

July 14, 2010

## 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

Annette Fair, Moulinie Designs 4837 Cameo Drive Santa Maria, CA 93455

PLANNING COMMISSION HEARING OF JULY 7, 2010

RE: Haas Tract Map; 08TRM-00000-00005, TM 14,753

Hearing on the request of Annette Fair, Moulinie Designs, agent for Frank and Anke Ev Haas, owners to consider Case No. 08TRM-00000-00005/TM 14.753, [application filed on July 17, 2008] for approval of a Tentative Map in compliance with County Code Chapter 21 to divide 8.03 acres into eight lots of 1 acre each, gross, on property zoned 1-E-1; and to adopt the Negative Declaration (10NGD-00000-00007) 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: Aesthetics/Visual Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geologic Processes, Hazardous Materials, Noise, Public Facilities, and Water Resources/Flooding. The Negative Declaration (ND) and all documents may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara, CA 93101 or 624 West Foster Road, Suite C, Santa Maria CA 93455, the Santa Maria Public Library, 421 S. McClelland Street, Santa Maria, CA 93454, and Clerk of the Board of Supervisors located at 105 East Anapamu Street, Santa Barbara, CA 93101. The application involves Assessor Parcel Number 099-600-045, located west of the intersection of Camino San Carlos and Jonata Park Road, Buellton area, Third Supervisorial District. (Continued from 6/30/10)

#### Dear Ms. Fair:

At the Planning Commission hearing of July 7, 2010, Commissioner Brooks moved, seconded by Commissioner Cooney and carried by a vote of 5 to 0 to:

- 1. Make the required findings as amended by the policy consistency discussion included in the July 7, 2010 staff memorandum for the project specified in Attachment A of the staff report, dated June 7, 2010, including CEQA findings.
- 2. Adopt the Mitigated Negative Declaration No. 10NGD-00000-00007 (included as Attachment C of the staff report, dated June 7, 2010) and adopt the mitigation monitoring program contained in the conditions of approval.
- 3. Approve the project subject to the conditions included as Attachment B to the July 7, 2010 staff memorandum, and as revised at the hearing of July 7, 2010.

ATTACHMENT A:
PLANNING COMMISSION ACTION
LETTER DATED JULY 14, 2010

#### REVISIONS TO CONDITIONS OF APPROVAL (ATTACHMENT B)

Condition #1, Project Description, is modified as follows:

1. ProjDes-1 Project Description: This Tentative Tract Map, 08TRM-00000-00005/TM 14,753 is based upon and limited to compliance with the project description, the Planning Commission Hearing Exhibit marked "Exhibit No. 1", dated July 7, 2010, and Conditions of Approval set forth below. Any deviations from the project description, exhibits, or conditions of approval must be reviewed and approved by the Planning Commission for conformity with this approval. Deviations may require modification to the permit and/or further environmental review. Deviations without the above described approval would constitute a violation of permit approval.

The project description is as follows:

Tentative Tract Map 08TRM-00000-00005/TM 14,753 to subdivide one existing legal parcel of approximately 8.03 acres, (gross), into eight parcels in the 1-E-1 Zone District as follows:

Acreage		
Proposed Lots	Gross	Net
Proposed Lot 1	1.0 acre	0.690
Proposed Lot 2	1.0 acre	0.923
Proposed Lot 3	1.0 acre	0.910
Proposed Lot 4	1.0 acre	0.815
Proposed Lot 5	1.0 асте	0.965
Proposed Lot 6	1.0 acre	0.962
Proposed Lot 7	1.0 acre	1.0
Proposed Lot 8	1.03 acres	0.727
	8.03 acres	6.992 acres

Each of the eight parcels will be available for lot sales for the development of custom single family homes. Access to proposed parcels 1, 2, 3, 4, 5, and 6 would be via Hager Lane, a private road and access to proposed parcels 7 and 8 would be via Camino San Carlos, a private road off of Jonata Park Road. Project-related construction activities would require grading of approximately 3,000 cubic yards (cu.yds.), consisting of lot grading (768 cu.yds. and construction of an earthen berm along Jonata Park Road (2,229 cu.yds.). All future homes shall be limited to single story ranging in size from 2,500 to 3,000 square feet with attached three car garages. The Hager Mutual Water Company, which operates as a quasi HOA shall be responsible for maintaining roads, drainage easements, water systems, and architectural guidelines with regards to square footage style, and color. Lots 7 and 8 would be allowed a California Ranch Style to match the character of the existing neighborhood. Lots 1 through 6 would match the Mediterranean style of the existing character of the neighborhood. All RV parking shall be located on the each parcel and screened from public view. No off street parking is allowed.

#### Condition #2 is modified as follows:

2. BAR Required: The applicant shall obtain Central Board of Architectural Review (CBAR) approval for all single family dwelling development and the existing berm. All elements of the project (e.g., design, scale, character, colors, materials and landscaping) shall be compatible with vicinity development and shall conform in all respects to BAR approval.

Planning Commission Hearing of July 7, 2010 Haas Tract Map; 08TRM-00000-00005, TM 14,753 Page 3

Plan Requirement and Timing: The applicant shall submit single family dwelling plans, including landscaping architecture of the project for review and shall obtain final CBAR approval prior to issuance of zoning clearance permit. Grading plans, if required, shall be submitted to P&D concurrent with or prior to BAR plan filing. The future owners of lots 5, 6, and 7 shall enter into an agreement to install required landscaping & water-conserving irrigation systems, and maintaining the required landscaping for the life of the project. The applicant shall demonstrate to P&D compliance monitoring staff that the project has been built and landscaping installed consistent with approved BAR design and landscape plans prior to Final Occupancy Clearance.

MONITORING: P&D shall inspect prior to occupancy clearance.

Condition #17 is modified as follows:

17. Noise: Construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 4:00 p.m., Monday through Friday or as the standard is revised by the County of Santa Barbara. No construction shall occur on State holidays (e.g., Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions.

<u>Plan Requirements</u>: Two signs stating these restrictions shall be provided by the applicant and posted on site. <u>Timing</u>: Signs shall be in place prior to beginning of and throughout grading and construction activities. Violations may result in suspension of permits.

MONITORING: Building Inspectors and Permit Compliance shall spot check and respond to complaints.

Condition #27 is modified as follows:

27. Landscape Maintenance and Installation: The applicant shall post separate a performance securitiesy, the amounts and form of which shall be approved by P&D, to cover the full cost of installation and maintenance of landscape & irrigation for screening of all proposed structures which would minimize the visibility from U.S. Highway 101. Installation securities shall be equal to the value of a) all materials listed or noted on the approved referenced plan, and b) labor to successfully install the materials. Maintenance securities shall be equal to the value of maintenance and/or replacement of the items listed or noted on the approved referenced plan(s) for two years of maintenance of the items. The installation security shall be released when P&D determines that the applicant has satisfactorily installed all approved landscape & irrigation, per those condition requirements. Maintenance securities shall be released after the specified maintenance time period and when all approved landscape & irrigation have been satisfactorily maintained. If they have not been maintained, P&D may retain the maintenance security until satisfied. If at any time the Owner fails to install or maintain the approved landscape and irrigation, P&D may use the security to complete the work.

Condition #32 is modified as follows:

32. Rules-06: Recorded Map Required: Tentative Map 08TRM-00000-00005 shall be recorded prior to approval of any permits for development, including grading, unless approved by the Board of Supervisors.

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New Condition #41 as follows:

41. CCRs: Prior to recordation of the Final Map, the CC&Rs shall be submitted to P&D and County Counsel for review and approval. The CC&Rs shall include all of the conditions of approval of the tract map.

The attached findings and conditions reflect the Planning Commission's actions of July 7, 2010.

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, July 19, 2010 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

anno M. Black

cc:  $\sqrt{\text{Case File: 08TRM-00000-00005, TM 14,753}}$ 

Planning Commission File

Owner: Frank and Anke-Ev Haas

County Chief Appraiser County Surveyor

Fire Department

Flood Control

Park Department

Public Works

Environmental Health Services

APCD

Doreen Farr, Third District Supervisor

Marell Brooks, Third District Planning Commissioner

Rachel Van Mullem, Deputy County Counsel

Florence Trotter-Cadena, Planner

Attachments: Attachment A - Findings

Attachment B - Conditions of Approval

#### ATTACHMENT A: FINDINGS

#### 1.0 CEQA FINDINGS

## 1.1 CONSIDERATION OF THE NEGATIVE DECLARATION AND FULL DISCLOSURE

The Planning Commission has considered the Mitigated Negative Declaration (MND) together with the comments received and considered during the public review process. The MND reflects the independent judgment and analysis of the Planning Commission and has been completed in compliance with CEQA, and is adequate for this proposal.

#### 1.2 FINDING OF NO SIGNIFICANT EFFECT

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

#### 1.3 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 located at 123 East Anapamu Street, Santa Barbara, CA 93101 or 624 West Foster Road, Suite C, Santa Maria CA 93455, the Santa Maria Public Library, 421 S. McClelland Street, Santa Maria, CA 93454, and Clerk of the Board of Supervisors located at 105 East Anapamu Street, Santa Barbara, CA 93101.

#### 1.4 ENVIRONMENTAL REPORTING AND MONITORING PROGRAM

Public Resources Code Section 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

- A. Findings for all Tentative Maps. In compliance with the Subdivision Map Act, the review authority shall deny 08TRM-00000-00005/TM 14,753, Haas Tract Map if any of the following Subdivision Map Act Findings cannot be made:
  - 1. State Government Code §66473.1. The design of the subdivision for which a tentative map is required pursuant to §66426 shall provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

The subdivision enables future residential units to take advantage of passive heating and cooling opportunities. Given the orientation of lots, future use of solar array panels as part of the development of each lot may be feasible. Adequate area within each lot to provide for future passive or natural heating or cooling opportunities will remain, even if accessory structures are developed on the lots in addition to a primary residence. Therefore, the

Planning Commission finds that the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

2. State Government Code §66473.5. No local agency shall approve a tentative map, or a parcel map for which a tentative map was not required, unless the legislative body finds that the proposed subdivision, together with the provisions for its design and improvement is consistent with the general plan required by Article 5 (commencing with §65300) of Chapter 3 of Division 1 or any specific plan adopted pursuant to Article 8 (commencing with §65450) of Chapter 3 of Division 1.

As discussed in the policy consistency section of this staff report (Section 6.2, incorporated herein by reference), the map is consistent with the County's Comprehensive Plan, including the Santa Ynez Valley Community Plan, with the incorporation of conditions of approval. Therefore, the Planning Commission finds that the project is consistent with the County's Comprehensive Plan.

- 3. State Government Code §66474. The following findings shall be cause for disapproval of a Tract Map:
  - a. The proposed map is not consistent with applicable general and specific plans as specified in §66451.

The proposed Tract Map is consistent with the policies of the County's Comprehensive Plan including the Santa Ynez Valley Community Plan as discussed in Section 6.2 in this staff report dated June 7, 2010, incorporated herein by reference. Therefore, the Planning Commission finds that the project is consistent with the County's Comprehensive Plan.

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

The design and improvement of the Tract Map is consistent with the policies of the County's Comprehensive Plan including the Santa Ynez Valley Community Plan as discussed in Section 6.2 in this staff report dated June 7, 2010, incorporated herein by reference. Therefore, the Planning Commission finds that the project is consistent with the County's Comprehensive Plan.

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

The zoning of the project site permits one single-family residence and certain accessory structures on each I-acre parcel. The site is relatively flat and could accommodate the future residential development. The site provided adequate access and adequate public services. Future residential development will be compatible with the neighboring residential development. Therefore, the site is physically suitable for development as shown on the project plans.

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

Development of the project is consistent with the density requirements of the Santa Ynez Valley Community Plan for the 1-E-1 zone district (1 acre minimum lot size), which would allow up to 8 new lots to be created. No slopes, hazards, or other site constraints make the site physically unsuitable for the density of development.

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

Negative Declaration (10NGD-00000-00007), concludes that all potentially significant impacts on the environment will be reduced to less than significant levels with implementation of mitigation measures contained in the Negative Declaration.

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

The project will not cause serious public health problems. Air quality impacts and noise will be short-term associated with project construction. Drainage and flooding impacts resulting from the project will be addressed through the implementation of on-site drainage features and incorporation of best management practices that will ensure peak runoff from the site is not increased and erosion and off-site flooding impacts are minimized. Mitigation measures required in the Negative Declaration for the project (10NGD-00000-00007) and incorporated into the project conditions of approval will help to ensure that the project will not cause serious public health problems.

g. The design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

Vehicular access into and around the project site will be provided to each lot by a private roadway accessed from Jonata Park Road at the southeast boundary of the project site. No easements for access through or use of the property will be affected by the project.

4. State Government Code §66474.4. The legislative body of a county shall deny approval of a tentative map or parcel map if it finds that the land is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 and that either the resulting parcels following a subdivision of that land would be too small to sustain their agricultural use or the subdivision will result in residential development not incidental to the commercial agricultural use of the land.

The proposed project site is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965

5. State Government Code §66474.6. The governing body of any local agency shall determine whether discharge of waste from the proposed subdivision into an existing community sewer system would result in violation of existing requirements prescribed by a California Regional Water Quality Control Board pursuant to Division 7 (commencing with §13000) of the Water Code.

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Wastewater will be collected and disposed of via existing and future septic disposal systems. Approval of such disposal systems will be contingent upon soil percolation testing, as well as review and approval of septic system designs by the Environmental Health Services Department. The discharge of waste from the subdivision will not be in violation of existing requirements prescribed by the California RWQCB. Therefore, the Planning Commission finds that the subdivision will not result in violation of the Water Code.

#### 3.0 Chapter 21-County Subdivision Regulations

The following findings shall be cause for disapproval of a Tentative Map or lot split map, but the Tentative Map or lot split map may nevertheless be approved in spite of the existence of such conditions where circumstances warrant.

3.1 Easements or rights-of-way along or across proposed county streets which are not expressly subordinated to street widening, realignment, or change of grade by an instrument in writing recorded, or capable of being recorded in the Office of the County Recorder provided, however, that the Director of Public Works may approve such easements or rights-of-way without such subordinations. Easements of rights-of-way shall not be granted along or across proposed county streets before filing for record of the final subdivision map by the County Recorder unless the Director of Public Works shall approved such grants. If the Director of Public Works does not grant such approvals within fourteen days from the date from the date they were requested, they shall be deemed to have been refused. Appeal from refusal of the Director of Public Works to grant such approvals may be made in writing to the Board of Supervisors, which may overrule the Director of Public Works and grant such requested approvals in whole or in part.

The project does not require any easements across County streets. Therefore the Planning Commission finds the project consistent with this regulation.

3.2 Lack of adequate width or improvement of access roads to the property; creation of a landlocked lot or parcel without frontage on a street or other approved ingress and egress from the street.

Adequate ingress and egress is provided for the parcels. No lots resulting from the tentative map will become landlocked. Therefore, the Planning Commission finds that the project has adequate width or improvement of access roads and will not result in a landlocked lot.

3.3 Cuts or fills having such steep slopes or great heights as to be unsafe under the circumstances or unattractive to view.

The existing parcel is relatively flat. Project-related construction activities would require grading of approximately 3,000 cubic yards (cu.yds.), consisting of lot grading (768 cu.yds. and construction of an earthen berm, and detention pond along Jonata Park Road (2,229 cu.yds.). However, the future construction of a single-family home and accessory structures will require minimal amounts of grading. Future development could be accommodated without excessive grading.

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3.4 Grading or construction work on any proposed street or lot. Grading or construction work shall not be commenced prior to recordation of the final or parcel map without specific authority granted by and subject to conditions approved by the Board of Supervisors.

No grading has occurred nor is any required for any street or buildable area prior to recordation of the map. Therefore, the Planning Commission finds no grading or construction has been performed during the process of this application.

3.5 Potential creation of hazard to life or property from floods, fire, or other catastrophe.

The Fire Department and Public Works, Flood Control have both reviewed the project. No conditions have been placed on the project by either department. Taking into consideration that these departments had no issues with the subdivision or the future development of the lots proposed, it will not create a significant hazard to life or property from flooding and fire or other catastrophe.

3.6 Nonconformance with the County's Comprehensive Plan or with any alignment of a state highway officially approved or adopted by the state any adopted general plan of the County or with any alignment of a state highway officially approved or adopted by the state department of transportation.

Compliance with the project description and conditions of approval identified in Attachment B ensures that the design and improvements of the subdivision and future development are consistent with the County's Comprehensive Plan, the Santa Ynez Valley Community Plan, and the Land Use Development Code. The project will not conflict with or impact the alignment or condition of any state highway. Therefore, the Planning Commission finds that the project is in conformance with the adopted general plan of the County and does not conflict with any State highway.

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

The project will not result in lots that have a ratio depth to width in excess of 3:1. Therefore, the Planning Commission finds that the proposed project will not result in lots which have a ratio depth to width in excess of 3 to 1.

3.8 Subdivision designs with lots backing up to watercourses.

The subdivision is not located adjacent to any identified watercourse. Therefore, Planning Commission finds that the future build-out of these new lots will not result in significant adverse impacts to the watercourse, nor will the flow of any watercourse have significant impacts upon future residents.

#### ATTACHMENT B: REVISED CONDITIONS OF APPROVAL

#### Haas Tentative Tract Map

#### Case No. 08TRM-00000-00005/TM 14,753

#### I. PROJECT DESCRIPTION

1. ProjDes-1 Project Description: This Tentative Tract Map, 08TRM-00000-00005/TM 14,753 is based upon and limited to compliance with the project description, the Planning Commission Hearing Exhibit marked "Exhibit No. 1", dated July 7, 2010, and Conditions of Approval set forth below. Any deviations from the project description, exhibits, or conditions of approval must be reviewed and approved by the Planning Commission for conformity with this approval. Deviations may require modification to the permit and/or further environmental review. Deviations without the above described approval would constitute a violation of permit approval.

The project description is as follows:

Tentative Tract Map 08TRM-00000-00005/TM 14,753 to subdivide one existing legal parcel of approximately 8.03 acres, (gross), into eight parcels in the 1-E-1 Zone District as follows:

#### Acreage

Proposed Lots	Gross	Net
Proposed Lot 1	1.0 acre	0.690
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Proposed Lot 3	1.0 acre	0.910
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	8.03 acres	6.992 acres

Each of the eight parcels will be available for lot sales for the development of custom single family homes. Access to proposed parcels 1, 2, 3, 4, 5, and 6 would be via Hager Lane, a private road and access to proposed parcels 7 and 8 would be via Camino San Carlos, a private road off of Jonata Park Road. Project-related construction activities would require grading of approximately 3,000 cubic yards (cu.yds.), consisting of lot grading (768 cu.yds. and construction of an earthen berm along Jonata Park Road (2,229 cu.yds.). All future homes shall be limited to single story. The Hager Mutual Water Company, which operates as a quasi HOA shall be responsible for maintaining roads, drainage easements, water systems, and architectural guidelines with regards to square footage style, and color. Lots 7 and 8 would be allowed a California Ranch Style to match the character of the existing neighborhood. Lots 1 through 6 would match the Mediterranean style of the existing character of the neighborhood. All RV parking shall be located on each parcel and screened from public view.

Sewer service will be provided by proposed septic systems and water will be provided by Hager Mutual Water Company, a private water company.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and

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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.

#### II. MITIGATION MEASURES from NEGATIVE DECLARATION 10NGD-00000-00007

#### Aesthetics

2. BAR Required: The applicant shall obtain Central Board of Architectural Review (CBAR) approval for all single family dwelling development and the existing berm. All elements of the project (e.g., design, scale, character, colors, materials and landscaping) shall be compatible with vicinity development and shall conform in all respects to BAR approval.

Plan Requirement and Timing: The applicant shall submit single family dwelling plans, including landscaping architecture of the project for review and shall obtain final CBAR approval prior to issuance of zoning clearance permit. Grading plans, if required, shall be submitted to P&D concurrent with or prior to BAR plan filing. The future owners of lots 5, 6, and 7 shall enter into an agreement to install required landscaping & water-conserving irrigation systems, and maintaining the required landscaping for the life of the project. The applicant shall demonstrate to P&D compliance monitoring staff that the project has been built and landscaping installed consistent with approved BAR design and landscape plans prior to Final Occupancy Clearance.

MONITORING: P&D shall inspect prior to occupancy clearance.

3. **Building Materials:** Natural building materials and colors compatible with surrounding terrain (earthtones and non-reflective paints) shall be used on exterior surfaces of all structures, including water tanks and fences.

<u>Plan Requirement</u>: Materials shall be approved by BAR and denoted on building plans. <u>Timing</u>: Structures shall be painted prior to occupancy clearance.

MONITORING: P&D shall inspect prior to occupancy clearance.

4. **Lighting:** Any exterior night lighting installed on the project site shall be of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. Applicant shall develop a Lighting Plan incorporating these requirements and provisions for dimming lights after 9:00 p.m.

<u>Plan Requirements</u>: The locations of all exterior lighting fixtures and an arrow showing the direction of light being cast by each fixture and the height of the fixtures shall be depicted on a Lighting Plan to be reviewed and approved by P&D and the BAR.

<u>MONITORING</u>: P&D and BAR shall review a Lighting Plan for compliance with this measure prior to approval of a Land Use Permit for structures. Permit Compliance shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan.

#### Air Quality

- 5. AQ-01 Dust Control: If the construction site is graded and left undeveloped for over four weeks, the applicant shall employ the following methods immediately to inhibit dust generation:
  - a. seeding and watering to re-vegetate graded areas; and/or
  - b. spreading of soil binders; and/or
  - c. any other methods deemed appropriate by Planning and Development.
  - d.

<u>Plan Requirements</u>: These requirements shall be noted on all plans. <u>Timing</u>: Plans are required prior to approval of Land Use Permits.

**MONITORING:** Grading Inspector shall perform periodic site inspections.

- 6. AQ-02 Dust Control: Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site. Follow 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.

<u>Plan Requirements</u>: All requirements shall be shown on grading and building plans. <u>Timing:</u> 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.

7. AQ-03 - Dust Control: 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 off-site. Their duties shall include holiday and weekend periods when work may not be in progress.

<u>Plan Requirements</u>: The name and telephone number of such persons shall be provided to the APCD. <u>Timing</u>: The dust monitor shall be designated prior to site grading.

MONITORING: P&D shall contact the designated monitor as necessary to ensure compliance with dust control measures.

#### **Biological Resources**

- 8. Tree Protection Plan: An oak tree protection and replacement program, prepared by a P&D-approved arborist/biologist shall be implemented. The program shall include but not be limited to the following components:
  - a. Program elements to be graphically depicted on final grading and building plans:
  - i. The size, species, location, and extent of dripline for all trees and the type and location of any fencing.
  - ii. To avoid disturbance to oak trees, site preparation and construction of building pads shall avoid disturbance to existing oak trees. Construction envelopes shall be located outside the driplines of all oak trees. All ground disturbances including grading for buildings, accessways, easements, subsurface grading, sewage disposal, and well placement shall be prohibited outside construction envelopes.
  - iii. Equipment storage and staging areas shall be designated on approved grading and building plans outside of dripline areas.
  - iv. Paving shall be of pervious material (i.e., gravel, brick without mortar) where access roads or driveways encroach within 25 feet of an oak tree's dripline.
  - v. Permanent tree wells or retaining walls shall be specified on approved plans and shall be installed prior to approval of Land Use Permits. A P&D-qualified arborist or biologist shall oversee such installation.
  - vi. Drainage plans shall be designed so that oak tree trunk areas are properly drained to avoid ponding. These plans shall be subject to review and approval by P&D or a P&D-qualified biologist/arborist.
  - b. Program elements to be printed as conditions on final grading and building plans:
    - i. No grading or development shall occur within the driplines of oak trees that occur in the construction area.
    - ii. All oak trees within 25 feet of proposed ground disturbances shall be temporarily fenced with chain-link or other material satisfactory to P&D throughout all grading and construction activities. The fencing shall be installed six feet outside the dripline of each oak tree, and shall be staked every six feet.
    - iii. No construction equipment shall be parked, stored or operated within six feet of the dripline of any oak tree.
    - iv. Any roots encountered that are one inch in diameter or greater shall be cleanly cut. This shall be done under the direction of a P&D-approved arborist/biologist.
    - v. No permanent irrigation shall occur within the dripline of any existing oak tree.
    - vi. Any trenching required within the dripline or sensitive root zone of any specimen tree shall be done by hand.
    - vii. Only designated trees shall be removed.
    - viii.Any oak trees which are removed and/or damaged (more than 25% of root zone disturbed) shall be replaced on a 10:1 basis with 10-gallon size saplings grown from locally obtained seed. Where necessary to remove a tree and feasible to replant, trees shall be boxed and replanted. A drip irrigation system with timer shall be installed. Trees shall be planted prior to occupancy clearance and irrigated and maintained until established (five years). The plantings shall be protected from predation by wild and domestic animals, and from human interference by the use of staked, chain link fencing, and gopher fencing during the maintenance period.

ix. A P&D approved arborist shall be onsite throughout all grading and construction activities which may impact oak trees.

<u>Plan Requirements:</u> Prior to Final Map Clearance, the applicant shall submit the Oak Tree Protection and Replacement Plan to P&D for review and approval. The plan shall be recorded with the Final Map. Prior to approval of Zoning Clearance, the applicant shall submit a copy of the grading and/or building plans to P&D for review and approval. All aspects of the plan shall be implemented as approved. Prior to approval of Zoning Clearance, the applicant shall successfully file and submit evidence of posting a performance security which is acceptable to P&D. <u>Timing:</u> Timing on each measure shall be stated where applicable; where not otherwise stated, all measures must be in place throughout all grading and construction activities.

MONITORING: P&D shall check plans prior to zoning clearance issuance, and shall spot check in the field.

9. Nesting Bird Protection, Lot 1 and 8. Ground disturbing activities shall be scheduled, so far as feasible, to avoid the bird breeding season (February to August 15). If ground disturbance or vegetation removal is scheduled to occur during the breeding season, the project applicant shall fund a county-approved biologist to survey the coast live oak trees for active nests immediately prior to the start of ground disturbance. The survey shall extend to 500 ft. away from the disturbance, or the project boundary, whichever, is closer. If an active raptor nest is found, no ground disturbance shall occur within 500 ft. of the nest until fledgings have left the nest and the biological monitor has cleared the area.

<u>Plan Requirements and Timing</u>: Prior zoning clearance approval, the name of the surveying biologist shall be given to P&D.

MONITORING: P&D shall check plans prior to zoning clearance issuance, and shall spot check in the field.

#### Cultural Resources

10. Archaeological Discovery: In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a P&D qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the County Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with County Archaeological Guidelines and funded by the applicant.

<u>Plan Requirement/Timing</u>: This condition shall be printed on all building and grading plans.

MONITORING: P&D shall check plans prior to zoning clearance issuance, and shall spot check in the field.

#### Energy

- 11. Energy Conserving Techniques: The following energy-conserving techniques shall be incorporated unless the applicant demonstrates their feasibility to the satisfaction of P&D staff:
  - a. installation of low NO<sub>X</sub> residential and commercial water heaters and space heaters per specifications in the 1991 Air Quality Attainment Plan;
  - b. installation of heat transfer modules in furnaces:
  - c. use of light colored water-based paint and roofing materials;
  - d. installation of solar panels for residential water heating systems and other facilities and/or the use of water heaters that heat water only on demand;
  - e. use of passive solar cooling/heating;
  - f. use of natural lighting;
  - g. use of concrete or other non-pollutant materials for parking lots instead of asphalt;
  - h. installation of energy efficient appliances;
  - i. installation of energy efficient lighting;
  - j. use of landscaping to shade buildings and parking lots;
  - k. installation of sidewalks and bikepaths;
  - 1. installation of covered bus stops to encourage use of mass transportation.

<u>Plan Requirements and Timing</u>: The applicant shall incorporate the listed provisions into building and improvement plans or shall submit proof of unfeasibility prior to approval of Land Use Permits.

<u>MONITORING</u>: Building and Safety shall site inspect to ensure development is in accordance with approved plans prior to occupancy\_clearance. Planning staff shall verify landscape installation in accordance with approved landscape plans.

12. Energy Efficient Green Building Techniques Santa Ynez Valley Community Plan DevStd LUG-SYV-8.1: The following energy efficiency and green building techniques shall be implemented for discretionary projects where feasible:

The applicant shall increase building energy efficiency ratings by at least 20% above what is required by Title 24 requirements (CAPCOA MM E-6). Potential energy consumption reduction measures include, but are not limited to:

- Using roof material with a solar reflectance value meeting the EPA/DOE Energy Star® rating to reduce summer cooling needs and/or installing photovoltaic roof tiles (CAPCOA MM E-4, CAPCOA MM-13);
- Using high efficiency gas or solar water heaters (CAPCOA MM E-14);
- Using built-in energy efficient appliances (CAPCOA MM E-16);
- Installing double-paned windows;
- Installing door sweeps and weather stripping if more efficient doors and windows are not available;
- Installing low energy interior lighting;
- Using low energy street lights (i.e. sodium); and
- Installing high efficiency or gas space heating (CAPCOA, MS G-9).

Plan Requirement: Materials shall be denoted on building plans. Timing: Plans are required prior

Haas Tract Map; 08TRM-00000-00005, TM 14,753 Attachment B – Conditions of Approval Page B-7

to approval of Land Use Permits.

**MONITORING:** P&D shall inspect prior to occupancy clearance.

13. Solar Energy Systems DevStd LUG-SYV-8.8: For all new residential subdivisions of five or more lots, new multifamily development projects of five or more units, and new commercial or mixed-use development exceeding 5,000 square feet, solar energy systems that result in a 20% or more reduction in electrical or other energy needs are encouraged.

<u>Plan Requirement:</u> Materials shall be denoted on building plans. <u>Timing:</u> Plans are required prior to approval of Land Use Permits.

MONITORING: P&D shall inspect prior to occupancy clearance.

#### **Geological Processes**

14. Erosion and Sediment Control Plan: Permanent erosion control measures shall be installed.

<u>Plan Requirements</u>: Prior to approval of Land Use Permits for grading, the applicant shall submit to P&D for review and approval, detailed plans and a report prepared by a licensed geologist or registered civil engineer for any proposed permanent erosion control measures. <u>Timing</u>: Erosion control plans shall be approved prior to approval of Land Use Permits for structural development.

**MONITORING**: P&D shall ensure installation prior to any structural development or initiation of grading.

15. **Earthquake Standards:** Structures shall be designed to earthquake standards of the Uniform Building Code Seismic Design Category D.

<u>Plan Requirements and Timing</u>: Prior to plan check, the applicant shall submit building plans indicating standards to the satisfaction of Building and Safety Division.

**MONITORING**: Building inspectors shall site inspect prior to occupancy clearance.

16. **Geo-01 - Grading Season:** 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.

<u>Plan Requirements</u>: This requirement shall be noted on all grading and building plans. <u>Timing</u>: 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

Haas Tract Map; 08TRM-00000-00005, TM 14,753 Attachment B - Conditions of Approval Page B-8

after grading to verify reseeding and to verify the construction has commenced in areas graded for placement of structures.

#### Noise

17. Noise: Construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 4:00 p.m., Monday through Friday or as the standard is revised by the County of Santa Barbara. No construction shall occur on State holidays (e.g., Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions.

<u>Plan Requirements</u>: Two signs stating these restrictions shall be provided by the applicant and posted on site. <u>Timing</u>: Signs shall be in place prior to beginning of and throughout grading and construction activities. Violations may result in suspension of permits.

MONITORING: Building Inspectors and Permit Compliance shall spot check and respond to complaints.

#### Public Facilities

- 18. Solid Waste Management Plan: The permittee shall develop and implement a Solid Waste Management Program. The program shall identify the amount of waste generation projected during processing of the project. The program shall include the following measures, but is not limited to those measures:
  - a. Provision of bins for storage of recyclable materials within the project site.
  - b. Implementation of a green waste source reduction program, including the creation of lot or common composting areas, and the use of mulching mowers in all common open space lawns.
  - c. Implementation of a curbside recycling program or participation in an existing program to serve the new development. If it is determined by Planning and Development that the curbside recycling program cannot be implemented, and an alternative program such as the anticipated wet/dry collection is not on line, then it will be the responsibility of the Homeowner's Association or other acceptable entity\_to contract with the Community Environmental Council or some other recycling service acceptable to Planning and Development to implement a project-wide recycling program.

<u>Plan Requirement/Timing:</u> The applicant shall submit a Solid Waste Management Program to P&D for review and approval prior to Zoning Clearance. Program components shall be implemented prior to occupancy clearance and throughout the life of the project.

MONITORING: P&D shall site inspect during construction, prior to occupancy, and after occupancy to ensure solid waste management components are established and implemented.

#### Water Resources/Flooding

- 19. Outdoor water use shall be limited through the measures listed below.
  - a. Landscaping shall be with native and/or drought tolerant species.
  - b. Drip irrigation or other water-conserving irrigation shall be installed.
  - c. Permeable surfaces such as turf block or intermittent permeable surfaces such as French drains shall be used for all parking areas and driveways.

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<u>Plan Requirements</u>: Prior to approval of a Zoning Clearance Permit a landscape and irrigation plan shall be submitted to P&D for review and approval. The applicant/owner shall enter into an agreement with the County to install required landscaping/irrigation and maintain required landscaping for the life of the project. <u>Timing</u>: The applicant shall implement all aspects of the landscape and irrigation plan prior to occupancy clearance.

**MONITORING**: Permit Compliance shall conduct site visits to ensure installation and maintenance of landscape and irrigation. Any part of irrigation plan requiring a plumbing permit shown on building plans shall be inspected by Building Inspectors.

- 20. Indoor water use shall be limited through the following measures:
  - a. All hot water lines shall be insulated.
  - b. Recirculating, point-of-use, or on-demand water heaters shall be installed.
  - c. Pool(s) shall have pool cover(s).

d.

<u>Plan Requirements</u>: Prior to approval of a Zoning Clearance Permits, indoor water-conserving measures shall be graphically depicted on building plans, subject to P&D review and approval. <u>Timing</u>: Indoor water-conserving measures shall be implemented prior to occupancy clearance.

**MONITORING**: P&D shall inspect for all requirements prior to occupancy clearance.

21. The applicant shall submit proof of exemption or a copy of the Notice of Intent to obtain coverage under the Construction General Permit of the National Pollutant Discharge Elimination System issued by the California Regional Water Quality Control Board.

<u>Plan Requirements and Timing</u>: Prior to approval of a Zoning Clearance Permits, the applicant shall submit proof of exemption or a copy of the Notice of Intent and shall provide a copy of the required Storm Water Pollution Prevention Plan (SWPPP) to P&D. A copy of the SWPPP must be maintained on the project site during grading and construction activities.

<u>MONITORING</u>: P&D shall review the documentation prior to approval of Zoning Clearance Permits. P&D shall site inspect during construction for compliance with the SWPPP.

22. Wat-12: A permanent biofiltration system shall be constructed to treat storm water runoff from the site. Biofiltration includes vegetated swales, channels, buffer strips, retention, rain gardens, and shall be designed in accordance with the California Stormwater BMP Handbook for New Development and Redevelopment (California Storm Water Quality Association) or other approved method. The biofilter system shall be designed by a registered civil engineer specializing in water quality or other qualified professional to ensure that the filtration properties and the plants selected are adequate to reduce concentrations of the target pollutants. Where feasible, local plants sources (i.e., collected from the watershed or propagated from cuttings or seed collected from the

Haas Tract Map; 08TRM-00000-00005, TM 14,753 Attachment B – Conditions of Approval Page B-10

watershed) shall be used in the biofiltration system. Invasive plants shall not be used. Biofilters shall not replace existing riparian vegetation or native vegetation unless otherwise approved by P&D.

Plan Requirements and Timing: The applicant shall include the biofilter design, including the plant palette and the source of plant material, on the grading and drainage and landscape plans, and depict it graphically. The applicant shall submit a maintenance plan for the biofilter system to P&D for review and approval. A performance security will be required to ensure installation and long-term maintenance, including maintenance inspections at least once/year. Long-term maintenance and proof of inspections shall be the responsibility of the Home Owners Association (HOA) or other acceptable entity. Maintenance requirements shall be specified in the CC&Rs or in a maintenance program submitted by the landowner of the commercial/industrial site and recorded with the Clerk of the Board. The plans and a copy of the long-term maintenance program shall be submitted to P&D, and Public Works, Water Resources Division staff, for review prior to approval of Zoning Clearance Permits. Biofilter maintenance is required for the life of the project and transfer of this responsibility is required for any subsequent sale of the property. The condition of transfer shall include a provision that the property owners conduct maintenance inspection at least once/year and retain proof of inspections.

MONITORING: Planning and Development shall site inspect for installation and periodically inspect for maintenance throughout a five-year performance period. Performance security release requires P&D approval. The HOA or other acceptable entity shall be responsible for maintenance inspections at least once/year for the life of the project. Proof of maintenance inspections shall be maintained and made available to County of Santa Barbara upon request.

#### II. PROJECT SPECIFIC CONDITIONS

- 23. Agriculture Use: The applicant shall record with the FINAL MAP a buyer notification on a separate information sheet that reads as follows: "IMPORTANT: BUYER NOTIFICATION: This property is located adjacent to property zoned for agriculture and is located in an area that has been planned for agricultural uses. The Board of Supervisors has determined that it is in the public interest to preserve agricultural land and operations within the County of Santa Barbara and specifically to protect these lands for exclusive agricultural use. Any inconvenience or discomfort from properly conducted agricultural operations, including noise, odors, dust, and chemicals will not be deemed a nuisance per Section 3-23, Article V, Chapter 3 of the County Code.
- 24. Fish and Game Fees: The applicant shall provide Planning and Development with a check payable to the "County of Santa Barbara" within 10 days of project approval as required by California Fish and Game Code Section 711.4 for that Department's review of the Mitigated Negative Declaration associated with the project.
- 25. In-Lieu Fees: The applicant shall pay in-lieu fees for affordable housing pursuant to Housing Element Policy 1.3.
  - Plan Requirements and Timing: The applicant shall provide a financial security (e.g., certificate of deposit or letter of credit) in a form acceptable to County Counsel prior to final map clearance. The applicant shall pay the full fee at the time the first building permit for the project is issued. The amount of the in-lieu fee shall be based upon the fee in effect at the time of final map clearance for an 8 lot project in the Santa Ynez Housing Market Area.
- 26. Access Easement at Time of Sale: In order to ensure adequate access is provided to each lot, at the time of sale by the developer an easement shall be recorded over each lot as depicted on the site plan dated December 2, 2008.

- 27. Landscape Maintenance: The applicant shall post a performance security, the amount and form of which shall be approved by P&D, to cover the full cost of maintenance of landscape & irrigation for screening of all proposed structures which would minimize the visibility from U.S. Highway 101. Maintenance securities shall be equal to the value of maintenance and/or replacement of the items listed or noted on the approved referenced plan(s) for two years of maintenance of the items. Maintenance securities shall be released after the specified maintenance time period and when all approved landscape & irrigation have been satisfactorily maintained. If they have not been maintained, P&D may retain the maintenance security until satisfied. If at any time the Owner fails to install or maintain the approved landscape and irrigation, P&D may use the security to complete the work.
- 28. Map-01: Maps Information: Prior to recordation of the tentative map and subject to P&D approval as to form and content, the applicant shall include all of the mitigation measures, conditions, agreements and specific plans associated with or required by this project approval on a separate informational sheet(s) to be recorded with the Final Map. All applicable conditions and mitigation measures of the project shall be printed on grading and/or building plans and shall be graphically illustrated where feasible.
- 29. Map-04: TPM, TM, LLA Submittals: Prior to recordation of the Final Map, the applicant shall submit a Final Map prepared by a licensed land surveyor or Registered Civil Engineer to the County Surveyor. The Map shall conform to all approved exhibits, the project description and conditions of approval as well as all applicable Chapter 21-Land Division requirements, as well as applicable project components required as part of recorded project conditions.
- 30. Map-10: Public Utility Easements: Prior to recordation, public utility easements shall be provided in the locations and widths required by the serving utilities. The subdivider shall submit to the County Surveyor a set of prints of the Final Map accompanied by a letter from each utility, water and sewer district serving the property stating that the easements shown thereon are acceptable.
- 31. Map-11: Electrical Utilities: Electrical utilities shall be installed underground.

#### IV. COUNTY RULES AND REGULATIONS

- 32. Rules-06: Recorded Map Required: Tentative Map 08TRM-00000-00005 shall be recorded prior to approval of any permits for development, including grading unless approved by the Board of Supervisors.
- 33. Rules-19: Map/LLA Revisions: If the unrecorded Tentative Map is proposed to be revised, including revisions to the conditions of approval, the revisions shall be approved in the same manner as the originally approved Tentative Map.
- 34. Rule-36: Map/LLA Expiration: This tentative map shall expire three years after approval by the final county review authority unless otherwise provided in the Subdivision Map Act and Chapter 21 of the Santa Barbara County Code.
- 35. Rules-23: Processing Fees Required: Prior to issuance of recordation, the applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
- 36. Rules-29: Other Department Conditions: Compliance with Departmental/Division letters required as follows:
  - 1. Air Pollution Control District dated May 4, 2010;
  - 2. County Surveyor dated November 17, 2008;

Haas Tract Map; 08TRM-00000-00005, TM 14,753 Attachment B – Conditions of Approval Page B-12

3. Environmental Health Services Division dated May 4, 2010;

4. Fire Department dated June 5, 2009;

5. Flood Control Water Agency dated February 18, 2010;

6. Parks Department dated May 4, 2010;

- 7. Transportation Division dated June 7, 2010.
- 37. Rules-30: Plan Requirements: The Applicant shall ensure all applicable final conditions of approval are printed in their entirety on applicable pages of grading/construction or building plans submitted to P&D or Building and Safety Division. These shall be graphically illustrated where feasible.
- 38. Rules-31: 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 Owner/Applicant shall:
  - 1. Contact P&D compliance staff as soon as possible after project approval to provide the name and phone number of the future contact person for the project and give estimated dates for future project activities;
  - 2. Pay fees prior to approval of zoning clearance as authorized by ordinance and fee schedules to cover full costs of monitoring as described above, including costs for P&D to hire and manage outside consultants when deemed necessary by P&D staff (e.g. non-compliance situations, special monitoring needed for sensitive areas including but not limited to biologists, archaeologists) to assess damage and/or ensure compliance. In such cases, the Applicant shall comply with P&D recommendations to bring the=project into compliance. The decision of the Director of P&D shall be final in the event of a dispute;
  - 3. Note the following on each page of grading and building plans "This project is subject to Mitigation Compliance Monitoring and Reporting. All aspects of project construction shall adhere to the approved plans, notes, and conditions of approval, and Mitigation Measures from Negative Declaration;
  - 4. Contact P&D compliance staff at least two weeks prior to commencement of construction activities to schedule an onsite 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.
- 39. Rules-33: Indemnity and Separation: The 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 the Tentative Tract Map. 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.
- 40. Rules-34: Legal Challenge: In the event that any condition imposing a fee, exaction, dedication or other measure is challenged by the project sponsors in an action filed in a court of law or threatened

Haas Tract Map; 08TRM-00000-00005, TM 14,753 Attachment B – Conditions of Approval Page B-13

to be filed therein which action is brought in the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the review authority and no approval shall be issued unless substitute feasible conditions/measures are imposed.

41. CCRs: Prior to recordation of the Final Map, the CC&Rs shall be submitted to P&D and County Counsel for review and approval. The CC&Rs shall include all of the conditions of approval of the tract map.

## Santa Barbara County Air Pollution Control District

May 4, 2010

Florence Trotter-Cadena Santa Barbara County Planning and Development 624 W. Foster Road, Suite C Santa Maria, CA 93454 RECEIVED

MAY 0 6 2010

S.B.COUNTY (NORTH)
PLANNING & DEVEL OPPUT AT

Re: Haas Tract Map, 08TRM-00000-00005, 10NGD-00000-00007

Dear Ms. Trotter-Cadena:

The Air Pollution Control District (APCD) has reviewed the referenced case, which consists of a subdivision of an 8.03-acre parcel into 8 lots for development with single-family residential homes. The subject property, an 8.03-acre parcel zoned 1-E-1 and identified in the Assessor Parcel Map Book as APN 099-600-045, is located at the intersection of Jonata Park Road and Camino San Carlos in the unincorporated area of Buellton.

The Air Pollution Control District offers the following suggested conditions:

- 1. Standard dust mitigations (Attachment A) are recommended for all construction and/or grading activities. The name and telephone number of an on-site contact person must be provided to the APCD prior to issuance of land use clearance.
- 2. Fine particulate emissions from diesel equipment exhaust are classified as carcinogenic by the State of California. Therefore, during project grading, construction, and hauling, construction contracts must specify that contractors shall adhere to the requirements listed in Attachment B to reduce emissions of ozone precursors and fine particulate emissions from diesel exhaust.
- 3. Prior to occupancy, APCD permits must be obtained for all equipment that requires an APCD permit. APCD Authority to Construct permits are required for diesel engines rated at 50 bhp and greater (e.g., firewater pumps and emergency standby generators) and boilers/large water heaters whose combined heat input rating exceeds 2.0 million BTUs per hour.
- 4. All portable diesel-fired construction engines rated at 50 brake-horsepower or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or APCD permits prior to operation. Construction engines with PERP certificates are exempt from APCD permit, provided they will be on-site for less than 12 months.
- 5. Asphalt paving activities shall comply with APCD Rule 329, Cutback and Emulsified Asphalt Paving Materials.

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 961-8893 or via email at <a href="mailto:edg@sbcapcd.org">edg@sbcapcd.org</a>.

Haas Tract Map, 08TRM-00000-00005, 10NGD-00000-00007 May 4, 2010 Page 2

Sincerely,

Eric Gage,

Air Quality Specialist

Technology and Environmental Assessment Division

Attachments: Fugitive Dust Control Measures

Diesel Particulate and NO<sub>x</sub> Emission Measures

cc:

Annette Fair Project File

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 soll binders until the area is paved or otherwise developed so that dust generation will not occur.
- The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading of the structure.

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

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



## ATTACHMENT B DIESEL PARTICULATE AND NO. EMISSION MEASURES

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

The following measures are required by state law:

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

The following measures are recommended:

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

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

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

#### COUNTY OF SANTA BARBARA PUBLIC WORKS DEPARTMENT

123 East Anapamu Street Santa Barbara, CA 93101 805\568-3000 FAX 805\568-3019



#### SCOTT D. MCGOLPIN Director

### RECEIVED

NOV 19 2008.

S.B.COUNTY (NORTH) PLANNING & DEVELOPMENT

November 17, 2008

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

RE:

Tentative Tract Map No. 14,753 (08TRM-00000-00005)

Owner:

Hager Inc., LLC

Agent:

Annette Fair

Address: '

4837 Camio Dr.

Santa Maria, CA 93455

#### Requirements of the County Surveyor's Office

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

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

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

> Edmund R. Villa Very truly yours,

FoR: Michael B. Emmons

County Surveyor

T14753 subreview

AA /EEO Employer

#### Environmental Health Services

RECEIVED

MAY 0 6 2010

S.B.COUNTY (MORTH) PLANNING & DEVELOPMENT

225 Camino Del Remedio + Santa Barbara, CA 93110 805/681-4900 • FAX 805/681-4901

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

TO:

Florence Trotter-Cadena, Planner

Planning & Development Department

Development Review Division

FROM:

Paul E. Jenzen

Environmental Health Services

DATE:

May 4, 2010

SUBJECT:

Case No. 08TRM-00000-00005/TM 14,753

Buellton Area

Applicant:

Frank & Anke-Ev Haas

1245 Pearl Drive Buellton, CA. 93427

Property Location:

Assessor's Parcel No. 099-600-045, zoned 1-E-1, located west of the

intersection of Camino San Carlos and Jonata Park Road.

08TRM-00000-00005/TM 14,753 represents a request to subdivide an existing approximately 8.03-acre parcel into eight parcels of approximately one acre. No development is proposed as part of this project.

Domestic water supply is proposed to be provided by a private water system. An existing permitted water system is proposed to be expanded to serve the project. The existing permit will need to be amended prior to recordation to reflect service to the proposed parcels:

Sewage disposal is proposed to be provided by onsite wastewater treatment systems. The applicant has provided to Environmental Health Services passing percolation tests completed by Coast Valley Testing and dated December 5, 2008. Onsite wastewater treatment systems serving future development will need to conform to the Santa Ynez Valley Community Plan. No further information is required until time of development.

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

- 1. Prior to Recordation, a completed application for a Domestic Water Supply Permit shall be reviewed and approved by Environmental Health Services. The application shall include final detailed engineering plans and specifications for the proposed water supply system to serve the project.
- 2. Prior to Recordation, the final map shall indicate all the necessary easements for the placement, installation, operation and maintenance of water system facilities to each and every parcel.

Planning and Development Department Case Number 08TRM-00000-00005 May 4, 2010 Page 2 of 2

- 3. Prior to Issuance of a Building Permit, the owner of the proposed water system shall be in possession of a valid Domestic Water Supply Permit pursuant to Health and Safety Code Section 4010 et seq.
- 4. <u>Prior to Occupancy</u>, a potability clearance must be obtained from this department stating in writing that the system is capable of delivering potable water.
  - 5. Prior to Recordation, the applicant shall submit a copy of the final map to Environmental Health Services.

Paul E. Jenzen, REHS

Senior Environmental Health Specialist

cc: Applicant

Agent, Annette Fair, 4837 Cameo Drive, Santa Maria, CA. 93455

Office of the County Surveyor

Mark Matson, Planning & Development Building Div, Santa Maria

Norman Fujimoto, Environmental Health Services

LU-5012

#### Memorandum

### RECEIVED

JUN 0 8 2009

S.B. COUNTY (NORTH)
PLANNING & DEVELOPMENT

DATE:

June 5, 2009

TO:

John Zorovich

Planning and Development

Santa Maria

FROM:

Dwight Pepin, Captain

Fire Department

SUBJECT:

APN: 099-600-045; Permit #: 08TM-00005, TTW 14,753

Site: Jonata Road / Hagar Lane, Buellton

Project Description: Tract Map



The above project is located within the jurisdiction of the Santa Barbara County Fire Department. To comply with the established standards, we submit the following with the understanding that the Fire Protection Certificate application may involve modifications, which may determine additional conditions.

#### GENERAL NOTICE

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

## PRIOR TO MAP RECORDATION THE FOLLOWING CONDITIONS MUST BE MET

2. All access ways (public or private) shall be installed and made serviceable. Access shall be as shown on plans dated May 13, 2009.

Roadway width shall be a minimum of 24 feet.

- 3. Signs indicating "Fire Lane No Stopping" shall be placed every 150 feet as required by the fire department. No parking shall be allowed on the roadways.
- 4. The stored water system shall be installed and serviceable. Plans for a stored water fire protection system shall be approved by the fire department. Water storage shall be 90,000 gallons above the amount required for domestic usage and shall be reserved for fire protection purposes exclusively. Stored water plans shall include fire hydrant locations.
- 5. Fire hydrants (number to be determined) shall consist of one 4 inch outlet and one 2-1/2 inch outlet and shall be located a minimum of 50 feet and a maximum of 150 feet from all structures it serves. The standpipe and riser shall be painted red.

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

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

Telephone 805-681-5591 for fire department inspections.

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

#### DP:mkb

c Frank Haas, 1245 Peal Dr, Buellton 93427 Annette Fair, 4837 Cameo Dr, Santa Maria 93455



## Santa Barbara County Public Works Department Flood Control **(4)** Water Agency

February 18, 2010

Zoning Administrator County of Santa Barbara Planning & Development Department 123 E. Anapamu Street Santa Barbara, CA 93101

Re: 08TRM-00000-00005; Haas Tract Map

APN: 099-600-045; Buellton

RECEIVED

FEE TO CC

PLANNING CC

Dear Administrator:

This District recommends that approval of the above referenced project be subject to the following conditions:

#### 1. General

a. The applicant shall comply with the Santa Barbara County Flood Control District Standard Conditions of Approval dated November 2007 (<a href="www.countyofsb.org/pwd/water/downloads/StdCond">www.countyofsb.org/pwd/water/downloads/StdCond</a> PlnApproval.pdf).

#### 2. Prior to Final Map Recordation

- a. The applicant shall submit grading /drainage plan for the 8 lots, drainage studies, landscape plans and Final Map to the District for review and approval.
- b. The applicant shall acquire and submit all required data, forms and certifications as described in the Standard Conditions of Approval.
- c. The post-development peak discharge shall not exceed the pre-project peak discharge rate for the 2-year through 100-year events. On-site detention, if necessary, shall be provided to accomplish this.
- d. The applicant shall sign and return the Maintenance Agreement (Sub-divider's or Owner's Agreement), if a basin is proposed as mitigation.
- e. The applicant shall sign the Agreement for Payment of Plan Check Fees (attached to the Standard Conditions of Approval) and pay the appropriate plan check fee deposit at the time of the initial submittal of maps, plans and studies.

- 3. Prior to Land Use Clearance
  - a. The applicant shall submit to the District electronic drawings in PDF format of the approved Final Map, grading /drainage plans, drainage studies and landscape plans on a compact disc along with one hard copy of each.
- 4. Prior to Construction completion
  - a. The engineer of record shall submit a Drainage Improvement Certification (attached to the Standard Conditions of Approval).

Sincerely,

SANTA BARBARA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

Ву:

Nick Bruckbauer

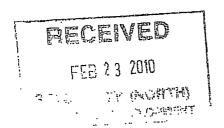
Development Review Engineer

Cc:

florence Trotter, Planning & Development

Frank & Anke Haas, 1245 Pearl Drive, Buellton, CA 93427 Annette Fair, 4837 Cameo Drive, Santa Maria, CA 93455

Jim Dixon, 200 East Laurel Avenue, Lompoc, CA 93436





Daniel C. Hernandez, MPA Director of Parks (805) 568-2461

> Erik Axelson South County Deputy Director (805) 681-5651

Nicole Koon Business Manager (805) 568-2477

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

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

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

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

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

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

Jalama: (805) 934-621 1

www.countyofsb.org/parks sbparks@co.santa-barbara.ca.us

Equal Opportunity Employer

#### PECENT

MAY 0 6 2010

PLANKING & DEVELOPMENT S.B.CCVUNTY (NORTH)

May 4, 2010

TO:

Florence Trotter-Cadena, Planner

Planning & Development

FROM:

Claude Garciacelay, Park Planner

RE:

08TRM-005 / TM 14,753 Haas Tract Map

APN 099-600-045

County Parks recommends the following condition(s) to the approval of the above referenced project:

1)' Pursuant to the provisions of Santa Barbara County Ordinance 4317 (Quimby Ordinance) and the appurtenant fee resolution for the recreational demand area, the applicant will be required to pay a fee for each generated lot or dwelling unit. The purpose of the fee is to provide park and recreational facilities within the recreational demand area.

Based on the current fee schedule, the total fee for the proposed project would be \$8155.00 (\$1165 x 7 new lot(s)/dwelling unit(s)). Fees are due prior to land use clearance. The actual fee shall be based on the fee schedule in effect when payment is made and, fee schedules are subject to adjustment on an annual basis. Please phone this office prior to payment to verify the final fee required. This office will not accept or process a payment prior to project approval by the decision maker.

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

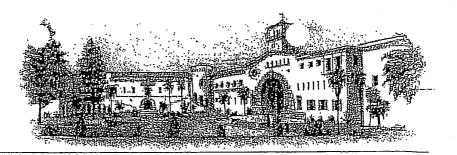
C: Owner:

Frank Haas, 1245 Pearl Dr., Buellton CA 93427

Agent

Annette Fair, 4837 Cameo Dr., Santa Maria CA 93455

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



June 7, 2010

TO:

Florence Trotter-Cadena, Planner

Development Review

FROM:

William Robertson, Transportation Planner

Public Works, Transportation Division

SUBJECT:

Conditions of Approval (8 pages)

Haas Tentative Parcel Map

08TRM-00000-00005; TPM 14,753

APN: 099-600-045/Buellton 1201 Jonata Park Road

#### Traffic Mitigation Fées

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

Based on the current fee schedule, the total estimated fee for the proposed project is \$3661 (7 new residential lots x \$523/lot).

The Transportation Impact Mitigation Fee Program is designed to collect fees from any project that generates more than one additional peak hour trip. Fees are due prior to map recordation and shall be based on the fee schedule in effect when paid. This office will not accept payment or process a check received prior to project approval.

Fees are payable to the County of Santa Barbara, and may be paid in person or mailed to: Santa Barbara County Transportation Division, 123 E. Anapamu St., 2<sup>nd</sup> Floor, Santa Barbara, CA 93101 or Santa Barbara County Transportation Division North, 620 West Foster Road, Santa Maria, CA 93455. Please phone this office prior to payment if unsure as to the final fee required.

If you have any questions, please contact me at 739-8785.

Sincerely,

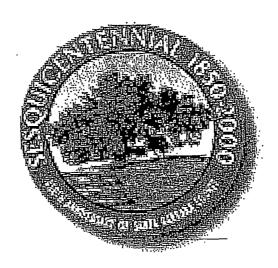
William T. Robertson

Date

cc: 08TRM-00000-00005, TPM 14.753

Chris Sneddon, Transportation Manager, County of Santa Barbara, Public Works Department J:\Buellian\Haas Tentative Parcel Map 08TRM-Cond.doc

# Santa Barbara County



# Standard Conditions of Approval

October 2007

## COUNTY OF SANTA BARBARA DEPARTMENT OF PUBLIC WORKS

## Standard Conditions for Tentative Tract Map Approval

Ammended October, 2007

- 1. Construction of all improvements required by the Public Works Department in the approval of the Tentative Map shall be in accordance with County Subdivision Ordinance No. 1722, the Geometric Design Standards contained in the Engineering Design Standards Manual, the applicable portions of the California Department of Transportation Standard Specifications of current date and the Standard Detail contained in Appendix 4 of the Engineering Design Standards Manual.
- 2. Design of all improvements to be constructed as part of this development shall be performed by a Civil Engineer registered in the State of California. Specifications and plan and profile drawings, completed in accordance with Department of Public Works Standards shall be submitted to the Public Works Department and appropriate officials of other departments for their approval, and all bonds and fees shall be posted prior to recordation of the final development map.
- 3. Prior to recordation of the Final Map and start of any construction, the Developer shall designate to the Department of Public Works the road or roads he intends for construction access to the development to the extent to which subject roads will be used as haul roads. The Public Works Department may, at its option, designate an alternate off-site access or may require a security for the repair or reconstruction in the event subject road is damaged by construction traffic.
- 4. The Structural road section for all proposed public roads shall consist of the following:

Aggregate Base conforming to the provisions in Section 26, "Aggregate Bases", of the Standard Specifications shall be placed with a minimum thickness of 0.50 feet on all public roads. The actual thickness of the aggregate base shall be determined by "R" Values from Test Method 301-F, California Department of Transportation Specifications. When the Traffic Index is less than 5.5 the minimum section will be 0.2 feet of A.C. and 0.5 feet of A.B. When the Traffic Index is 5.5 or greater, the minimum section will be 0.3 feet A.C. and 0.5 feet Class II Base.

5. All underground utilities shall be extended to development boundaries and laterals stubbed out to the property lines clear of zone at each lot before the placement of concrete surfacing. Prior to release of the Road Improvement Security and acceptance of the roads within the development, it will be necessary for the Developer to have each utility company certify in writing that the above has been accomplished.

- 6. Prior to release of the Road Improvement Security, the Registered Civil Engineer or Licensed Land Surveyor who performed the construction staking for the development shall certify in writing, that all curbs, gutters, storm drains, and other related street work have been staked in the field accordance with the plan and profile-drawings-by-the Director of Public-Works.
- 7. Prior to approval of plan and profile drawings by the Department of Public Works, the Developer shall post Sureties and provide inspection fees in amounts to be determined by the Department of Public Works to insure required improvements within the road right of way
- 8. Hydraulic studies indicating drainage flows to be anticipated from the entire watershed within which the development is located shall be submitted to the Public Works Department and Flood Control Engineer for review and approval. Detailed hydraulic studies of storm water run-off to be carried in each gutter of each street shall be submitted by the Developer's Engineer for approval by the Public Works Department. The amount of storm water runoff to be carried in a street section shall be computed on the basis of a 10 year frequency storm. Special drainage facilities will be required when the capacity of the street section has been reached. The drainage facility design shall be prepared in conformance with Section 13 and Appendix 12 of the Engineering Design Standards Manual, and submitted for approval by the Department of Public Works and Flood Control Engineer. Design criteria for underground drainage facilities will be based on a minimum storm frequency of 25 years. Actual design frequency will be determined by the Department of Public Works or the Flood Control Engineer.
- 9. Developer shall furnish and install any required road name signs, traffic control signs. And striping to County standards. All traffic control signs shall be installed after roads are paved and prior to being opened up to traffic, including construction traffic.
- 10. All off-tract drainage and flood control facilities and installations shall be installed and completed prior to grading of subject development.
- 11. Developer shall offer for dedication as easement to the County, at no cost to the County, all road rights of way shown within the boundaries of subject development map, except roads proposed to be private roads. All read rights of way offered for dedication to the County shall be free and clear of any easements prior to recordation of the Final Map, unless approved otherwise by the Department of Public Works.
- 12. A denied access strip one foot wide shall be offered for dedication in fee to the County as a separate parcel of land, not part of the road right of way, and standard Public Works Department road barricades constructed across the end of all public roads extending to the tract boundaries of any unit of the tract, except where they are extensions of existing improved public roads.

- 13. Prior to approval of plan and prof. drawings by the Public Works Departs. 1, the following utilities shall be shown on the plans and approved by an authorized representative of the utility:
  - ·l- Sewer System
  - 2. Water Distribution System
  - 3. Gas Distribution System
  - 4. Storm Drains required by Flood Control

Additionally, a preliminary plan showing underground electrical, telephone and Cable T.V. service shall besubmitted by each agency.

- 14. All plan and profile drawings presented to the Public Works Department for approval shall be in conformance with the requirements of the Engineering Design Standards Manual. All road widths shall be as specified in this Manual. Roadway classifications are as specified in the Circulation Element of the General Plan.
- 15. Water for compaction and dust control shall be made available within the boundaries of the development prior to starting any earth moving operations other than necessary for the installation of subject water source. Applicant shall provide a water availability letter from the appropriate water supply agency.
- 16. Prior to start of any earth moving or improvements within the development the Developer shall obtain a Road Excavation ad Encroachment Permit from the Public Works Department as required by Board of Supervisors Ordinance No. 1491, dated November 26, 1963, and/or shall obtain a County Grading Permit per Santa Barbara County Ordinance No. 1795 dated May 20, 1967.
- 17. The program for reconstruction of any existing County road being used by public traffic shall be presented in writing to the Public Works Department a minimum of 4 working days ahead of the proposed starting date. The Progress Schedule of proposed work shall be approved prior to start of construction. After construction on any existing County road commences, the project shall be pursued continuously to completion. Any delay will provide good cause for issuance of a stop order on all other portions of the development.
- 18. The following utilities and services, both existing and proposed, shall be installed underground in the roads pursuant to Resolution No. 24416 and connected to each dwelling unit where housed are built, or stubbed out to each lot where lots only are sold: Gas, Water, Cable T.V., Telephone, Sanitary Sewer and Electrical Power.
- 19. After Sign-off by the Public Works Department Inspector, and prior to release of final security, the Developer's Engineer shall add "Record Drawing" information to the original tracings in red or orange ink and sign them as "RECORD DRAWING".

- 20. On any proposed streets where cut, as, gutters and sidewalks are required, the adewalks shall have a total distance from curb face to back of sidewalk as prescribed in the Standard Details contained in Appendix 3 and 4 of the Engineering Design Standards Manual. Existing streetlights or fire hydrants within the sidewalk area shall be relocated behind the sidewalk, and any proposed streetlights or fire hydrants placed behind the sidewalk.
- 21. Any double frontage lot (lots having a street both front and rear) shall have denied access to the rear street.
- 22. Concrete masonry block walls, if required by the Resource Management Department shall be constructed to the design and standards of the Building and Safety Division of the Public Works Department. Walls adjacent to road rights of way shall be shown on the Department of Public Works plan and profile drawings. A Building Permit may be required for such walls.
- 23. Developer shall comply with the Department of Public Works policy relating to Subdivision Street Trees and Utility Service Laterals on all subdivision streets.
- 24. Chain link fences, if required by the Resource Management Department of Flood Control, shall be constructed to Cal Trans Standard Plans. Subject fences shall be shown on the Department of Public Works plan and profile drawings if adjacent to County road rights of way.
- 25. Developer shall post Security and provide plan-checking fees in amounts to be determined by the Public Works Department to insure proper construction of all private streets within the development. Security will be released upon certification of a Civil Engineer registered in the State of California that subject streets have been constructed to approved standards.
- 26. Occupancy of any building within the development will be denied until all street improvements and drainage facilities are completed.
- 27. The developer's engineer of record, as specified in these conditions, shall certify to the Public Works Department prior to release of any securities that all private streets within the subject development are constructed according to approved plans prior to occupancy of any dwelling unit within the tract, and that all rough grading has been completed in substantial conformance with the tract grading plan.
- 28. Upon completion of construction and prior to occupancy, the entire road right o way abutting this project will be cleaned to allow Public Works Department Inspectors to check for damage to curbs, gutters, or sidewalks caused by construction traffic. Any damage will e repaired by the Developer prior to occupancy.
- 29. The Developer shall comply with the current Bikeway Element of the General Plan as to the dedication and construction of bikeways.
- 30. All roads shall be kept clear of mud and/or other construction debris during construction.

- 31. The Developer will be responsible for and fees required for materials retesting.
- 32. The Developer may be required by the Public Works Department to overlay or chip seal a road, as determined by the Public Works Department, after construction work has been completed if it is determined by the County that local patching is insufficient to mitigate project related construction and utility trenching damage.
- 33. Subdivider shall submit a Grading Plan acceptable to the Public Works Department for all streets and building pads prior to submitting the Final Map for approval. The Grading Plan shall show all lots draining to the street on which they front unless otherwise approved by the Public Works Department. The Grading Plan shall also show method and degree of compaction and proposed method of stabilizing exposed slopes. Subdivider shall plant and maintain all cut and fill slopes and maintenance shall be continued until the lot is occupied.
- 34. A preliminary Soils Report of the area, prepared by a Civil Engineer experienced in soil mechanics and slope stability, and registered in the State of California, will be required prior to the issuance of Grading Permits. The report shall include data regarding the distribution, stability and expansive nature of existing souls and conclusions and recommendations-fro-grading procedures and design criteria for corrective measures.
- 35. All grading shall comply with the provisions of County Grading Ordinance No. 1795, and to Public Works Department standards.
- 36. Grading shall be designed so that natural drainage from off-tract property is not obstructed.
- 37. Provision shall be made to prevent off-tract drainage from being received by lots. Tract drainage shall not be drained to a public street gutter that does not have storm drainage inlets and where the tract drainage could, after being carried along the road gutter for some distance, be dumped into another tract.
- 38. No grading can be done prior to Final Map recordation except in compliance with County Code Chapter 21-8-C4.
- 39. All underground utility trench backfills on private property and in private roads shall be compacted and tested to a minimum of 90%, or to the satisfaction of the Public Works Director. Compaction test reports shall be submitted before and grading is finalized.
- 40. The Subdivider shall furnish one copy of the Final Tract Map to the Public Works Department prior to approval.
- 41. All debris, liter, and other construction waste generated by this development shall be removed from the site or adjacent property. Occupancy clearance of any building will be denied until debris removal is acceptable to the Public Works

- 42. Since certain areas of Santa Barbara County are prone to accelerated seasonal erosion by either wind or water, and acceptable Erosion Control Plan, with timing, may be required with the project Grading Plan.
- 43. Any tract which is to be graded out (mass graded) and developed as a Phased Build-Out will require a detailed engineered Erosion Control Plan which will apply to all graded areas which are not built out. This plan shall be maintained until the respective tract phases are built out. This condition shall also apply to Lot Sale Subdivisions.
- 44. On lot sale subdivisions, no building permits shall be issued for any lot until all required utilities, rough grading, drainage facilities, and street improvements have been completed, unless otherwise approved by the Director of Public Works. This condition must be shown on the Final Map, along with the time allowed by the Subdividers Contract for the developer to complete said improvements.
- 45. Prior to issuance of any road construction and/or grading permits, the applicant shall verify to the Department of Public Works, in writing, that a registered civil engineer has been retained to act as the Engineer of Record during construction and testing operations. This engineer shall be responsible for any and all observation during construction, which he deems necessary to certify those aspects of construction requiring certification pursuant to these conditions. Where possible, the engineer whose signature and stamp appear on the tract plans should be retained as the Engineer of Record.
- 46. Regardless of all review and/or acceptance of tract plans, specifications, calculations, and reports by Public Works or other County departments, the registered civil engineer whose signature and stamp appear on the tract grading and road improvement plans is responsible for the accuracy and integrity of the design and base information relating to the plans and calculations. Design conflicts which arise during construction may result in work being stopped until discrepancies are resolved.