or to the property line, whichever is nearer) around any structures on their property. This does not apply to single specimens of trees, ornamental shrubbery, or similar plants that are used as ground cover if they do not form a means of rapidly transmitting fire from the native growth to any dwelling or structure.

3. One (1) fire hydrant shall be installed. The hydrant shall be located per fire department specifications and shall flow 750 gallons per minute at a 20 psi residual pressure. Prior to installation, plans showing locations, size and type of hydrant, valves, main lines and lateral lines shall be approved by the fire department.

**PRIOR TO OCCUPANCY CLEARANCE
THE FOLLOWING CONDITIONS MUST BE MET**

4. Building address numbers must be a minimum height of three (3) inches and a color contrasting to the background color. The address number shall be elevated at least three (3) feet from the ground for clear visibility and easy directional identification. The numbers shall be visible from the access road when traveling in either direction. If the driveway is over 150 feet in length or the building is obstructed from view at the access road, numbers shall be posted at any driveway and road intersections as is necessary.
5. Stop work immediately and contact the County Fire Department, Hazardous Materials Unit (HMU) at 686-8170 if visual contamination or chemical odors are detected while implementing the approved work at this site. Resumption of work requires approval of the HMU.
6. When access ways are gated, a fire department approved locking system shall be installed.
7. Santa Barbara County Fire Department fire sprinkler system requirements shall be met. Fire sprinkler system plans shall be approved prior to installation. Location of any fire department connection shall be determined by the fire department.
8. Payment of development impact fees is required. The fees shall be computed on each new building, including non-habitable spaces.

Fees will be calculated as follows:

Mitigation Fee at \$.20 per square foot for structures without fire sprinkler systems

Mitigation Fee at \$.10 per square foot for structures with fire sprinkler systems

Goleta Fees

The Fire Prevention Division must be notified of any proposed future development. These conditions are noted at this time for informational purposes only.

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

JM:reb

c: John Salentine, 105 Campo Vista, Santa Barbara, CA 93111
Jennifer Foster, PO Box 591, Summerland, CA 93067
APN/Chron

