

ATTACHMENT 2: CONDITIONS OF APPROVAL

CASE NO. 15TRM-00000-00004

- 1. Proj Des-01 Project Description.** This Tract Map is based upon and limited to compliance with the project description, the hearing exhibits marked A - E, dated October 11, 2017, and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations. The project description is as follows:

The project is a Tentative Tract Map to subdivide the 5.74 gross/5.48 net-acre lot into 5 lots of 1.41 acres gross/1.36 acres net (Lot 1), 1.11 acres gross/1.10 acres net (Lot 2), 1.03 acres gross/1.00 acre net (Lot 3), 1.10 acres gross/1.02 acres net (Lot 4), and 1.09 acres gross/1.00 acre net (Lot 5) on property zoned 1-E-1.

Grading and Drainage: Grading for the proposed private access driveway and retention basin will be approximately 9,310 cubic yards of cut and 988 cubic yards of fill. Stormwater run-off from the access driveway will be collected by a bioretention system and conveyed by a storm drain to a retention basin at the north side of Lots 1 and 2. Stormwater runoff from the five proposed lots will be conveyed overland to the retention basin.

Access: The five single family lots will be accessed from a new 36-foot-wide extension of a private drive (Claret Lane) that will connect to Black Oak Drive via a private access easement across APN 101-400-007 and terminate in a cul-de-sac from which individual driveways will access the five lots. The private drive will have a four foot wide decomposed granite path within a ten foot wide easement on each side. The portion of the private drive located within the subdivision will be maintained via a recorded road maintenance agreement encumbering the owner of each parcel.

Utilities and Service: Water will be provided by Golden State Water Company via the purchase of 4.9 acre-feet of supplemental water from the City of Santa Maria. Waste disposal will be provided by Laguna Sanitation via proposed new sewer lines. Electrical service will be provided by PG&E, gas service by SOCAL Gas, telephone by Verizon, and digital services by Comcast.

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

- 2. Proj Des-02 Project Conformity.** The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of the structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The

property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval thereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

MITIGATION MEASURES FROM 17NGD-00000-00009

- 3. MM1 Aest-10 Lighting.** The Owner/Applicant shall ensure any exterior night lighting installed on the project site is of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject lot and prevent spill-over onto adjacent lots. All exterior lighting shall be directed away from designated open space areas. The Owner/Applicant shall install timers or otherwise ensure lights are dimmed after 10 p.m. **PLAN REQUIREMENTS:** The Owner/Applicant shall depict all exterior lighting on building plans. Building plans shall show locations and height of all exterior lighting fixtures with arrows showing the direction of light being cast by each fixture. **TIMING:** Lighting shall be installed in compliance with this measure prior to Final Building Inspection Clearance. **MONITORING:** P&D and/or BAR shall review project building plans for compliance with this measure prior to approval of a Zoning Clearance for structures. P&D Permit Compliance staff shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the project plans.
- 4. MM 2 Aest-Sp1 Storm Water Retention Basin(s).** The use of perimeter fencing on drainage basins shall be avoided to the maximum extent feasible. Where required, perimeter fencing shall be of a decorative nature. Any perimeter landscaping shall consist of low-maintenance trees and shrubs, as well as turf, etc. Maintenance shall be required through recordation of CC&Rs or other satisfactory legal instrument signed by all property owners. **PLAN REQUIREMENTS:** The Owner/Applicant shall depict all basin fencing (if any) and landscaping on building plans, including details of plant type, size, and irrigation, if any. **TIMING:** Fencing and landscaping shall be installed in compliance with this measure prior to Final Building Inspection Clearance. **MONITORING:** P&D shall review project building plans for compliance with this measure prior to approval of a Zoning Clearance for structures. P&D Permit Compliance staff shall inspect structures upon completion to ensure that fencing, if any, and landscaping have been installed consistent with their depiction on the project plans.
- 5. MM 3 Map-07 CCR Maintenance.** The Applicant shall record Codes Covenants and Restrictions (CC&Rs) or other satisfactory legal instrument to provide for shared maintenance responsibilities by all owners for the:

 - a. Storm water retention basin(s) and appurtenant landscaping, fencing and access;
 - b. Storm Water Quality Management Plan components; and
 - c. Common parking areas and/or access ways.

PLAN REQUIREMENTS AND TIMING: The CC&R or other legal instrument language is subject to approval of Flood Control, P&D and County Counsel. In addition, prior to map recordation, the Owner/Applicant shall record a buyer notification that reads as follows: "IMPORTANT: BUYER NOTIFICATION: County approval shall be obtained for amendments to any CC&R or other legal agreement provision related to items listed in this Mitigation Measure. All owners shall maintain property in compliance with all conditions of approval for the project."
MONITORING: Prior to issuance of Zoning Clearance for initial tract improvements, the applicant/owner shall submit approved CC&R or other legal agreement document.

6. **MM 4 Aest-04 BAR Required.** The Owner/Applicant shall obtain Board of Architectural Review (BAR) approval for project design. All project elements (e.g., design, scale, character, colors, materials and landscaping) shall be compatible with vicinity development. Natural building materials and colors compatible with surrounding terrain (earth-tones and non-reflective paints) shall be used on exterior surfaces of all structures, including fences.
TIMING: The Owner/Applicant shall submit architectural drawings of the project for review and shall obtain Final BAR approval prior to issuance of Zoning Clearances for development of individual lots. Grading plans, if required, shall be submitted to P&D concurrent with or prior to BAR plan filing. **MONITORING:** The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the project has been built consistent with approved BAR design and landscape plans prior to Final Building Inspection Clearance.
7. **MM 5 Air-01 Dust Control.** The Owner/Applicant shall comply with the following dust control components at all times including weekends and holidays:
 - Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site.
 - a. During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, use water trucks or sprinkler systems to prevent dust from leaving the site and to create a crust after each day's activities cease.
 - b. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site.
 - c. Wet down the construction area after work is completed for the day and whenever wind exceeds 15 mph.
 - d. When wind exceeds 15 mph, have site watered at least once each day including weekends and/or holidays.
 - e. Order increased watering as necessary to prevent transport of dust off-site.
 - f. Cover soil stockpiled for more than two days or treat with soil binders to prevent dust generation. Reapply as needed.
 - g. If the site is graded and left undeveloped for over four weeks, the Owner/Applicant shall immediately: (i) Seed and water to re-vegetate graded areas; and/or (ii) Spread soil binders; and/or; (iii) Employ any other method(s) deemed appropriate by P&D or APCD.

PLAN REQUIREMENTS: These dust control requirements shall be noted on all grading and building plans. **PRE-CONSTRUCTION REQUIREMENTS:** The contractor or builder

shall provide P&D monitoring staff and APCD with the name and contact information for an assigned onsite dust control monitor(s) who has the responsibility to:

- a. Assure all dust control requirements are complied with including those covering weekends and holidays.
- b. Order increased watering as necessary to prevent transport of dust offsite.
- c. Attend the pre-construction meeting.

TIMING: The dust monitor shall be designated prior to issuance of first Grading Permit. The dust control components apply from the beginning of any grading or construction throughout all development activities until Final Building Inspection Clearance is issued. **MONITORING:** P&D processing planner shall ensure measures are on plans. P&D grading and building inspectors shall spot check; Grading and Building shall ensure compliance onsite. APCD inspectors shall respond to nuisance complaints.

8. **MM 6 Bio-Sp1 Special Status Plant Surveys.** Prior to any vegetation removal, grubbing, or construction activities associated with initial infrastructure improvements and individual lot development, seasonally timed special status plant surveys shall be conducted by a County-approved biologist in any building areas during each species' flowering period occurring immediately prior to initial ground disturbance. The purpose of the surveys is to document the number, if any, of sensitive plants within construction areas so that mitigation can be accomplished.

PLAN REQUIREMENTS AND TIMING: The Applicant shall hire a County-qualified biologist to conduct the surveys, which shall be seasonally timed to coincide with the bloom periods for the following species: Cambria morning glory, paniculate tarplant, and California spineflower. All special status plant species identified on site shall be mapped onto a site-specific aerial photograph. Surveys shall be conducted in accordance with the most current protocols established by the CDFW, USFWS, and the local jurisdictions, if said protocols exist. A copy of the survey report and a plan for any recommended avoidance and/or mitigation measures to take to protect sensitive species identified shall be submitted to Planning and Development for review and approval prior to Zoning Clearance issuance for initial infrastructure improvements and individual lot development. Any protection measures shall be maintained in good condition throughout grading and construction.

MONITORING: Compliance monitoring staff shall confirm that the surveys have taken place and any protection measures are installed prior to the pre-construction meeting. Compliance monitoring staff shall ensure through periodic site inspections that any protection measures are maintained in good condition throughout grading and construction.

9. **MM 7 Bio-Sp2 Mitigation Plan (OCP EIR Mitigation BIO-29).** Impacts to rare plants identified on the project site during pre-construction surveys shall be avoided if at all feasible. If

avoidance is not feasible, then mitigation shall be required for any project element that impacts or eliminates rare plants.

PLAN REQUIREMENTS AND TIMING: If rare plants are encountered during pre-construction surveys, a mitigation plan shall be prepared by a qualified biologist and submitted for P&D review and approval prior to approval of Zoning Clearances. Mitigation should strive for avoidance first, followed by preservation, restoration, and finally recreation. The mitigation plan shall (1) include provisions for fencing or other appropriate measures to avoid impacts to on-site rare plants during construction; (2) identify the number or area of individuals impacted; (3) include replacement ratios; and (4) include performance criteria and monitoring requirements. Performance bonds shall be required for installation and maintenance of required plantings. The State Department of Fish & Wildlife shall be consulted prior to development of the mitigation plan. The mitigation shall be completed, and a report submitted to P&D, and installation bond released prior Grading Permit issuance.

- 10. MM 8 Bio-Sp3 Oak Tree Protection (OCP EIR Mitigation BIO-26)** Oak trees shall be protected to the maximum extent feasible. All land use development applications shall be processed in such a manner as to avoid damage to oak trees. Measures taken to preserve oak trees should include modification of project design. The area protected from grading, paving and other disturbances should include the area 6 feet outside of the dripline. Where oak trees are removed or significantly damaged, they shall be replaced in a manner consistent with County standards. All grading, trenching, ground disturbance, construction activities and structural development shall occur beyond six feet of the dripline of all native oak trees.
- a. Prior to the approval of a Zoning Clearance for grading or construction, all native oak 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 up to a 10:1 ratio and hiring of an outside consulting biologist or arborist to assess damage and recommend mitigation. If it becomes necessary to remove a tree not planned for removal, if feasible, the tree shall be boxed and replanted. 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 native oak trees, no permanent irrigation systems are permitted within six feet of the dripline of native 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 Zoning Clearance and installed prior to Grading or Building Permit issuance. **MONITORING:** P&D shall review plans and confirm fence installation prior to issuance of grading permit. Grading and Building staff shall conduct site inspections to ensure compliance during grading and construction.

11. **MM 9 Bio-2a Raptor, Special Status Species, and Nesting Bird Protection.** To avoid disturbance of nesting and special status birds including raptorial species protected by the MBTA and Sections 3503, 3503.5, and 3513 of the California Fish and Game Code, proposed Project activities, including, but not limited to, vegetation removal, ground disturbance, and construction shall occur outside of the bird breeding season (February 1 through August 15). If these activities must begin within the breeding season, then pre-construction surveys shall be conducted.

PLAN REQUIREMENTS AND TIMING: Nesting bird surveys shall be conducted no more than one week prior to any construction activities that occur between February 1 through August 15. The nesting bird pre-construction survey shall be conducted within the disturbance footprint and a 500-foot buffer as allowable without trespassing on private lands. The survey shall be conducted by a County-qualified biologist familiar with the identification of raptors and special status species known to occur in Santa Barbara County using typical methods. If nests are found, a buffer ranging in size from 100 for nesting passerine species to 500 feet for nesting raptors shall be determined and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground disturbing activities shall occur within this buffer until the County-qualified biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for construction activities occurring between August 16 and February 1.

MONITORING: Planning and Development compliance monitoring staff shall ensure compliance prior to and throughout construction.

12. **MM 10 Bio-10 Storm Water BMPs.** To minimize pollutants impacting downstream water bodies or habitat, the private driveway and cul-de-sac shall be designed to minimize degradation of storm water quality. Best Management Practices (BMPs) such as landscaped areas for infiltration (vegetated filter strips, bioswales, or bioretention areas), designed in accordance with the California Stormwater BMP Handbook for New Development and Redevelopment (California Stormwater Quality Association) or other approved method shall be installed to intercept and remove pollutants prior to discharging to the storm drain system. The BMPs selected shall be maintained in working order. The landowner is

responsible for the maintenance and operation of all improvements and shall maintain annual maintenance records. A maintenance program shall be specified in an inspection and maintenance plan and include maintenance inspections at least once a year. Long term maintenance shall be the responsibility of the HOA or other suitable mechanism formed to provide to provide for long-term maintenance of BMPs. A maintenance program shall be specified in the CC&Rs or other satisfactory legal instrument signed by all property owners. 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 for initial tract improvements (i.e. the private access drive, cul-de-sac, drainage improvements and storm water retention basin). BMP 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 a year and retain proof of inspections. **PLAN REQUIREMENTS:** The BMPs shall be described and detailed on the site, grading and drainage and landscape plans, and depicted graphically. The location and type of BMP shall be shown on the site, building and grading plans. **TIMING:** The plans and maintenance program shall be submitted to P&D for approval prior to Zoning Clearance. **MONITORING:** P&D compliance monitoring staff shall site inspect for installation prior to Final Building Inspection Clearance. The HOA or other maintenance entity approved by P&D shall make annual maintenance records available for review by P&D upon request.

13. MM 11 Geo-01b Soils Engineering Study. The Owner/Applicant shall submit a soils engineering study addressing structure sites and access road(s) to determine structural design criteria. **PLAN REQUIREMENTS:** The Owner/Applicant shall submit the study for P&D and Public Works review and approval. Elements of the approved study shall be reflected on grading and building plans as required. **TIMING:** The Owner/Applicant shall submit the study prior to each Zoning Clearance issuance for grading or development. **MONITORING:** P&D permit processing planner shall review the study. The Owner/Applicant shall demonstrate that the submitted plans conform to required study components. Grading and building inspectors shall ensure compliance in the field.

14. MM 12 Erosion and Sediment Control Plan. Where required by the latest edition of the California Green Code and/or Chapter 14 of the Santa Barbara County Code, a Storm Water Pollution Prevention Plan (SWPPP), Storm Water Management Plan (SWMP) and/or an Erosion and Sediment Control Plan (ESCP) shall be implemented as part of the project. Grading and erosion and sediment control plans shall be designed to minimize erosion during construction and shall be implemented for the duration of the grading period and until re-graded areas have been stabilized by structures, long-term erosion control measures or permanent landscaping. The Owner/Applicant shall submit the SWPPP, SWMP or ESCP using Best Management Practices (BMP) designed to stabilize the site, protect natural watercourses/creeks, prevent erosion, convey storm water runoff to existing drainage systems keeping contaminants and sediments onsite. The SWPPP or ESCP shall be a part of the Grading Plan submittal and will be reviewed for its technical merits by P&D. Information

on Erosion Control requirements can be found on the County web site re: Grading Ordinance Chapter 14 (<http://sbcountyplanning.org/building/grading.cfm>) refer to Erosion and Sediment Control Plan Requirements; and in the California Green Code for SWPPP (projects < 1 acre) and/or SWMP requirements. **PLAN REQUIREMENTS:** The grading and SWPPP, SWMP and/or ESCP shall be submitted for review and approved by P&D prior to Zoning Clearance issuance. The plan shall be designed to address erosion, sediment and pollution control during all phases of development of the site until all disturbed areas are permanently stabilized. **TIMING:** The SWPPP requirements shall be implemented prior to the commencement of grading and throughout the year. The ESCP/SWMP requirements shall be implemented between November 1st and April 15th of each year, except pollution control measures shall be implemented year-round. **MONITORING:** P&D staff shall perform site inspections throughout the construction phase.

- 15. MM 13 WatConv-03 Erosion and Sediment Control Revegetation.** The Owner/Applicant shall vegetate graded areas upon completion of grading activities with deep rooted, nat drought-tolerant species to minimize slope failure and erosion potential. Use hydroseed, sti blankets, other geotextile binding fabrics or other P&D approved methods as necessary to h slope soils until vegetation is established. P&D may require the re-seeding of surfaces graded the placement of structures if construction does not commence within 30 days of grading. **PL REQUIREMENTS:** Include this measure as a note on all grading and building plans. **TIMING:** Owner/Applicant shall re-vegetate graded areas within 30 days of completion of grad **MONITORING:** The Owner/Applicant shall demonstrate compliance to grading and builc inspectors in the field.
- 16. MM 14 Geo-Sp1 Grading Receptor Site.** The Owner/Applicant shall remove excess grad material from the site to an appropriate receptor site within 30 days of completion of grad **PLAN REQUIREMENTS AND TIMING:** The receptor site shall be identified prior to issuance Zoning Clearance for initial site improvements. The measure shall be included a note on grading and building plans. The Owner/Applicant shall remove excess graded material from site within 30 days of completion of grading. **MONITORING:** The Owner/Applicant s demonstrate compliance to grading and building inspectors in the field.
- 17. MM 15 Noise-02 Construction Hours.** The Owner /Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 8:00 a.m. and 5:00 p.m. Monday through Friday. No construction shall occur on weekends or State holidays. Non-noise generating interior construction activities such as plumbing, electrical, drywall and painting (which does not include the use of compressors, tile saws, or other noise-generating equipment) are not subject to these restrictions. Any subsequent amendment to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein. **PLAN REQUIREMENTS:** The Owner/Applicant shall provide and post a sign stating these restrictions at all construction site entries. **TIMING:** Signs shall be posted prior to commencement of

construction and maintained throughout construction. **MONITORING:** The Owner/Applicant shall demonstrate that required signs are posted prior to grading/building permit issuance and pre-construction meeting. Building inspectors and permit compliance staff shall spot check and respond to complaints.

18. MM 16 SolidW-01 Solid Waste-SRSWMP. The Owner/Applicant/Permittee shall develop and implement a Source Reduction and Solid Waste Management Plan (SRSWMP) describing proposals to reduce the amount of waste generated during construction and throughout the life of the project and enumerating the estimated reduction in solid waste disposed at each phase of project development and operation. **PLAN REQUIREMENTS:** The plan shall include but not limited to:

- a. Construction Source Reduction:
 - i. A description of how fill will be used on the construction site, instead of landfilling,
 - ii. A program to purchase materials that have recycled content for project construction.
- b. Construction Solid Waste Reduction:
 - i. Recycling and composting programs including separating excess construction materials onsite for reuse/recycling or proper disposal (e.g., concrete, asphalt, wood, brush). Provide separate onsite bins as needed for recycling.
- c. Operation Solid Waste Reduction Examples:
 - i. Implement a new or participate in an existing curbside recycling program (may require establishment of private pick-up depending on availability of County sponsored programs) to serve the new development. If P&D determines that a 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 HOA, or other suitable mechanism formed to provide to provide for a long-term solid-waste reduction program, to contract with the Community Environmental Council or some other recycling service acceptable to P&D to implement a project-wide recycling program.
 - ii. Implement a backyard composting yard waste reduction program.

TIMING: The Owner/Applicant shall (1) submit a SRSWMP to P&D permit processing staff for review and approval prior to ZCI issuance. Program components shall be implemented prior to Final Building Clearance and maintained throughout the life of the project. **MONITORING:** During operation, the Owner/Applicant/Permittee shall demonstrate to P&D compliance staff as required that solid waste management components are established and implemented. The Owner/Applicant shall demonstrate to P&D compliance staff that all required, applicable components of the approved SRSWMP are in place as required prior to issuance of Building Permit and/or Final Building Clearance.

19. MM 17 WatConv-06 Retention Basin. The Owner/Applicant shall provide a retention basin designed to retain, infiltrate and/or recharge all runoff water onsite. **PLAN REQUIREMENTS:** The Owner/Applicant shall include the retention basin in the Stormwater Control and Grading Plans. The location and design parameters of the retention basin shall be submitted to P&D and Flood Control for review and approval. Installation and maintenance for five years shall be ensured through a performance security provided by the Owner/Applicant, with the cost estimate to be reviewed and approved by Flood Control. Long term maintenance requirements shall be specified in HOMEOWNER ASSOCIATION CC&RS, or other legal agreement approved by P&D and County Counsel. **TIMING:** Retention and/or recharge basins shall be installed (landscaped and irrigated subject to P&D and Flood Control District approval) prior to Final Building Inspection Clearance. **MONITORING:** County Flood Control and grading inspectors shall oversee installation. The Owner/Applicant shall demonstrate to P&D compliance monitoring staff and Building and Safety grading inspector(s) that all required components of the approved Stormwater Control Plan are in place as required. The installation security shall be released upon satisfactory installation of all items in approved plans.

20. MM 18 WatConv-01 Sediment and Contamination Containment. The Owner/Applicant shall prevent water contamination during construction by implementing the following construction site measures:

- a) All entrances/exits to the construction site shall be stabilized using methods designed to reduce transport of sediment off site. Stabilizing measures may include but are not limited to use of gravel pads, steel rumble plates, temporary paving, etc. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods. Entrances/exits shall be maintained until graded areas have been stabilized by structures, long-term erosion control measures or landscaping.
- b) Apply concrete, asphalt, and seal coat only during dry weather.
- c) Cover storm drains and manholes within the construction area when paving or applying seal coat, slurry, fog seal, etc.
- d) Store, handle and dispose of construction materials and waste such as paint, mortar concrete slurry, fuels, etc. in a manner which minimizes the potential for storm water contamination.

PLAN REQUIREMENTS: The Owner/Applicant shall ensure all above construction site measures are printed as notes on plans. **TIMING:** Stabilizing measures shall be in place prior to commencement of construction. Other measures shall be in place throughout construction. **MONITORING:** The Owner/Applicant shall demonstrate compliance with these measures to P&D compliance monitoring staff as requested during construction.

21. MM 19 WatConv-05 Equipment Washout-Construction. The Owner/Applicant shall designate a washout area(s) for the washing of concrete trucks, paint, equipment, or similar

activities to prevent wash water from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. Note that polluted water and materials shall be contained in this area and removed from the site regularly. The area shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources. **PLAN REQUIREMENTS:** The Owner/Applicant shall designate the P&D approved location on all Zoning Clearance, Grading, and Building plans. **TIMING:** The Owner/Applicant shall install the area prior to commencement of construction. **MONITORING:** P&D compliance monitoring staff shall ensure compliance prior to and throughout construction. e.g., compliance with oak tree protection measures

PROJECT SPECIFIC CONDITIONS

- 22. Infrastructure Development Timing and Maintenance.** The proposed project shall take access through, and connect to a sewer line within, the Vintage Ranch subdivision project (Case Nos. 15DVP-00000-00002 and 15TRM-00000-00002), approved by the Planning Commission on January 11, 2017. The Addendum to the OCP EIR that was prepared for the Vintage Ranch project analyzed the impacts of the road and sewer system, and is incorporated into the MND for this project (Case No. 17NGD-00000-00009) by reference.

PLAN REQUIREMENTS: In the event that the approved Vintage Ranch roads (Black Oak Drive – public – and Claret Lane – private) and/or the sewer line at Black Oak Drive and Claret Lane have not yet been constructed prior to Zoning Clearance Issuance for initial infrastructure improvements and tract grading (which shall include the private road and retention basin), the developer shall complete the required improvements to provide access and services to the Halsell tract. Long term maintenance of the on-site BMPs, retention basin, and private road and related drainage and filtration features shall be the responsibility of the HOA or other suitable mechanism approved by P&D and County Counsel. The Zoning Clearance for the first residence cannot be issued until the required improvements to Black Oak Drive and Claret Lane (including sewer line installation) are in place.

TIMING: Prior to issuance of the first Zoning Clearance for tract grading and initial infrastructure improvements, the following conditions apply:

(a) Sewer service and access to the site through Vintage Ranch (Key Site 7) shall be installed and available for service connection with final clearances obtained, or, construction of sewer infrastructure and access to the site through Vintage Ranch shall be included in project plans for the Zoning Clearance for infrastructure improvements and tract grading.

(b) Owner/applicant shall provide documentation of a HOA or other suitable mechanism, acceptable to P&D and County Counsel, to ensure long term maintenance of the on-site BMPs, retention basin, and private road and related drainage and filtration features for the life of the project.

All infrastructure, including sewer, roads, and BMPs shall receive building approval prior to final building inspection clearance for the first dwelling.

MONITORING: Planner shall check plans prior to issuance of Zoning Clearance. Permit Compliance shall confirm in the field.

23. Special – Separate Info Sheet with Map. REMOVED

24. Parking-02 Onsite Construction Parking. All construction-related vehicles, equipment staging and storage areas shall be located onsite and outside of the road and highway right of way. The Owner/Applicant shall provide all construction personnel with a written notice of this requirement and a description of approved parking, staging and storage areas. The notice shall also include the name and phone number of the Owner/Applicant's designee responsible for enforcement of this restriction. **PLAN REQUIREMENTS:** Designated construction personnel parking, equipment staging and storage areas shall be depicted on project plans submitted for Zoning Clearances. **TIMING:** A copy of the written notice shall be submitted to P&D permit processing staff prior to issuance of Zoning Clearances. This restriction shall be maintained throughout construction. **MONITORING:** P&D permit compliance and Building and Safety shall confirm the availability of designated onsite areas during construction, and as required, shall require re-distribution of updated notices and/or refer complaints regarding offsite parking to appropriate agencies.

25. 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. **MONITORING:** P&D permit processing planner shall check plans prior to approval of Zoning Clearance and P&D compliance monitoring staff shall spot check in the field throughout grading and construction.

26. Noise-04 Equipment Shielding-Construction. Stationary construction equipment that generates noise which exceeds 65 dBA at the project boundaries shall be shielded with appropriate acoustic shielding to P&D's satisfaction. **PLAN REQUIREMENTS:** The Owner/Applicant shall designate the equipment area with appropriate acoustic shielding on building and grading plans. **TIMING:** Equipment and shielding shall be installed prior to construction and remain in the designated location throughout construction activities. **MONITORING:** The Owner/Applicant shall demonstrate that the acoustic shielding is in place prior to commencement of construction activities. P&D compliance staff shall perform site inspections throughout construction to ensure compliance.

27. Construction of Retention Basin and Access Road. The access driveway, and retention basin, shall be constructed in association with the Zoning Clearance for tract grading and initial infrastructure improvements. **PLAN REQUIREMENTS:** The application for tract grading on the

property shall include construction of the access driveway and retention basin. Site and grading plans submitted with the zoning clearance application shall include these features. Grading inspectors and Flood Control personnel shall verify that access and centralized retention basin are installed in accordance with approved plans prior to final building inspection signoff for the first dwelling. This condition shall be printed on all building and grading plans. **MONITORING:** P&D permit processing planner shall check plans prior to approval of Zoning Clearance.

- 28. WatServ-01 Can and Will Serve.** The Owner/Applicant shall provide a final Can and Will Serve Letter from Golden State Water indicating that adequate water is available to serve the project. **TIMING:** The final Can and Will Serve Letter shall be submitted prior to map recordation.
- 29. Specimen Trees.** No specimen tree damage or removal is authorized by this permit. If any non-native specimen trees (greater than 25 inches in diameter at breast height) are inadvertently damaged and die or are removed during construction, they shall be replaced with a 5-gallon minimum size native tree (1:1 ratio). 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.

PLAN REQUIREMENTS AND TIMING: This condition shall be printed on all project plans submitted for Zoning Clearances and installed prior to Grading or Building Permit issuance. **MONITORING:** P&D shall review plans prior to issuance of Land Use, Grading, and/or Building Permit issuance. Grading and Building staff shall conduct site inspections to ensure compliance during grading and construction.

- 30. Bio-9a Threatened and Endangered Species Approvals:** The permittee shall obtain all necessary approvals from the California Department of Fish and Wildlife, the U.S. Fish and Wildlife Service, and/or National Marine Fisheries Service, including an Incidental Take Permit and/or Habitat Conservation Plan for the California Tiger Salamander, if required, prior to Zoning Clearance issuance. **TIMING** Permittee shall provide to P&D copies of approvals obtained from CDFW, FWS and/or NMFS prior to issuance of Zoning Clearance. **MONITORING:** Permittee shall provide to P&D copies of approvals from CDFW, FWS and/or NMFS. P&D staff shall confirm receipt of any necessary approvals prior to issuance of Zoning Clearance for individual lot development.
- 31. Landscaping Requirements.** Any established native trees (over six feet in height) shall be incorporated into the site landscaping to the greatest extent feasible. Additionally, planting of highly invasive weedy plants (e.g., ice plant, pampas grass, veldt grass, Monterey pine, eucalyptus, spiny clotbur, and Australian fireweed) is prohibited within 500 feet of natural undeveloped open space area as designated on the OCP Open Space map (Figure 20). **TIMING:** The Owner/Applicant shall submit landscape and irrigation plans for review and shall obtain Final BAR approval prior to issuance of Zoning Clearances for development of individual lots.

MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the project has been built consistent with approved BAR design and landscape plans prior to Final Building Inspection Clearance.

- 32. NPDES-17 Storm Water Retention-Residential Project.** The Owner/Applicant shall specify the following in the CC&Rs or other satisfactory legal instrument signed by all property owners and shall separately record a buyer notification that reads as follows: "IMPORTANT: BUYER NOTIFICATION: Long-term maintenance and proof of inspections of the biofiltration system shall be the responsibility of the owner. Biofiltration system 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, retain proof of inspections, submit proof to the County upon request and allow the County access to the property to inspect to ensure compliance." **TIMING:** The Owner/Applicant shall complete the required recordation prior to final map clearance.

CONDITIONS UNIQUE TO TENTATIVE TRACT MAP 14,819

- 33. Map-01 Maps-Info.** Prior to recordation of the tentative map and subject to P&D approval as to form and content, the Owner/Applicant shall include all of the mitigation measures, conditions, agreements and specific plans associated with or required by this project approval on a separate informational sheet(s) to be recorded with the 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.
- 34. Map-01a Maps-Future Lots.** Any lot created by the recordation of this Tentative Map is subject to the conditions of this Tentative Map during any future grading or construction activities and during any subsequent development on any lot created by the recordation of this Tentative Map, each set of plans accompanying any permit for development shall contain the conditions of this Tentative Map.
- 35. Map-01b Maps-Not Retroactive.** If Zoning Clearances are obtained prior to recordation, Tentative Map conditions will not apply retroactively to the previously issued permit.
- 36. Map-04 TPM, TM, LLA Submittals.** Prior to recordation of the Final Map, the Owner/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.
- 37. Map-06 Title to Common Space.** Title to the common private road and retention basin shall be held by a non-profit association of all homeowners within the project areas or other non-

profit entity on such reasonable terms and conditions as the Board of Supervisors may prescribe. The reasonable terms and conditions may include restricting the rights to develop the property to the uses described in the approved project. If the common open space is conveyed to a group other than the homeowners association, the rights to develop such property with uses other than those described in the approved project shall be conveyed to the County of Santa Barbara.

- 38. Special – Notice as Informational Sheet.** Concurrent with map recordation, the Owner/Applicant shall record a separate informational sheet with the map to instruct future property owners that the lots were created without a guarantee of public water and sewer service and that future lot owners will be required to demonstrate adequate public water and sewer service prior to obtaining Zoning and Building Permits for future lot development. A copy of said Notice shall be submitted to P&D for review and approval prior to Final Map Clearance, and the approved informational sheet shall be recorded with the map.
- 39. Map-09 Access Easement.** The Owner/Applicant shall enter into and record an agreement in a form acceptable to and approved by the County Counsel and the Planning and Development to reserve drainage easements required by Flood Control to allow for drainage to the common stormwater detention basin. This agreement is to be recorded with the appropriate instruments as determined by the County Surveyor.
- 40. Map-10 Public Utility Easements.** Prior to map 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.
- 41. Map-11 Electrical Utilities.** Electrical utilities shall be installed underground.

COUNTY RULES AND REGULATIONS

- 42. Rules-01 Effective Date-Not Appealable to CCC.** This Tentative Tract Map shall become effective upon the date of the expiration of the applicable appeal period provided an appeal has not been filed. If an appeal has been filed, the planning permit shall not be deemed effective until final action by the final review authority on the appeal. No entitlement for the use or development shall be granted before the effective date of the planning permit. [LUDC §35.82.020].
- 43. Rules-03 Additional Permits Required.** The use and/or construction of any structures or improvements authorized by this approval shall not commence until the all necessary planning and building permits are obtained. Before any Permit will be issued by Planning and Development, the Owner/Applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the Owner/Applicant has

satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development.

44. **Rules-04 Additional Approvals Required.** Approval of this Tentative Tract Map is subject to the Board of Supervisors approving the required Rezone, Case No. 15RZN-00000-00011.
45. **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.
46. **Rules-06 Recorded Map Required.** Tentative Map 14,819 shall be recorded prior to approval of any permits for development, including grading.
47. **Rules-08 Sale of Site.** The project site and any portions thereof shall be sold, leased or financed in compliance with the exhibit(s), project description and the conditions of approval including all related covenants and agreements.
48. **Rules-19 Maps/LLA Revisions.** If the unrecorded Tentative 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.
49. **Rules-20 Revisions to Related Plans.** The Owner/Applicant shall request a revision for any proposed changes to approved permit plans. Substantial conformity shall be determined by the Director of P&D.
50. **Rules-23 Processing Fees Required.** Prior to issuance of Zoning Clearances, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
51. **DIMF-24a DIMF Fees-Library.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for libraries. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid. The total Library DIMF amount is currently estimated to be \$878/single family dwelling for a total of \$4,390 (2021-2022 fiscal year; 2022-2023 fiscal year fees not yet available). This is based on a project type of five single family dwellings. **TIMING:** Library DIMFs shall be paid to Planning & Development Department prior to Final Building Permit Inspection and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st).
52. **DIMF-24b DIMF Fees-Public Administration.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for

public administration. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid. The total Public Administration DIMF amount is currently estimated to be \$490/single family dwelling for a total of \$2,450 (2021-2022 fiscal year; 2022-2023 fiscal year fees not yet available). This is based on a project type of five single family dwellings. **TIMING:** Public Administration DIMFs shall be paid to Planning & Development Department prior to Final Building Permit Inspection and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st).

53. **DIMF-24c DIMF Fees-Sheriff.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for the County Sheriff. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid. The total County Sheriff DIMF amount is currently estimated to be \$354/single family dwelling for a total of \$1,770 (2021-2022 fiscal year; 2022-2023 fiscal year fees not yet available). This is based on a project type of five single family dwellings. **TIMING:** County Sheriff DIMFs shall be paid to Planning & Development Department prior to Final Building Permit Inspection and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st).
54. **DIMF-24d DIMF Fees-Fire.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for the Fire Department. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid. The total Fire DIMF amount is currently estimated to be \$590/1,000 square feet (2021-2022 fiscal year; 2022-2023 fiscal year fees not yet available), based on a project type of single family dwelling. **TIMING:** Fire DIMFs shall be paid to the County Fire Department prior to Final Building Permit Inspection and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st).
55. **DIMF-24e DIMF Fees-Parks.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay Quimby fees to finance the development of facilities for the Parks Department. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid. The total Parks DIMF amount is currently estimated to be \$22,780 (2021-2022 fiscal year; 2022-2023 fiscal year fees not yet available). This is based on a project type of five lots at \$4,556/lot. **TIMING:** Parks DIMFs shall be paid to the County Parks Department prior to Final Building Permit Inspection and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st).

- 56. DIMF-24g DIMF Fees-Transportation.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for transportation. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid. The total DIMF amount for Transportation is currently estimated to be \$24,330 (2021-2022 fiscal year; 2022-2023 fiscal year fees not yet available). This is based on a project type of five new single family lots. **TIMING:** Transportation DIMFs shall be paid to the County Public Works Department-Transportation Division prior to Final Building Permit Inspection and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st).
- 57. Rules-26 Performance Security Required.** The Owner/Applicant shall post separate performance securities prior to Zoning Clearance issuance for initial infrastructure improvements and tract grading, the amounts and form of which shall be approved by P&D, to cover the full cost of installation and maintenance of stormwater perimeter landscape and irrigation (if proposed), erosion control, tree protection, and drainage improvements. The landscape installation security shall be waived if installation is completed in conformance with applicable requirements prior to Building Final/Occupancy Approval. 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 five years of maintenance of the items. The installation security shall be released when P&D determines that the Owner/Applicant has satisfactorily installed of all approved stormwater perimeter landscape & irrigation, erosion control, tree protection, and drainage improvement plans per those condition requirements. Maintenance securities shall be released after the specified maintenance time period and when all approved landscape & irrigation, erosion control, tree protection, and drainage improvement plans 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 & irrigation, erosion control, tree protection, and drainage improvement plans, P&D may use the security to complete the work.
- 58. Rules-29 Other Dept Conditions.** Compliance with Departmental/Division letters required as follows:
- a. Air Pollution Control District dated November 5, 2015;
 - b. County Surveyor dated November 5, 2015;
 - c. Fire Department dated December 2, 2015;
 - d. Flood Control Water Agency dated October 11, 2017;
 - e. Laguna County Sanitation District dated September 14, 2017;
 - f. Parks Division dated August 21, 2017; and
 - g. Transportation Division dated September 9, 2017.

- 59. 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.
- 60. Rules-31 Mitigation Monitoring Required.** The Owner/Applicant shall ensure that the project complies with all approved plans and all project conditions including those which must be monitored after the project is built and occupied. To accomplish this, the Owner/Applicant shall:
- a. Contact P&D compliance staff as soon as possible after project approval to provide the name and phone number of the future contact person for the project and give estimated dates for future project activities;
 - b. Sign a separate Agreement to Pay for compliance monitoring costs and remit a security deposit prior to approval of Zoning Clearances as authorized by ordinance and fee schedules. Compliance monitoring costs will be invoiced monthly and may include costs for P&D to hire and manage outside consultants when deemed necessary by P&D staff (e.g. non-compliance situations, special monitoring needed for sensitive areas including but not limited to biologists, archaeologists) to assess damage and/or ensure compliance. In such cases, the Owner/Applicant shall comply with P&D recommendations to bring the project into compliance. The decision of the Director of P&D shall be final in the event of a dispute. Monthly invoices shall be paid by the due date noted on the invoice;
 - c. Note the following on each page of grading and building plans “This project is subject to Condition Compliance Monitoring and Reporting. All aspects of project construction shall adhere to the approved plans, notes, and conditions of approval, and mitigation measures from 17NGD-00000-00004”;
 - d. Contact P&D compliance staff at least two weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting to be led by P&D Compliance Monitoring staff and attended by all parties deemed necessary by P&D, including the permit issuing planner, grading and/or building inspectors, other agency staff, and key construction personnel: contractors, sub-contractors and contracted monitors among others.
- 61. Rules-32 Contractor and Subcontractor Notification.** The Owner/Applicant shall ensure that potential contractors are aware of County requirements. Owner / Applicant shall notify all contractors and subcontractors in writing of the site rules, restrictions, and Conditions of Approval and submit a copy of the notice to P&D compliance monitoring staff.
- 62. 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. The County shall promptly

notify the Owner/Applicant of any claim, action, or proceeding and cooperate fully in the defense.

- 63. Rules-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.
- 64. 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.
- 65. Site Access.** Upon issuance of the first grading permit for development, all access, including construction traffic, shall be taken through Key Site 7 to the south. This restriction does not apply to access for emergency purposes.
- 66. Annexation.** The property subject to the Development Plan shall be annexed into the North County Lighting District and the Orcutt Community Facilities District prior to map recordation.
- 67. Proof of Sewer Service.** The applicant shall provide an adequate (as defined by DevStd WW-O-2.3) final can and will serve letter from Laguna County Sanitation District (LCSD) prior to map recordation.
- 68. Proof of Water Service.** The project shall purchase supplemental water from the City of Santa Maria to offset increased demand for water from the Santa Maria Groundwater Basin. The applicant shall also provide a final can and will serve letter from Golden State Water Company (GSWC). **Plan Requirements & Timing:** Prior to map recordation, the applicant shall provide a final can and will serve letter from GSWC, and proof of purchase of supplemental water from the City of Santa Maria.