



COUNTY OF SANTA BARBARA

## Planning and Development

### LAND USE PERMIT NO: 14LUP-00000-00438

**Project Name:** Stewart New Single Family Dwelling and As-Built Agricultural Storage Barn

**Project Address:** 3209 Calzada Ridge Avenue, Santa Ynez, CA 93460

**A.P.N.:** 135-310-041

**Zone:** AG-I-20

The Planning and Development Department hereby approves and intends to issue this Land Use Permit for the development described below, based upon the required findings and subject to the attached terms and conditions.

**DATE OF PERMIT ISSUANCE:** November 10, 2015

**PROJECT DESCRIPTION SUMMARY:** A Land Use Permit to allow for the construction of a 1,200 sq. ft. single family residence and to legalize an 864 sq. ft. as-built agricultural storage barn. Water would be provided by the Rancho Ynecita Water Company and sanitary services would be provided by a proposed septic system built in conformance with Environmental Health Services requirements. Access would continue to be provided by an existing private driveway accessed from Old Calzada Ridge Road. Proposed grading quantities are less than 50 cubic yards. No native tree or vegetation removal is proposed, and all utilities would be installed underground. The project would be constructed in accordance with the approved Board of Architectural Review plans, dated February 13, 2015.

**PROJECT SPECIFIC CONDITIONS:** See Attachment "A"

**ASSOCIATED CASE NUMBERS:** 14BAR-00000-00212

**TERMS OF PERMIT ISSUANCE:**

1. **Work Prohibited Prior to Permit Issuance.** No work, development, or use intended to be authorized pursuant to this approval shall commence prior to issuance of this Land Use Permit and/or any other required permit (e.g., building permit).

**WARNING! THIS IS NOT A BUILDING/GRADING PERMIT.**

2. **Date of Permit Issuance.** This Permit shall be issued and deemed effective on the **Date of Permit Issuance** identified above.
3. **Time Limit.** The approval or conditional approval of this Land Use Permit shall be valid for 12 months from the date of approval unless a time extension is approved (CLUDC Section 35.102.020/MLUDC Section 35.472.110). Failure to obtain a required construction, demolition, or grading permit and to lawfully commence development within two years of permit issuance shall render this Land Use Permit null and void unless a time extension is approved (CLUDC Section 35.102.020/MLUDC Section 35.472.110).

**NOTE:** Issuance of a permit for this project does not allow construction or use outside of the project description, or terms or conditions; nor shall it be construed to be an approval of a violation of any provision of any County policy, ordinance or other governmental regulation.

**OWNER/APPLICANT ACKNOWLEDGMENT:** Undersigned permittee acknowledges receipt of this approval and agrees to abide by all terms and conditions thereof.

\_\_\_\_\_ / \_\_\_\_\_  
Print Name

Signature

Date

**Planning and Development Department Approval by:**

\_\_\_\_\_ / \_\_\_\_\_  
Planner

Date

**Planning and Development Department Issuance by:**

\_\_\_\_\_ / \_\_\_\_\_  
Planner

Date



**ATTACHMENT A: CONDITIONS OF APPROVAL**

**Project Description**

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

A Land Use Permit to allow for the construction of a 1,200 sq. ft. single family residence and legalize an 864 sq. ft. as-built agricultural storage barn. Water would be provided by the Rancho Ynecita Mutual Water Company and sanitary services would be provided by a proposed septic system built in conformance with Environmental Health Services requirements. Access would continue to be provided by an existing private driveway accessed from Old Calzada Ridge Rd. Proposed grading quantities are less than 50 cubic yards. No native tree or vegetation removal is proposed, and all utilities would be installed underground. The project shall be constructed in accordance with the approved Board of Architectural Review plans dated February 13, 2015.

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

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

**Conditions By Issue Area**

- 3. Bio-01 Tree Protection Without Tree Protection Plan:** All grading, trenching, ground disturbance, construction activities and structural development shall occur beyond six feet of the dripline of all oak trees.

a. Prior to the issuance of a Land Use Permit for grading or construction, all native trees shall be fenced at least six feet beyond the dripline. Fencing shall be at least three feet in height of chain link or other material acceptable to P&D and shall be staked every six feet. The Owner/Applicant shall place signs stating "tree protection area" at 15 foot intervals on the fence. Fencing and signs shall remain in place throughout all grading and construction activities.

b. No tree removal or damage is authorized by this permit. However, any unanticipated damage to trees or sensitive habitats from construction activities shall be mitigated in a manner approved by P&D. This mitigation shall include but is not limited to posting of a performance security, tree replacement on a 10:1 (15:1 for Valley or Blue Oaks) ratio and hiring of an outside consulting biologist or arborist to assess damage and recommend mitigation. The required mitigation shall be done under the



direction of P&D prior to any further work occurring onsite. Any performance securities required for installation and maintenance of replacement trees will be released by P&D after its inspection and confirmation of such installation and maintenance.

c.To help ensure the long term survival of oak trees, no permanent irrigation systems are permitted within six feet of the dripline of oak trees. Any landscaping must be of compatible species requiring minimal irrigation. Drainage plans shall be designed so that tree trunk areas are properly drained to avoid ponding.

PLAN REQUIREMENTS: Fencing shall be graphically depicted on project plans. TIMING: This condition shall be printed on project plans submitted for Land Use Permit issuance, and installed prior to Grading or Building Permit issuance.

4. **CulRes-09 Stop Work at Encounter:** The Owner/Applicant and/or their agents, representatives or contractors shall stop or redirect work immediately in the event archaeological remains are encountered during grading, construction, landscaping or other construction-related activity. The Owner/Applicant shall retain a P&D approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the provisions of Phase 2 investigations of the County Archaeological Guidelines and funded by the Owner/Applicant.

PLAN REQUIREMENTS: This condition shall be printed on all building and grading plans.

#### County Rules and Regulations

5. **Rules-05 Acceptance of Conditions:** The Owner/Applicant's acceptance of this permit and/or commencement of use, construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the Owner/Applicant.
6. **Rules-23 Processing Fees Required:** Prior to issuance of the Land Use Permit, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
7. **Rules-30 Plans Requirements:** The Owner/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.
8. **Rules-33 Indemnity and Separation:** The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project. In the event that the County fails promptly to notify the Owner / Applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.
9. **Rules-37 Time Extensions-All Projects:** The Owner / Applicant may request a time extension prior to the expiration of the permit or entitlement for development. The review authority with jurisdiction over the project may, upon good cause shown, grant a time extension in compliance with County rules and regulations, which include reflecting changed circumstances and ensuring compliance with CEQA. If the Owner / Applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and

additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts.