



**Santa Barbara County
Air Pollution Control District**

December 15, 2017

Nicole Lieu
Santa Barbara County
Planning and Development
123 E. Anapamu Street
Santa Barbara, CA 93101

Re: APCD Suggested Conditions on O'Neil Demo/Rebuild SFD, 08CDH-00000-00040, 08GPA-00000-00007, 08RZN-00000-00006

Dear Ms. Lieu:

The Air Pollution Control District (APCD) has reviewed the referenced project, which consists of changing the underlying land use and zoning designations, demolishing the existing 1,450 square foot residence and constructing a new 2,218 square foot residence. The subject property, a 0.1-acre parcel zoned REC and identified in the Assessor Parcel Map Book as APN 005-250-001, is located at 2551 Wallace Avenue in the unincorporated Summerland area.

Air Pollution Control District staff offers the following suggested conditions:

1. Standard dust mitigations (**Attachment A**) are recommended for all construction and/or grading activities. The name and telephone number of an on-site contact person must be provided to the APCD prior to grading/building permit issuance.
2. The State of California considers particulate matter emitted by diesel engines carcinogenic. Therefore, during project grading, construction, and hauling, construction contracts must specify that contractors shall adhere to the requirements listed in **Attachment B** to reduce emissions of particulate matter (as well as of ozone precursors) from diesel equipment. Recommended measures should be implemented to the maximum extent feasible.
3. All portable diesel-fired construction engines rated at 50 bhp or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or APCD permits prior to grading/building permit issuance. Construction engines with PERP certificates are exempt from APCD permit, provided they will be on-site for less than 12 months.
4. Advisory: The applicant should determine whether any structure(s) proposed for demolition or renovation contains asbestos that is friable or has the potential to become friable during demolition or disposal. If any structure does contain friable asbestos, the asbestos should be removed by a contractor that is state certified for asbestos removal. For more information on asbestos in construction, please see www.ourair.org/asbestos/.
5. Natural gas-fired fan-type central furnaces with a rated heat input capacity of less than 175,000 Btu/hr and water heaters rated below 75,000 Btu/hr must comply with the emission limits and

certification requirements of APCD Rule 352. Please see www.ourair.org/wp-content/uploads/rule352.pdf for more information.

6. At a minimum, prior to occupancy, any feasible greenhouse gas reduction measures from the following sector-based list should be applied to the project:
 - Energy use (energy efficiency, low carbon fuels, renewable energy)
 - Water conservation (improved practices and equipment, landscaping)
 - Waste reduction (material re-use/recycling, composting, waste diversion/minimization)
 - Architectural features (green building practices, cool roofs)

7. Asphalt paving activities shall comply with APCD Rule 329, *Cutback and Emulsified Asphalt Paving Materials*.

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 961-8890 or via email at BarhamC@sbcapcd.org.

Sincerely,



Carly Barham
Technology and Environmental Assessment Division

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

cc: TEA Chron File



ATTACHMENT A
FUGITIVE DUST CONTROL MEASURES

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

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

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

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



ATTACHMENT B
DIESEL PARTICULATE AND NO_x EMISSION REDUCTION MEASURES

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

The following measures are required by state law:

- All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
- Fleet owners of mobile construction equipment are subject to the California Air Resource Board (CARB) Regulation for In-Use Off-Road Diesel Vehicles (Title 13, California Code of Regulations (CCR), §2449), the purpose of which is to reduce oxides of nitrogen (NO_x), diesel particulate matter (DPM), and other criteria pollutant emissions from in-use off-road diesel-fueled vehicles. Off-road heavy-duty trucks shall comply with the State Off-Road Regulation. For more information, see www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.
- Fleet owners of mobile construction equipment are subject to the CARB Regulation for In-Use (On-Road) Heavy-Duty Diesel-Fueled Vehicles (Title 13, CCR, §2025), the purpose of which is to reduce DPM, NO_x and other criteria pollutants from in-use (on-road) diesel-fueled vehicles. On-road heavy-duty trucks shall comply with the State On-Road Regulation. For more information, see www.arb.ca.gov/msprog/onrdiesel/onrdiesel.htm.
- All commercial off-road and on-road diesel vehicles are subject, respectively, to Title 13, CCR, §2449(d)(3) and §2485, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.

The following measures are recommended:

- Diesel equipment meeting the CARB Tier 3 or higher emission standards for off-road heavy-duty diesel engines should be used to the maximum extent feasible.
- On-road heavy-duty equipment with model year 2010 engines or newer should be used to the maximum extent feasible.
- Diesel powered equipment should be replaced by electric equipment whenever feasible.
- Equipment/vehicles using alternative fuels, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel, should be used on-site where feasible.
- Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- All construction equipment shall be maintained in tune per the manufacturer's specifications.
- The engine size of construction equipment shall be the minimum practical size.
- The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.

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

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



July 31, 2017

Subject: SEWER SERVICE AVAILABILITY LETTER

APN : 005-250-001
ADDRESS : 2551 Wallace Avenue

The property referenced above at 2551 Wallace Avenue, APN# (005-250-001), is within the boundaries of the Summerland Sanitary District (SSD).

Sewer capacity of one (1) Single Family Dwelling in District facilities is presently available to serve the property, and is expected to be available to serve the property if it is connected to the District sewer system pursuant to a District Sewer Service Connection Permit within one year from the date of this letter. The District makes no representation concerning sewer capacity beyond the period stated above.

In order to secure a District Sewer Service Connection Permit for the property, it will be necessary to comply with all District requirements payment of all required fees. In addition, sewer connection must comply with the District's standard specifications for sewer construction.

Please confirm your acceptance of the terms and conditions outlined herein by signing the statement below.


Sincerely,


SUMMERLAND SANITARY DISTRICT

TO: SUMMERLAND SANITARY DISTRICT

RE: APN 005-250-001

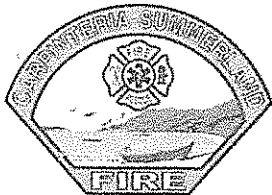
We hereby confirm our acceptance of the terms and conditions outlined in this Sewer Availability Letter. This Sewer Service Availability Letter is valid for one year from date of issue.


Signature of Owner or their agent.


District General Manager

Date 8.1.17

Date 08-01-2017



S. Brown

CARPINTERIA - SUMMERLAND

FIRE PROTECTION DISTRICT

January 20, 2009

WMA
RECEIVED

JAN 21 2009

S.B. COUNTY
PLANNING & DEVELOPMENT

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

Re: 08CDH-00000-00040
APN: 005-250-001 / 2551 Wallace Ave

Dear Ms. Leyva:

The following items are necessary for fire protection:

1. Access ways shall be extended to within 150 feet of all portions of the exterior walls of the first story of any building. Distance shall be measured by an approved route around the exterior of the building.
2. Access to all structures shall conform to the requirements for private roads and driveways set forth in the Santa Barbara County Private Roads & Driveway Standards, Section 8 and the Carpinteria-Summerland Fire District Standard #1.
3. When access ways are gated, a Fire District approved key box shall be installed in an accessible location. Prior to installation, the Fire District shall approve the location and type. The minimum clear width of gate opening shall be at least 2 feet wider than the road served. The gate shall be at least 30 feet off of the public or private access roadway.
4. A street sign must be posted at the end of Finney St to indicate the name of Wallace Ave. Visible street address numbers must be posted at the driveway and on the building. Numbers shall be a minimum 4 inches high on a contrasting background.
5. Public fire hydrants supplying the required fire flow within the required driving distance from the structures shall be provided. Hydrant must be no greater than 600 feet from the structure and must supply a minimum of 500 gallons per minute flow with a residue pressure of 20 psi. Both the Fire District and the applicable

January 18, 2009

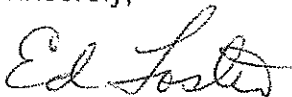
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Water District shall approve the type of hydrant and the exact location. The new fire hydrant(s) shall be installed and in-service prior to any construction.

6. All new buildings/ structures shall be protected by an approved automatic fire sprinkler system. Prior to installation, plans for the proposed fire sprinkler system shall be designed by a qualified person and submitted to the prevention bureau for approval.
7. Per 2007 California Building Code and National Electric Code, smoke detectors must be installed in all residences.
8. Per Carpinteria-Summerland Fire District Ordinance No. 2003-01 pertaining to fees and service charges, a fee is assessed on reviews of lot line adjustments, lot splits, and development review.
9. Pursuant to Santa Barbara County Ordinance No. 4566, prior to issuance of a "Certificate of Occupancy", the Carpinteria-Summerland Fire Protection District mitigation fee must be paid.
10. 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.

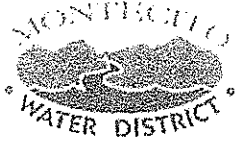
If you need additional information on Fire District conditions, please contact me at 566-2451.

Sincerely,



Ed Foster
Fire Prevention Officer
Fire Prevention Bureau

Cc: Property Owner
Architect
Water District



583 San Ysidro Road
Santa Barbara, CA 93108
(805) 969-2271

MONTECITO WATER DISTRICT
CERTIFICATE OF WATER SERVICE AVAILABILITY

To the County Planning Department of Santa Barbara:
Montecito Water District has received the following application for water service availability:

Date of Application	07/30/15
Name of Applicant	Patsy Price
Property Owner	Jeffrey O'Neil
Service address	2551 Wallace Avenue
Assessor's Parcel Number(s) to be served	005-250-001
Parcel/property size	0.1
Brief Project description	New 1 bdrm SFR; *new landscape (no new turf); **no pool, spa, pond or water features approved herein
Permit(s) applied for	15CDP-00000-00071; BDP

Having reviewed application and architectural plans by William Araluce, AIA dated 04/30/14, landscape plan by BCLA and having considered the District's available water supply the District hereby notifies your office that the District can and will serve the subject property in accordance with Montecito Water District Ordinance 89 and the following limitations:

1. The available quantity of water shall be in accordance with the terms and conditions in paragraph 3 of Ordinance 89 with the understanding that such available quantity, due to the small parcel size of less than 0.3 acres, shall reflect reasonable and comparable water use for this size property.
2. A monthly allocation of water has been determined for this property pursuant to District Ordinance 94. Water usage needs to remain within the monthly allocations to avoid penalties.
3. Service to be provided through existing 3/4-inch water service. Please note that the existing 3/4 inch water meter is limited to continuous flow of 25 gpm with a maximum intermittent flow of 30 gpm (per meter manufacturer). This CWSA does not consider or approve flow rates that exceed meter performance specifications. Per Water Shortage Emergency Ordinance 92, an increase in water service size is prohibited.
4. **Ordinance 92 prohibits new water features, including pools, spas and fountains.
5. *Landscape
 - A) No new turf shall be installed as it does not comply with Governor Brown's Drought Executive Order B-29-15 which calls for a state-wide reduction of irrigated turf area.
 - B) Landscape installation shall be permitted as long as water use does not exceed property's monthly water allocation per Ordinance 94.
 - C) Landscape irrigation for new home construction must be by drip or micro-spray only in accordance with Governor Brown's Drought Executive Order B-29-15.
6. Applicant agrees to install state-of-the-art water-saving technologies and to use no more water than is authorized under this Certificate. Applicant acknowledges that the District may apply penalties for all water delivered in excess of the property's monthly allocations and/or limit service to the property to no more than the monthly allocation.
7. This Certificate represents a determination of water availability as of the date of the Application. Due to the severity of the drought state wide and in Montecito water allocations could change at any time.



583 San Ysidro Road
Santa Barbara, CA 93108
(805) 969-2271

8. The District's provision of water shall be contingent upon the property owner's completion of all obligations to the District associated with the Project identified herein and shall remain subject, at all times, to the District's ordinances and requirements.
9. This Certificate applies only to the project plans described herein. Expiration of any permits acquired per this CWSA may require a new CWSA application, as determined by the District.

MONTECITO WATER DISTRICT

PROPERTY OWNER / APN 005-250-001

Dated August 14, 2015

By 
Tom Mosby, General Manager

By 
Jeffrey O'Neill