

ATTACHMENT 8.1 Conditions of Approval

Oak Hills Estate Vesting Tentative Tract Map Case No. 15TRM-00000-00001 / TM 14,180

July 17, 2018

I. PROJECT DESCRIPTION

- 1. Proj Des-01 Project Description.** This Tract Map is based upon and limited to compliance with the project description, the hearing exhibits marked Attachments 1.0 through 11.0 dated July 17, 2018, 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 Vesting Tentative Tract Map (TM 14,180) to subdivide the 16.88-acre project site into 29 single-family lots ranging in size from approximately 9,269 square feet to 14,837 square feet; and one 9.45-acre open space lot for common open space, drainage features, private roads, and existing easements. Access to the proposed lots from Oak Hill Drive would be provided by two private roads that would be up to 24 feet wide with variable right-of-way widths to accommodate sidewalks and parking. Proposed Lots 27–29 would be accessed directly from Oak Hill Drive. Water and sewer service would be provided by the Vandenberg Village Community Services District. Pacific Gas and Electric would provide electric service, and Southern California Gas would provide gas service to the project site. Verizon would provide phone and internet service, and Comcast would provide cable TV and internet service to the project site.

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.

II. MITIGATION MEASURES FROM 17EIR-00001

Aesthetics/Visual Resources

3. **AES-1: Design Guidelines and Open Space Management Plan Revisions.** The proposed Oak Hills Estate Design Guidelines and Open Space Management Plan shall be revised to address the review comments provided in the Oak Hills Estate Project – Peer Review of Open Space Management Plan (FEIR Appendix D-2) and Oak Hills Estate Project – Peer Review of Design Guidelines (FEIR Appendix C-2). These revisions address tree protection during grading; the preparation of separate on-site and off-site restoration and management plans for habitat restoration; landscape design; a native habitat planting list; invasive species control; the location and design of proposed fuel management zones; homeowner education; and overall site design. The purpose of the required revisions is to ensure that the design, scale, character, heights, colors, and materials used in residential lots and drainage swales, trails, project entries, and landscaping of common open space areas are compatible with existing surrounding development.

Plan Requirements and Timing: The amended Oak Hills Estate Design Guidelines shall be reviewed and approved by NBAR and P&D prior to final map recordation. The Open Space Management Plan shall be reviewed and approved by P&D prior to final map recordation. The amended and approved Oak Hills Estates Design Guidelines shall be recorded with the project's Covenants, Conditions, and Restrictions.

Monitoring: P&D permit compliance staff shall check to ensure that the project has been built consistent with the County-approved amended Oak Hills Estate Design Guidelines and Open Space Management Plan.

Transportation and Circulation

4. **TRAF-1: Sight Distance Study.** Sight distance requirements at the center project driveway connection to Oak Hill Drive shall be reevaluated in a line-of-sight study prepared by a County-approved consultant or engineer once a more detailed site plan is developed to ensure traffic safety.

Plan Requirements and Timing: The line-of-sight analysis shall be conducted when detailed site plans are available and shall demonstrate that the driveway connections to Oak Hill Drive are designed pursuant to County roadway standards. The driveway design shall be approved by P&D and the Public Works Department Transportation Division prior to map recordation.

Monitoring: The County P&D processing planner and Public Works transportation engineer shall check sight analysis prior to approval of permit issuance, and P&D permit compliance staff shall spot check in the field throughout grading and roadway construction.

III. CONDITIONS UNIQUE TO TENTATIVE TRACT MAP 14,180

- 5. 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 and agreements 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.
- 6. 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.
- 7. 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.
- 8. 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.
- 9. Map-06 Title to Common Space.** Title to the common open space 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.
- 10. Map-07 CCR Maintenance.** The Applicant shall record Codes Covenants and Restrictions (CC&Rs) which provide for shared maintenance responsibilities by all owners of the:
 - a. Storm water detention basins.
 - b. Common area landscaping and irrigation.
 - c. Required on-site open space restoration areas and maintenance.
 - d. Storm Water Quality Management Plan components.
 - e. Common area vegetation management areas to reduce the risk of wildfire.
 - f. On-site access roads.

The CC&Rs shall also include responsibilities for all owners to maintain the property in compliance with all conditions of approval of the project:

- a. Drought tolerant landscape.
- b. Restrictions on tree removal.
- c. Recycling requirements.

Prior to map recordation the CC&R language shall be submitted to P&D and County Counsel for review and approval.

- 11. **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.
- 12. **Map-11 Electrical Utilities.** Electrical utilities shall be installed underground.
- 13. **House-06 In-Lieu Fees, Projects that include phased construction of housing units.** The Owner/Applicant shall pay in-lieu fees for affordable housing units in compliance with the provisions of Sections 46A-4(b) and (c) of the County Inclusionary Housing Ordinance (Ordinance No. 4855). The Housing and Community Development Division determined the amount of the in-lieu fees based on the fees in effect at the time the application was deemed complete for a 29 unit project in the Lompoc Housing Market Area. The in-lieu fees total \$112,085 as shown in the following table:

Income Level	Requirement	Number Units Required	2017 In-Lieu Fees Per Unit	Project In-Lieu Fee
Very Low	2.5%	29 x 2.5% = 0.725	\$77,300	\$77,300 X 0.725 = \$56,042.50
Low	2.5%	29 x 2.5% = 0.725	\$77,300	\$77,300 X 0.725 = \$56,042.50
Moderate	0%	0	0	0
Workforce	0%	0	0	0
Total	5%	1.45	\$77,300	\$112,085

TIMING: The Owner/Applicant shall pay the applicable in-lieu fees in effect at the time the map is recorded to the County’s Community Services Department prior to map recordation for that phase of the project. P&D processing staff shall obtain written clearance from Community Services, using the Community Services Project Approval Form, prior to issuance of the building permit.

- 14. **NPDES-17 Storm Water Retention-Residential Project.** The Owner/Applicant shall specify the following in the CC&Rs. Long-term maintenance and proof of inspections of the biofiltration system shall be the responsibility of the HOA. 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.

IV. COUNTY RULES AND REGULATIONS

15. **Rules-01 Effective Date-Not Appealable to CCC.** This Vesting 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].
16. **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.
17. **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.
18. **Rules-06 Recorded Map Required.** Tentative Map 14,180 shall be recorded prior to issuance of any permits for development, including grading.
19. **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.
20. **Rules-19 Maps/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.
21. **Rules-23 Processing Fees Required.** Prior to recordation, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
22. **Rules-25 Signed Agreement to Comply.** Prior to recordation, the Owner/Applicant shall provide evidence that they have recorded a signed Agreement to Comply with Conditions that specifies that the Owner of the property agrees to comply with the project description, approved exhibits and all conditions of approval. This form may be obtained from the P&D office. Owners of lots resulting from this land division shall record such agreements prior to zoning clearance issuance for future development.

- 23. 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 development impact mitigation 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 \$104,690 (29 new developable lots x \$3,610 per lot). **TIMING:** Parks DIMFs shall be paid to the County Parks Department prior to land use clearance for construction on each individual lot and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st).
- 24. 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 \$17,603.00 (29 new developable lots x \$607 per lot). **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).
- 25. Rules-29 Other Department Conditions.** Compliance with Departmental/Division letters required as follows:
- a. Flood Control dated August 10, 2017
 - b. Transportation Division dated August 23, 2017
 - c. County Surveyor's Office dated March 5, 2014
 - d. Environmental Health Services dated August 1, 2017
 - e. Project Clean Water dated March 5, 2015
- 26. 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. Pay fees prior to approval of Land Use Permit 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 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;
 - c. 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 Final Environmental Impact Report 17-EIR-01;

- 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 permit compliance 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.

27. 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.

28. 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.

29. 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.

30. Can and Will Serve Letter Required. Prior to map recordation the applicant shall provide to P&D a copy of a Can and Will Serve letter from the VVCSD indicating that the District will provide water and sewer service to the project.

ADDITIONAL CONDITIONS UNIQUE TO TENTATIVE TRACT MAP NO. 14,180

31. BIO-2.2a: Off-Site Habitat Mitigation. The Owner/Applicant shall complete the following requirements to mitigate the habitat, oak tree, and sensitive plant impacts of Oak Hills Estate project to a less than significant level. Approved mitigation activities shall occur on at least 13.23 acres of land that have been identified on a 172-acre portion of the Burton Mesa Ecological Reserve (BMER) (097-350-021). Approved mitigation for impacts to oak trees shall also occur on the VVCSD-owned open space parcel (APN 097-371-067) located adjacent to Clubhouse Road. Required sensitive plant mitigation, habitat restoration, and oak tree planting must be located on previously disturbed land or areas that support non-native vegetation. The areas identified for off-site mitigation shall not include areas of established native habitat or adversely affect existing sensitive plants or trees.

Prior to the recordation of Tract Map 14,180, the following items must be submitted to P&D:

- A detailed final mitigation plan that has been reviewed and approved by P&D, the California Department of Fish and Wildlife (CDFW), U.S. Fish and Wildlife Service (USFWS), California State Lands Commission (CSLC), and County Fire. The Vandenberg Village Community Services District shall also approve portions of the final mitigation plan pertaining to the planting of oak trees on their property.
- An approved Lease Agreement to conduct restoration activities on the BMER executed with the State Lands Commission.
- A long-term maintenance and funding plan for restoration activities conducted on the BMER and VVCSD-owned property. The Plan shall clearly state who will fund and be responsible for long-term maintenance, who will monitor for success, and specific remedial measures. The plan shall be approved by P&D, CDFW and CSLC.
- An approved Right of Entry Permit from CDFW to conduct restoration activities on the BMER.

Plan Requirements: All mitigation sites shall have topography and soils that are suitable for restoration of central maritime chaparral habitat at a 2:1 ratio and be able to support an oak tree replacement ratio of 10:1. The mitigation sites shall include a suitable buffer from areas designated as urban in the Comprehensive Plan and from existing developed areas (i.e., residential development and roadways) to minimize the potential for adverse edge effects to the restored habitat. At minimum, mature tree canopies shall be approximately 30 feet from areas where existing or future land uses will require vegetation management for wildfire hazard reduction. Proposed plant and habitat restoration areas shall be at least 100 feet from areas where existing or future land uses will require vegetation management.

The Owner/Applicant shall submit to P&D for review and approval of an off-site mitigation plan prepared by a P&D-approved biologist designed to restore central maritime chaparral habitat, sensitive plants, and coast live oak trees. At minimum the mitigation plan shall include the following:

- a. Goals and objectives for the restoration of impacted maritime chaparral, sensitive plants, and coast live oak trees.
- b. Surveys to identify the location(s) of proposed restoration sites, existing native habitat and special status species located on or near the restoration site(s), and methods to protect identified native habitat and special status species.
- c. A restoration schedule with milestones.
- d. Sources of plant materials, including salvage from the Oak Hills Estate project site if feasible.
 - i. The project shall include specific measures to maintain native ant species, and discourage the Argentine ant (*Linepithema humile*) from populating the restoration areas. This includes inspection by the project biologist (preferably off-site prior to shipment to the site) of native container stock scheduled to be installed. The biologist shall inspect all specimens and reject any that show non-native ants or evidence of

non-native ants. Additionally, all restoration areas shall avoid the use of chemicals which would impact or kill native ant species (i.e., herbicides/pesticides).

- e. Plant sources, planting methods and locations, timing, plant density, plant protection, weed control, temporary irrigation, and maintenance details consistent with the performance criteria described in item “g” below. All native plant materials used for restoration shall be from local sources.
- f. A fencing and signage plan to limit encroachment into restored areas. Fencing or other barriers shall be designed to prevent unauthorized motor vehicle entry, reduce human and pet intrusion, while maintaining access for wildlife to move through the area.
- g. Performance criteria that specify the minimum requirements for size, ground coverage and health of replacement plants including a period of time without supplemental watering. The maintenance requirements shall be no less than 5 years unless satisfactory habitat as determined by the County or other appropriate agency is established before that time. Required maintenance may also be extended for a longer period of time until all approved restoration objectives and performance criteria are achieved.

At minimum, restoration and plant protection success criteria shall include the following:

- 1. Plant protection and restoration areas must be self-sustaining (i.e., have been without irrigation, planting or seeding for a minimum of two years prior to consideration of successful completion.
 - 2. The percent of plant cover in plant protection and restoration areas shall be similar to existing conditions at the project site as documented by the approved On-Site Habitat and Open Space Protection Plan.
 - 3. Native shrubs and trees shall have at least 80 percent survivorship at the end of the required monitoring period.
 - 4. Non-native species cover will be no more than five (5) percent cover.
 - 5. Noxious, invasive, and/or non-native plant species that are recognized on the Federal Noxious Weed List, California Noxious Weeds List, and/or California Invasive Plant Council Lists shall not be present.
- h. Measures that would be implemented if it is determined that performance criteria are not being met in conformance with the approved restoration schedule. The applicant or successor(s) in interest shall be responsible for replanting and maintaining restoration areas until required performance criteria are achieved.
 - i. The off-site restoration plan must be consistent with and incorporate the mitigation requirements specified by the USFWS-approved Incidental Take Permit and Habitat Conservation Plan.
 - j. The off-site restoration plan must describe methods that will be used to provide funding for the long-term maintenance of required mitigation/restoration areas.

Timing: The approved final mitigation plan, CDFW Right of Entry, CDFW-approved long-term maintenance funding plan, and CSLC lease agreement shall be submitted to P&D prior to the recordation of Tract Map 14,180.



Santa Barbara County Public Works Department
Flood Control ♪ Water Agency ♪ Project Clean Water

August 10, 2017

Steve Rodriguez, Planner
County of Santa Barbara
Planning & Development Department
123 E. Anapamu St
Santa Barbara, CA 93101

RECEIVED

AUG 14 2017

**S B COUNTY
PLANNING & DEVELOPMENT**

**Re: 15TRM-00000-00001, 15DVP-00000-00001, 15RZN-00000-00002;
Oak Hill Estates Rezone, Tract Map and Development Plan (TM 14,810)
APN: 097-371-010; Vandenberg Village**

Dear Mr. Rodriguez:

The 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 January 2011 (<http://www.countyofsb.org/uploadedFiles/pwd/Water/Development/StdConditionsJan2011.pdf>)
- b. The applicant shall provide a site plan of the proposed development following the guidelines provided in the Standard Conditions of Approval.

2. Design

- a. Projects near a watercourse shall be designed in compliance with the setback requirements described in Chapter 15B of the Santa Barbara County Code.
- b. The applicant shall submit all improvement plans, grading plans, drainage plans, drainage studies, landscape plans and tentative map to the District for review and approval.
- c. The applicant shall acquire and submit all required data, forms and certifications as described in the Standard Conditions of Approval.
- d. Detention basins are required and shall be designed to hold a volume not less than 0.07 ac-ft/ac for residential developments or 0.1 ac-ft/ac for commercial/industrial developments; and to discharge water at a maximum rate of 0.07 cfs/ac and shall also provide detention such that the post-development peak storm water runoff

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Naomi Schwartz Building

Scott D. McGolpin
Public Works Director

130 E. Victoria Street, Suite 200, Santa Barbara, California 93101
PH: 805 568-3440 FAX: 805 568-3434 <http://cosb.countyofsb.org/pwd/water/>

Thomas D. Fayram
Deputy Public Works Director

discharge rate shall not exceed the pre-development rate for the 2-year through 100-year storm events.

- 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 Final Map Recordation/Zoning Clearance

- a. The applicant shall dedicate real property for drainage within the subdivision, and easements on the Final Map or by a separate instrument.
- b. The applicant shall acquire and supply proof of drainage easements for off-site drainage conveyances.
- c. The applicant shall sign and return the Maintenance Agreement (Subdivider's or Owner's Agreement).
- d. The applicant shall submit a copy of the project's Conditions, Covenants & Restrictions for the Homeowners' Association to the District for review and approval.
- e. The applicant shall post surety bonds for drainage improvements in amounts approved by the Public Works Director.
- f. The applicant shall submit to the District electronic drawings in PDF format of the approved Final Map, grading plans, improvement plans, drainage plans, drainage studies and landscape plans on a compact disc.

4. Prior to Occupancy Clearance

- a. The engineer of record shall submit a Drainage Improvement Certification (attached to the Standard Conditions of Approval).
- b. The applicant shall submit all Construction Record drawings to District's Floodplain Manager in PDF format by compact disc.

Sincerely,

SANTA BARBARA COUNTY FLOOD CONTROL & WATER CONSERVATION
DISTRICT

By: Y. Thierumaran
Yoganathan Thierumaran, P.E.
Development Review Engineer

Cc: David Swenk UPC, 2624 Airpark Dr, Santa Maria, CA 93455
Gary Blake, Oak Hills Estates LLC, 3119 Tiana Drive, Santa Ynez, CA 93460

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



August 23, 2017

TO: Steve Rodriquez, Planner
Development Review

FROM: William Robertson, Transportation Planner
Public Works, Transportation Division

SUBJECT: **Oak Hill Estates (TM 14,810)**
Conditions of Approval (5 pages)
Standard Conditions of Approval (5 pages)
15TRM-00000-00001; 15RZN-00000-00002; 15DVP-00000-00001
APN: 097-371-010, Vandenberg Village

Notice to Buyer

1. The Owner/Applicant shall record with the FINAL MAP a buyer notification on a separate instrument that reads as follows:

“IMPORTANT: BUYER NOTIFICATION: This property, pursuant to Ordinance No. 4270 regarding Transportation Impact Fees, is required to pay a fee for each newly generated peak hour trip (PHT), for the purpose of funding transportation facilities within the County. Transportation development impact mitigation fees (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).”

Traffic Mitigation Fees

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

Based on the current fee schedule, the total estimated fee for the proposed project is **\$17,603** (29 new developable lots * \$607/lot). **Fees are due prior to occupancy clearance 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., 2nd 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.

A protest of mitigation fees imposed may be filed pursuant to Government Code Section 66020(a). The protest shall be filed at the time of approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservations, or other exactions to be imposed on a development project. The Applicant is hereby notified that the 90-day approval period in which the Applicant may protest has begun

Undergrounding of Utilities

- 3. **Prior to map recordation**, the applicant shall engineer and post a surety, acceptable to County Counsel, for the undergrounding installation of all fronting overhead utilities and services, both existing and proposed, pursuant to Resolution No. 87-344 and Resolution No. 24416.
- 4. **Prior to occupancy clearance**, the following utilities and services, both existing and proposed, shall be installed underground in the roads pursuant to Resolution No. 87-344 and Resolution No. 24416. All services shall be connected to each commercial building or stubbed out to each legal lot where lots are created/sold: Gas, Water, Cable Television/Internet, Fiber Optic Cables, Telephone, Sanitary Sewer and Electrical Power.

Sight Distance

- 5. **Prior to Planning Commission Hearing**, the developer shall design, and prior to occupancy, the developer shall provide intersection sight distance in a manner acceptable to the Department of Public Works Traffic Section for all roadways, both public and private.

When the criteria for sight distances cannot be met, the County may prohibit vehicle turning movements, require speed change lanes or require additional speed change lane lengths.

Access

6. **Prior to zoning clearance**, the developer shall design all driveways to provide a minimum of 20 feet between any proposed garage door and the road right-of-way, both public and private.
7. **Prior to occupancy clearance**, the developer shall construct all site ingress and egress points in a manner acceptable to the Department of Public Works Traffic Section. All driveway accesses shall be improved to include a minimum driveway width equal to the garage door/doors unless otherwise approved by Public Works. All necessary pavement or cross gutters shall match adjacent improvements as required by the Department of Public Works Traffic Section.
8. **Prior to Planning Commission Hearing**, the applicant shall design and **prior to occupancy clearance**, the applicant shall install a pedestrian path of travel on all fronting public roadways and on at least one side of all private roadways. All improvements shall be to the satisfaction of Department of Public Works Traffic Section.

Street Sections/Pavement Traffic Index

9. **Prior to zoning clearance**, the developer shall design, and prior to occupancy, the developer shall construct pavement for all roadwork, both public and private, based on the appropriate road detail provided in the Santa Barbara County Engineering Design Standards. All designs and/or modifications shall be reviewed and approved, in writing, by the Department of Public Works Traffic and Permit Sections.

All proposed improvements shall transition in existing improvements in a manner acceptable to the Public Works Traffic and Permit Sections.

10. **Prior to map recordation**, the applicant shall engineer and post a surety, acceptable to County Counsel, for the construction/repair of standard concrete curb, gutter, ADA acceptable walking path and up to 18 feet of matching asphalt paving for all proposed public roads and applicable project frontages. Improvements shall be based on the appropriate road detail provided in the Santa Barbara County Engineering Design Standards and shall include any necessary off-site transitions.

Encroachment/Excavation Permit

11. **Prior to zoning clearance**, an Excavation or Encroachment Permit shall be required for any work performed in the County right of way, including road construction, driveways, utilities, and connections.

The developer shall comply will all applicable Engineering Design Standards, as determined by the Public Works Traffic or Permit Sections, prior to issuance of an Encroachment Permit.

Encroachment Permits and/or Santa Barbara Engineering Design Standards and Public Works Standard Conditions of Approval can be obtained at the following locations:

North County Permits Section
620 West Foster Road
Santa Maria, CA 93455
805-739-8788

South County Permits Section
4417 Cathedral Oaks Road
Santa Barbara, CA 93110
805-681-4967

Traffic Controls

12. **Prior to zoning clearance**, traffic circulation and control on adjacent streets shall be designed as required by the Department of Public Works Traffic Section. This shall include, but is not limited to, curb openings, turn lanes and control signs for regulation, warning, and guidance of traffic.
13. **Prior to zoning clearance**, traffic circulation and control onsite shall meet the approval of the Department of Public Works Traffic Section.
14. **Prior to occupancy clearance**, all signs shall be installed, and prior to final clearance, the County may require the developer to add traffic safety devices, such as signing and striping, the need for which are not apparent at time of plan approval but which are warranted due to actual field conditions. The developer shall install the traffic safety devices prior to final clearance.

Street Lights

15. As authorized by the Board of Supervisors Resolution No. 81-229, **before the approval of any Final Subdivision Map, or Precise Plan** in planned developments or of any Conditional Use Permit, Conditional Exception or Variance involving land development, the Developer or owner must provide a Road Lighting Plan to the Department of Public Works for approval

The plan must have the approval of the public utility or the public agency involved.

The Road Lighting Plan must show the location of each road light, the mounting height, luminaire arm length, the luminaire type, lamp type and lumen rating and conform to IES, RP-08 standards as determined by County staff.

Whenever possible, road lights must be placed on lot lines and at intersections.

Residential and commercial road lighting poles may be required to be of an ornamental type acceptable to the Public Works Department and meeting the current standards filed by the utility company concerned in writing, with the Public Works Department

A written statement showing the number of lights, the amount of lumens and the monthly and yearly costs must accompany the Road Lighting Plan.

The Developer or owner, prior to final approval of occupancy, must install all necessary lighting and deposit a check with the Public Works Department, payable to the County of Santa Barbara, sufficient in amount to maintain and energize the street lights shown of the approved lighting plan, from the requested date for occupancy clearance, up to the date the first charges or benefit

assessments will be made or levied upon the property being developed. All electrical equipment and installation must conform to the applicable standards of the following:

- a. Electrical safety orders of the Division of Industrial Relations, State of California
- b. Rules for overhead electric line construction, General Rule No. 95 of the California Public Utilities Commission.

Road lighting provided under Highway Lighting Districts or County Service Areas must only be installed in the right of way, roads, or other areas dedicated to the public.

The Department of Public Works may require increased illumination where it is found necessary for traffic or pedestrian safety, due to special circumstances affecting such areas.

Off-site Road Improvements

16. Where off-site road improvements or a dedication of right of way for off-site improvements is required for which a need cannot be attributed to the project, the County shall deduct the value of construction or dedication from the payment that would otherwise be collected for Traffic Mitigation Fees.

Improvements and dedication that are necessary to mitigate the specific impacts of a project on area roads are considered on-site and are not to be deducted from the Traffic Mitigation Fee's. If the value of the off-site road improvements or dedication exceeds the payment required, the County may:

- 1. Reimburse the applicant the difference between the amount of the payment and the value of the additional improvements and dedication, or
- 2. Enter into an agreement with the applicant to establish a credit for the additional improvements and dedications.

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

Sincerely,



William T. Robertson

Date

cc Gary Smart , Transportation, Traffic Section Manager, County of Santa Barbara, Public Works Department

<https://dav.box.com/dav/Traffic/Transportation Planning/Development Review/Digital File Cabinet/097-371-010/15TRM-00000-00001/Oak Hill Estates Tract Map 15TRM-Cond.rtf>

<https://dav.box.com/dav/Traffic/Transportation Planning/Development Review/Digital File Cabinet/097-371-010/15RZN-00000-00002/Oak Hill Estates Tract Map 15TRM-Cond.rtf>

<https://dav.box.com/dav/Traffic/Transportation Planning/Development Review/Digital File Cabinet/097-371-010/15DVP-00000-00001/Oak Hill Estates Tract Map 15TRM-Cond.rtf>

COUNTY OF SANTA BARBARA



DEPARTMENT OF PUBLIC WORKS

Standard Conditions of Approval

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 road 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 profile drawings by the Public Works Department, the following utilities shall be shown on the plans and approved by an authorized representative of the utility:
 1. 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 be submitted 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 and 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 curbs, gutters and sidewalks are required, the sidewalks 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 of way abutting the 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 be 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 all fees required for materials testing and/or re-testing.
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 soils and conclusions and recommendations for 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, litter, 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.

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

March 5, 2014

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

RE: Tentative Tract Map No. 14,810 (15TRM-00000-00001)

Owner : Oak Hills Estate, LLC
Address: 3130 Skyway Drive, Suite 601
Santa Maria, CA 93455

Agent : David Swenk, UPC
Address: 2624 Airpark Drive
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 Final 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.



Very truly yours,
E. Tenell Matlovsky
Deputy for:
Aleksandar Jevremovic
County Surveyor

T14810_subreview.doc

AA /EEO Employer

Thomas D. Fayram, Deputy Director
Mark Paul, Deputy Director

Chris Sneddon, Deputy Director
Aleksandar Jevremovic, County Surveyor

Mark A. Schleich, Deputy Director

www.publicworkssb.org

Santa Barbara County
PUBLIC Health
DEPARTMENT



Environmental Health Services

225 Camino del Remedio ♦ Santa Barbara, CA 93110
805/681-4900 ♦ FAX 805/681-4901

Takashi M. Wada, MD, MPH Director
Suzanne Jacobson, CPA Chief Financial Officer
Susan Klein-Rothschild, MSW Deputy Director
Douglas Metz, DPM, MPH Deputy Director
Polly Baldwin, MD, MPH Medical Director
Charity Dean, MD, MPH Health Officer

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

Lawrence Fay Director of Environmental Health

TO: Steven Rodriguez
c/o Planning & Development Dept.
Development Review Division

From: David Brummond
Environmental Health Services

Date: August 1, 2017

Subject: Case No. 15TRM 00000-00001 / TM 14,180 Lompoc Area

Applicant: Oak Hills Estates, LLC

Assessor's Parcel No. 097-371-010

Zoned: RR-10 Located on the north side of Oak Hill Dr., Vandenberg Village, Lompoc

Case No. 15TRM-00000-00001/TM 14,180 is a request to subdivide a 16.88 acre lot (APN 097-371-010) into thirty (30) lots consisting of twenty-nine (29) lots for the development of single family residences and one common open space lot. The resulting parcels would range in size from 9,725 sq. ft. to 14,714 sq. ft. while the common area would be comprised of approximately 9.86 acres and would remain natural open space with drainage features and private roads.

Water and sewer service would be provided by the Vandenberg Village Community Service District. As such, the use of private services has not been evaluated for feasibility by Environmental Health Services.

Provided the Decision Maker grants approval of the applicant's request, Environmental Health Services recommends the following Conditions of Approval:

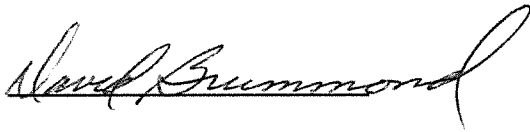
Prior to Recordation, *Can and Will Serve* letters for water and sewer service shall be obtained from the Vandenberg Village Community Services District stating that service will be provided upon demand and without exception or;

In the event that the Community Services District will not provide a Can and Will Serve Letter then:

Prior to Recordation, *Intent to Serve* letters for water and sewer service shall be obtained from the Vandenberg Village Community Service District stating that they have the capacity to serve the project and will provide service upon satisfactory completion of District imposed conditions.

Steven Rodriguez
August 1, 2017
Pg. 2

Concurrent with Recordation, A *Notice to Property Owner* shall be recorded for each lot created as a result of the subdivision stating that the parcel was created without a guarantee of water and or sewer service and that future development may be delayed until such service is available.

A handwritten signature in black ink, appearing to read "David Brummond". The signature is fluid and cursive, with a long horizontal stroke at the end.

David Brummond
Supervising Environmental Health Specialist

cc: David Swenk, Agent
Massoud Abolhada, Planning and Development Dept., Building and Safety Div.
Alek Jevremovic, Office of the County Surveyor

LU 5303



County of Santa Barbara Public Works Department
Project Clean Water

123 E. Anapamu Street, Suite 240, Santa Barbara, CA 93101
(805) 568-3440 FAX (805) 568-3434
www.sbprojectcleanwater.org



SCOTT D. MCGOLPIN

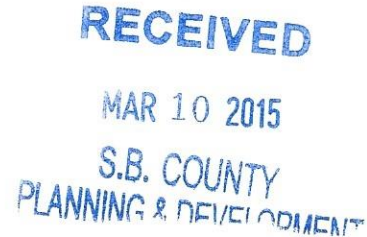
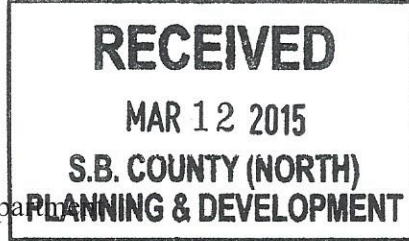
Director

THOMAS D. FAYRAM

Deputy Director

March 5, 2015

Dana Eady
Planning & Development Department
County of Santa Barbara
624 Foster Road
Santa Maria, CA



**Re: 15TRM-00000-00001 Oak Hills Estates (Tract Map 14,180); 15DVP-0000-00001;
15RZN-00000-00001; APN 097-371-010**

Dear Ms. Eady,

The above referenced project is subject to new state regulations for Post-Construction Stormwater Requirements (Central Coast Water Board Resolution No. R3-2013-0032). Because this project is SFD >15,000 sf of Net Impervious area, these new regulations require, among other things, that storm water runoff from the 95th percentile storm event is retained onsite.

The following provisions apply to this application:

1. For application completeness, submit a Stormwater Control Plan that identifies how runoff is retained using LID facilities such as bioretention or dispersal to landscaping or vegetated areas. The information must include a site plan showing the location of each drainage management area and LID facility, to demonstrate that adequate space is dedicated to meet the performance requirements. A copy of the spreadsheet(s) used in the stormwater calculator shall be included, along with a summary of the general long-term maintenance requirements and responsibilities for the proposed LID facilities.

It is recommended to follow the County of Santa Barbara *Stormwater Technical Guide* for a Tier 4 project. The *Stormwater Technical Guide* is on the Water Resources Division website: SBProjectCleanWater.org.

2. Prior to Tract Map Clearance, Zoning Clearance, Land Use Clearance, or Building or Grading Permits, whichever of these actions comes first, the applicant must submit to the Water Resources Division (attention: Project Clean Water) for review and approval a Final Storm Water Control Plan.

The Final Stormwater Control Plan will update any changes from application submittal, and provide relevant details on the location and function of LID facilities. A separate plan

sheet within the engineering plan set will show the location of LID facilities. Landscaping and architectural plans may be required to show relevant details of the LID facilities. The construction checklist will be updated based on the final plan set sheet numbers.

Note that the applicant will be required to pay a deposit for plan check review at the time the Final Stormwater Control Plan and engineering plans are submitted. The plan check deposit of \$1,150 payable to **County of Santa Barbara Project Clean Water** shall be submitted along with the plans to Water Resources Division, Public Works, 123 E. Anapamu St. Santa Barbara, CA 93101.

3. Prior to issuance of Zoning Clearance or Land Use Clearance, or Building or Grading Permits, whichever comes first, the owner must sign a maintenance agreement that includes the long-term maintenance plan described in the Final Stormwater Control Plan. Instructions for preparing a maintenance plan are provided in the *Stormwater Technical Guide*. The maintenance agreement identifies the party responsible for implementing the maintenance plan in perpetuity. The maintenance agreement will be signed and notarized by the responsible party.
4. Prior to issuance of Occupancy Clearance / Construction Completion, all improvements required as part of the above conditions shall be installed in accordance with the approved plans. An Engineer's Certificate of Approval shall be signed and stamped by the engineer of record and submitted to the Water Resources Division. A set of As-Built plans or drawings in PDF format shall be submitted to the Water Resources Division. If necessary, the final maintenance plan shall be revised by the engineer of record based on as-built construction drawings, including elevations and construction details of LID facilities.

I would be happy to work with the applicant's engineer, architect, and landscape architect on ways to meet the recommendations and conditions set forth in this letter. Please don't hesitate to contact me at (805) 568-3561.

Sincerely,



Cathleen Garnand
Civil Engineering Associate

cc: Gary Blake, Oak Hills Estate LLC, 3130 Skyway Dr Suite 601 Santa Maria 93455
David Swenk, UPC, 3130 Skyway Dr. Suite 601, Santa Maria CA 93455
Darin Cabral, RRM 3765 S. Higuera St. Suite 102 San Luis Obispo 93401
Joshua Roberts, RRM 3765 S. Higuera St. Suite 102 San Luis Obispo 93401

ATTACHMENT 8.2 Conditions Of Approval

Oak Hills Estate Development Plan Case No. 15DVP-00000-00001

July 17, 2018

I. PROJECT DESCRIPTION

1. **Proj Des-01 Project Description.** This Development Plan is based upon and limited to compliance with the project description, the hearing exhibits marked Attachments 1.0 through 11.0, dated July 17, 2018, 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 proposed project is a request by David Swenk, agent for Oak Hills Estate, LLC, owner, for approval of a Development Plan under the provisions of LUDC Section 35.82.080 (Development Plans) for the construction of 29 single-family residences. Proposed site characteristics are summarized on Table 1.

**Table 1
Proposed Site Characteristics**

Project Component		Gross Area (square feet)	Gross Area (acres)	Percentage of Site
Total Project		735,385	16.88	100%
Lots 1 – 29		323,744	7.43	44.0%
Lot 30		411,641	9.45	56.0%
Lot 30 Subareas	Roadways	48,904	1.12	6.6%
	Vegetated Swale	16,388	0.38	2.2%
	Natural Open Space	315,146	7.23	42.9%
	Managed Open Space/Basins	31,203	0.72	4.3%

The design of future residences would be required to comply with design requirements included in the proposed Oak Hills Estates Design Guidelines. Implementation of the Development Plan would also result in the construction of proposed common landscaping, roads, utilities, and the implementation of a proposed Open Space Management Plan for the common open space areas that would be owned and maintained by the HOA.

The Development Plan depicts setbacks/development envelopes for future residences to be constructed on the proposed residential lots. It is anticipated that single-family residences developed on the project site would range in size from approximately 2,400 square feet to 3,200 square feet, and would be single-story with a maximum height of 22 feet.

Proposed residences would be located in two general areas of the project site that are separated by the ephemeral drainage located near the center of the. A second, smaller ephemeral drainage crosses the project site and is located to the east between proposed lots 28 and 29. This drainage would be placed underground starting at a proposed headwall to be located on Lot 30, and would flow through a 48-inch pipe located between Lots 28 and 29. The new underground pipe would be located in a proposed 20-foot wide Santa Barbara County drainage easement. The new underground pipe would connect to a new 7-foot wide drainage inlet and junction structure to be located along the north side of Oak Hill Road. The junction would connect to the existing drain under Oak Hill Road and to an overland outfall on the adjacent property to the south.

Other Project Elements

Oak Hills Estates Design Guidelines. The Oak Hills Estates Design Guidelines address future residence site design, building design, and landscape design, and are proposed to establish requirements for the architectural design of the homes that would subsequently be developed on proposed lots by the lot owners. The architectural design for proposed residences would be Mediterranean style. The design of individual residences would be considered for conformance with the proposed Design Guidelines on a case-by-case basis during review by County staff and the North County Board of Architectural Review.

On-Site Open Space Management. The project would provide a contiguous open space area adjacent to the Burton Mesa Ecological Reserve, which borders the project site to the north and west. Approximately 9.45 acres of the site would be designated as common open space area (56 percent of the project site) managed by the HOA. Of this area, 0.72 acre would consist of managed open space and stormwater detention basins, and 0.38 acre would consist of vegetated swales. Approximately 7.2 acres would consist of on-site habitat (43 percent of the site). The remaining open space lot area (1.12 acres) would be used for road improvements.

Existing native habitat within the 7.2-acre common open space area includes a mixture of central maritime chaparral and oak woodlands, as well as coyote brush scrub. The project proposes to remove 74 oak trees from the project site, implement various tree protection measures, and replace removed oak trees at a 10:1 ratio. The project also proposes to conduct restoration activities within the southern segment of the ephemeral stream channel located on the central portion of the project site. Restoration activities would include the removal of debris from the existing concrete portion of the channel adjacent to Oak Hill Road; the removal of invasive ice plant and broken concrete debris that would not result in damage to existing native vegetation; installing erosion protection slope fabric; planting a variety of native plant species; and the installation of temporary spray irrigation. The proposed Open Space Management Plan describes measures for the enhancement, restoration, and protection of habitat and trees on the

project site. Common area landscaping and habitat on the project site would be maintained by the project HOA.

Wildfire Fuel Management. The project proposes to create and maintain a 100-foot wide wildfire defensible space fuel management zone that extends outward from proposed residence building envelopes. A “low fuel zone” would encompass a 30-foot wide area extending outward from proposed building envelopes on proposed Lots 1 through 14 and Lots 22 through 29, which are the proposed lots adjacent to on-site open space areas. Vegetation management in this 30-foot wide zone would consist of intensive management activities, including a substantial reduction in flammable vegetation. Vegetation within the low fuel zone would receive periodic maintenance to maintain or reduce the current fuel load on the project site and reduce the potential for wildland fires to affect on-site structures and adjacent properties. The low fuel zone would be located entirely within the proposed residential lot limits and would not be located within the proposed open space lot.

Beyond the 30 foot low fuel zone, an additional 70 feet of defensible space would be incorporated into the project’s fuel management zone. This area would be located within the proposed open space lot and long-term maintenance and management would be provided. Fuel management in this area would generally consist of removing dead vegetation and thinning vegetation that is to be retained. Vegetation management strategies to be implemented at the project site include:

1. Vegetation within proposed fuel management zones would be thinned by removing vegetation in a mosaic pattern, which would result in reduced plant density or aerial coverage rather than completely clearing the vegetation. This will be implemented to the maximum extent possible
2. Impacts associated with fuel management would be confined to the specified fuel management zones.
3. Fuel management thinning would focus on the removal of non-native, diseased, dying, or dead vegetation. In addition, thinning will be focused on faster growing species, such as coyote brush and deerweed rather than slower growing species (e.g., manzanitas).
4. All sensitive plant species and oak trees would be avoided with supervision by a qualified biologist.
5. All such maintenance activities would be completed using hand tools only.

Access and Parking. Access to the project site from Oak Hill Drive would be provided by two private roads: “Road A” would be a two-way loop road on the western portion of the project site; and “Road B” would be a cul-de-sac on the eastern side of the project site. Both roads would be up to 24 feet wide with variable widths to accommodate sidewalks and parking. Proposed Lots 27–29 would be accessed directly from Oak Hill Drive.

The Oak Hills Estates Design Guidelines specify that four off-street parking spaces are to be provided on each proposed lot, consisting of two garage spaces and two driveway spaces. To

accommodate guest and overflow parking, 21 on-street spaces would be located along Road A, and 8 parking spaces would be located along Road B. No street parking is proposed on Oak Hill Drive.

For pedestrian safety and access, 5-foot-wide sidewalks with curbs and gutters would be constructed along the north edge of Oak Hill Drive, and would connect to existing adjacent sidewalks on Oak Hill Drive to the east and west of the project site. The sidewalks would continue along the front lot entryways on Roads A and B. In addition, a 6-foot-wide public utility easement is proposed along Lots 1–26 and Lot 30.

Grading and Drainage. Grading for the construction of proposed roads, vegetated swales, and drainage basins would be conducted in three phases, and result in approximately 3,800 cubic yards of cut and 900 cubic yards of fill. Grading required for the construction of the proposed 29 homes on the project site is not included in grading estimates at this time because the development on residential lots is not a part of the proposed project at this time. Development of the individual residential lots would be separate actions and will undergo subsequent design, building, and grading review by the County. The project has proposed that grading for individual lots would be designed to minimize impacts and preserve existing on-site native vegetation and natural terrain to the extent feasible.

Additional grading is proposed to occur in the vicinity of and on Lots 23–29 to establish new contours along the banks of the central drainage, to eliminate areas of erosion and manmade features such as dirt roads and paths, and restore natural sheet flow drainage patterns. It is estimate that this grading would result in approximately 1,900 cubic yards of cut and 1,700 cubic yards of fill. In total, approximately 5,700 cubic yards of cut and 2,600 cubic yards of fill are proposed, for a total grading volume of 8,300 cubic yards.

Three on-site storm water detention basins would occupy approximately 0.72 acre, and vegetated swales (0.38 acre) are proposed to be located adjacent to selected on-site street segments. On the western portion of the site, collected storm water would be conveyed via a system of drains and pipe to Detention Basins A and B, located north of and adjacent to Oak Hill Drive. For the eastern portion of the site, storm water would be conveyed to Detention Basin C, also located north of and adjacent to Oak Hill Drive. Each of the proposed detention basins would have a maximum ponding depth of 2.5 feet. To convey runoff to Detention Basins A and B, 10-foot-wide privately maintained drainage easements would be located along Lots 15, 18, and 19. To reduce water quality impacts, the project would include the following low impact development measures to the extent feasible: vegetated swales and buffers, channeling runoff into roadside swales paralleling the road, permeable pavement where appropriate, and impervious surface reduction.

Public Services. The Vandenberg Village Community Services District (VVCSD) would provide water and sewer service to the project. Water supply infrastructure to the project site would be provided by new 8-inch water pipelines to be located in Roads A and B and connecting to the existing VVCSD 10-inch water line located in Oak Hill Drive. Sewer infrastructure to

serve the project site would be provided by new 8-inch sewer lines constructed in Roads A and B and within Oak Hill Drive.

Pacific Gas and Electric would provide electric service, and Southern California Gas would provide gas service to the project site. Verizon would provide phone and internet service, and Comcast would provide cable TV and internet service to the project site.

Affordable Housing. The project would comply with the County's Inclusionary Ordinance by paying affordable housing in-lieu fees.

Playground Development Contribution. The project applicant has proposed to make a contribution of \$50,000 to the Vandenberg Village Park & Playground Coalition. The contribution would be used to facilitate the development of a portion of a park in Vandenberg Village. The contribution would be made to the Coalition prior to zone clearance for the construction of the first residence on the project site.

Project Phasing. Development on the project site would be constructed in three phases, which may occur independently or concurrently, depending on market conditions and economic feasibility. The anticipated project development phasing would be:

- Phase 1 – All necessary infrastructure, access drives and utilities for the buildout of Lots 1–6 and 14–18.
- Phase 2 – All necessary improvements to develop Lots 7–13 and 19–21.
- Phase 3 – All necessary improvements to develop Lots 22–29.

Frontage improvements along Oak Hill Drive would be constructed to the limits of each of the three phases described above.

Biological Resource Impact Mitigation. The project proposes to implement mitigation for impacts to sensitive plants and animals, oak trees, and maritime chaparral habitat at sites located on the project site and at an off-site location. On-site mitigation would include the restoration/creation of maritime chaparral habitat and planting sensitive plants and oak trees on areas that are to be preserved as natural open space. Off-site mitigation would consist of planting oak trees, sensitive plants, and the restoration/creation of at least 13.23 acres of maritime chaparral habitat on a 172-acre portion of the 5,300-acre Burton Mesa Ecological Reserve (097-350-021); and planting oak trees on a portion of a 123-acre property (APN 097-371-067) owned by the VVCSD. Mitigation that occurs on the Burton Mesa Ecological Reserve and VVCSD property would be conducted consistent with the requirements of a final mitigation plan approved by the California Department of Fish and Wildlife, California State Lands Commission, and Planning & Development.

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.

II. MITIGATION MEASURES FROM 17EIR-00001

Aesthetics/Visual Resources

3. **AES-1: Design Guidelines and Open Space Management Plan Revisions.** The proposed Oak Hills Estate Design Guidelines and Open Space Management Plan shall be revised to address the review comments provided in the Oak Hills Estate Project – Peer Review of Open Space Management Plan (FEIR Appendix D-2) and Oak Hills Estate Project – Peer Review of Design Guidelines (FEIR Appendix C-2). These revisions address tree protection during grading; the preparation of separate on-site and off-site restoration and management plans for habitat restoration; landscape design; a native habitat planting list; invasive species control; the location and design of proposed fuel management zones; homeowner education; and overall site design. The purpose of the required revisions is to ensure that the design, scale, character, heights, colors, and materials used in residential lots and drainage swales, trails, project entries, and landscaping of common open space areas are compatible with existing surrounding development.

Plan Requirements and Timing: The amended Oak Hills Estate Design Guidelines and Open Space Management Plan shall be reviewed and approved by P&D prior to final map recordation. The amended and approved Oak Hills Estates Design Guidelines shall be recorded with the project's Covenants, Conditions, and Restrictions.

Monitoring: Planning & Development shall check compliance to ensure that the project has been built consistent with the County-approved amended Oak Hills Estate Design Guidelines and Open Space Management Plan.

4. **AES-2: NBAR Design Review.** The Owner/Applicant shall demonstrate that future development on the project site is consistent with the Amended Oak Hills Estate Design Guidelines and obtain NBAR approval of the development on the project site. All project elements (e.g., future residence design, scale, character, colors, materials and landscaping of common open areas, and storm water detention basins) shall be compatible with vicinity development.

Timing: The Owner/Applicant shall submit architectural drawings of the project for review and shall obtain final NBAR approval prior to zone clearance for each proposed residence. Grading plans shall be submitted to P&D concurrent with or prior to NBAR plan filing.

Monitoring: P&D permit compliance staff check that the project has been built consistent with approved NBAR design and landscape plans prior to Final Building Inspection Clearance.

Biological Resources

5. **BIO-1.1: Special Status Plant Species Avoidance and Minimization.** All special status plant species and areas to be avoided during proposed project construction, selective pruning/thinning, and restoration activities at the project site, and off-site mitigation property shall be demarcated in the field with highly visible flagging or survey tape wherever possible to protect rare plants from harm.
- a. Sensitive plant occurrences that are not within the immediate disturbance footprint but that are located within 50 feet of the disturbance limits shall have a highly visible flagging or survey tape installed at least 15 feet beyond their extent to protect them from harm during the construction phase of the project.

Plan Requirements and Timing: A County qualified botanist or designee approved by Planning & Development shall provide oversight during flagging and/or placement of survey tape and he/she or a designee (e.g., construction foreman) will return to the site once a week during each phase of construction activities to ensure that flagging/survey tape remains intact. This process shall also occur during the preliminary design and development of each individual housing lot.

Monitoring: The Project Proponent/Contractor/Owner/Applicant shall demonstrate to P&D permit compliance staff that all protection measures and flagging are in place prior to issuance of zone clearance for grading and throughout grading and construction for each project phase and lot development. P&D permit compliance staff shall perform site inspections throughout the grading and construction phase.

6. **BIO-1.2: Special Status Plant Species Protection and Restoration.** Mitigation for loss of special status plants shall be implemented as part of the On-site and Off-site Mitigation Plan (see Condition Nos. 20 and 21) to create maritime chaparral habitat. Compensatory mitigation ratios shall provide for no-net-loss of each special status plant species impacts, with a minimum 2:1 ratios for individual species lost (area restored/created/enhanced area lost) for CRPR List 1B species and 1:1 ratio for CRPR List 4 species. If any additional special status plant species are identified on the project site, the replacement requirements shall be reflected appropriately through increases in the Off-site Mitigation Plan. The habitat compensation ratios required in both the On-site Habitat and Open Space Protection Plan (see Condition No. 20) and the Off-site Mitigation Plan (see Condition No. 21), are as follows:
- a. To compensate for the removal of approximately 19 La Purisima manzanita plants, restoration at a 2:1 ratio shall be undertaken.
- b. To compensate for the removal of 27 sand mesa manzanita plants, restoration at a 2:1 ratio shall be undertaken.

- c. To compensate for the removal of 6.92 acres of mesa horkelia, restoration at a 2:1 ratio shall be undertaken.
- d. To compensate for the removal of 50 curly-leaved dune mint, restoration at a 2:1 ratio shall be undertaken.
- e. To compensate for the removal of 7 Lompoc ceanothus, restoration at a 1:1 ratio shall be undertaken.
- f. To compensate for the removal of any paniculate tarplant, restoration at a 1:1 ratio shall be undertaken.
- g. To compensate for the removal of 35 Lompoc wallflowers, restoration at a 1:1 ratio shall be undertaken.
- h. To compensate for the removal of 25 California spineflower, restoration at a 1:1 ratio shall be undertaken.
- i. To compensate for the removal of 10 Blochman's ragwort, restoration at a 1:1 ratio shall be undertaken.

These compensating ratios shall apply to any incidental special status species losses that occur during construction of the project.

Plan Requirements and Timing: The management and replacement requirements of special status plant species that are being preserved within the project site shall be specified in the On-site Habitat and Open Space Protection Plan (which may also be the Owner/Applicant's Open Space Management Plan revised for consistency with this condition and Condition Nos. 20 and 21). The specified replacement ratios and numbers must be submitted to the County for approval prior to the first zoning clearance issuance for project site grading and shall also include all criteria specified in Condition No. 20. Existing occurrences of special status plants shall be protected and enhanced to the maximum extent feasible prior to relying on the required off-site mitigation. The identified mitigation measures, replacement ratios, and restoration plan shall be noted on all site, grading, and construction plans.

Monitoring: The restoration components of both the On-site Habitat and Open Space Protection (Condition No. 20) (or the revised Owner/Applicant's Open Space Management Plan) and the Off-site Restoration Plan (Condition No. 21) shall include species-specific monitoring requirements and regular restoration status reports to P&D to be prepared in accordance with the details outlined in each plan. P&D staff shall ensure that the restoration requirements of the project included in this condition are addressed prior to issuance of zone clearance for grading. Monitoring shall continue for 5 years at a minimum and continue until the restoration requirements are achieved. Planning & Development compliance staff shall ensure compliance on-site during and post-construction in accordance with the approved restoration plans.

7. **MM BIO-1.3: Special Status Plant Species Surveys.** Reconnaissance level botanical surveys shall be conducted within 4 weeks prior to initial site work such as clearing, grubbing, staging, or grading to ensure that all sensitive resources within the disturbance areas are identified and

appropriately protected and flagged/fenced where applicable on the (1) project site and (2) at all off-site restoration areas.

The 2017 botanical survey is valid for 2 years or as deemed appropriate by the County. If project activities that require ground disturbance have not been commenced by March 1, 2019, additional floristic surveys would be required as follows:

- a. If groundbreaking activities commence after March 1, 2019, prior to any vegetation removal, grubbing, or other construction activities, a qualified botanist shall conduct a seasonally timed and comprehensive special status plant survey.
- b. The intent of these surveys is to document the location(s) and number(s) of any special status plant species that occur within the project site so that an effective mitigation program can be accomplished if required. The special status plant survey shall coincide with the appropriate blooming periods for each species with potential to occur on-site. The special status plant survey shall be conducted in accordance with the current regional, state, and federal protocols.
- c. Current listing status of Vandenberg monkeyflower, a species currently proposed for listing as federally endangered with some potential to occur within the project site shall be reviewed prior to conducting a preconstruction rare plant survey.
- d. Review of current listing status of Vandenberg monkeyflower shall include review of any critical habitat designation decisions. In the event that the species is listed and critical habitat is present on the project site, measures shall be prescribed to minimize impacts to critical habitat for Vandenberg monkeyflower.
- e. Any and all additional special status plant species not previously reported from the 2017 botanical survey and new patches of species already documented to occur within the project site shall be mapped onto an aerial photograph of the site at a scale no less than 1 inch = 200 feet during the preconstruction survey.
- f. A special status plant survey technical report shall be submitted to the County (and to any other pertinent resource agencies if required) that documents the survey results prior to the onset of construction activities. If needed, the Open Space management Plan (OSMP) shall be updated to include mitigation for any additional species located during preconstruction surveys. Any and all mapped locations of sensitive plant species shall be included in the grading plans for the project.

Plan Requirements and Timing: The Owner/Applicant shall hire a County-qualified biologist to conduct the botanical surveys. A copy of the survey report and any recommended measures to protect sensitive species shall be identified prior to grading and/or building permit issuance. Any protection measures shall be maintained in good condition throughout grading and construction. This measure will be printed on all restoration/habitat protection/ grading and construction plans.

Monitoring: If no additional special status plants are observed within the project site or off-site restoration areas, the results shall be documented in a technical report and submitted to P&D. P&D permit compliance staff shall confirm that the surveys have taken place and any required protection measures are installed prior to the project site's pre-construction meeting. P&D permit

compliance staff shall ensure thorough periodic site inspections that any protection measures are maintained in good condition throughout grading and construction.

- 8. BIO-1.4: Pre-Fuel Management Special Status Plant Clearance Surveys.** Two weeks prior to any fuel management activities located in Fire Management Zone 2 and between the months of March and May (i.e., in spring), a qualified botanist approved by P&D shall conduct a comprehensive special status plant clearance survey within the proposed FMZ-2.
- a. The FMZ-2 includes the vegetation management area within the project site that extends 30-100 feet from proposed structures and that would be selectively pruned and thinned for vegetation management purposes.
 - b. The intent of this survey is to document the location(s) and number(s) of any and all annual special status plant species so that fuel management activities can successfully avoid special status plants.
 - c. If special status plants are discovered, fuel management activities shall avoid special status plants and sensitive vegetation in accordance with requirements set forth in Condition No. 5.
 - d. Should avoidance prove infeasible, relocation and/or off-site restoration to an appropriate receiver site approved by P&D shall be undertaken at the appropriate ratios and following the protocols in Condition Nos. 20 or 21.

Plan Requirements and Timing: The Owner/Applicant shall hire a P&D-qualified biologist to conduct the fuel management surveys. A copy of the survey report and any recommended measures to protect sensitive plant species shall be identified prior to approval of a zone clearance for development. Any protection measures shall be maintained in good condition throughout selective pruning/thinning activities. A special status plant clearance survey shall be conducted on an annual basis. After buildout of the project, annual surveys shall be conducted by a P&D qualified biologist until three consecutive years have elapsed with no sensitive plants detected during the annual surveys. This measure will be printed on all restoration/habitat protection/ grading and construction plans.

Monitoring: If no additional special status plants are observed within the project site, the results shall be documented in a technical report and submitted to P&D. P&D permit compliance staff shall confirm that the surveys have taken place and any protection measures are installed prior to the start of vegetation management activities. P&D permit compliance staff shall ensure thorough periodic site inspections that any protection measures are maintained in good condition when vegetation management is conducted.

- 9. BIO-1.5: Worker Environmental Awareness Program.** Prior to initiation of construction activities (including staging and mobilization), all personnel associated with project construction shall attend a WEAP training, conducted by a qualified biologist, to aid workers in recognizing special status biological resources that may occur within the project site. The specifics of this program shall include identification of the sensitive species and habitats, a description of the regulatory status and general ecological characteristics of sensitive resources, and review of the limits of construction and measures required to avoid and minimize impacts to biological resources within the work area. A fact sheet conveying this information shall also be prepared for

distribution to all contractors, their employers, and other personnel involved with construction of the project. All employees shall sign a form provided by the trainer documenting that they have attended the WEAP and understand the information presented to them.

Plan Requirements and Timing: The Owner/Applicant shall hire a County-qualified biologist or designee to conduct the WEAP. The project fact sheet, employee signature report, and WEAP program shall be developed, approved, and implemented by P&D permit compliance staff prior to issuance of a zoning clearance for each project phase and development of each individual housing lot. This measure will be printed on all restoration/habitat protection/grading and construction plans.

Monitoring: P&D permit compliance staff shall confirm that the WEAP have taken place and any additional trainings have been completed as part of the pre-construction meeting(s). P&D permit compliance staff including the WEAP designee shall ensure thorough periodic site inspections that any protection measures are maintained in good condition throughout grading and construction. WEAP staff shall be available as needed on-site during and post construction for monitoring and compliance.

- 10. BIO-1.6: American Badger Avoidance.** A minimum of two weeks prior to initiation of ground disturbing activities, a survey for badger burrows shall be conducted within the project and off-site restoration site disturbance footprint by a P&D-approved biologist. If the project is phased, a survey shall be required prior to each phase of construction and/or individual lot development. Dens found within the survey area shall be mapped and monitored using a tracking medium, remote camera system, and/or spotlighting at night for a minimum of 3 days to assess the presence of badgers. Inactive dens shall be collapsed by hand with a shovel to prevent badgers from re-using them during construction.

Plan Requirements and Timing: A P&D qualified biologist with experience with badger surveys shall conduct or shall provide oversight during surveys and relocation and he/she or a designee (e.g., construction foreman) will return to ensure den abandonment. This process shall occur prior to issuance of a zone clearance for each project phase and development of each individual housing lot. Surveys will be conducted a minimum of two weeks before ground-disturbing activities. Active dens located within the survey area shall be avoided during the breeding season (March 1 through June 30). A minimum buffer of 50 feet around the active den within the project site shall be demarcated by construction fencing. The fencing shall be installed 1 foot above ground to permit movement of badgers in and out of the buffer zone. Once the biologist has determined that active dens are no longer in use, the den shall be collapsed by shovel. Prior to grading activities occurring outside the breeding seasons, badgers may be discouraged from using currently active dens by partially blocking the entrance of the den with sticks, debris, and soil for 3 to 5 days. Access to the den would be incrementally blocked to a greater degree over this period. This would cause the badger to abandon the den site and move elsewhere. After badgers have stopped using active dens within the project site, the dens would be collapsed by hand with a shovel. This measure will be printed on all restoration/habitat protection/ grading and construction plans.

Monitoring: The biologist shall demonstrate to P&D permit compliance staff that all badger dens have been collapsed and that the protection measures have been completed prior to and throughout grading and construction for each project phase and lot development.

- 11. BIO-1.7: Silvery Legless Lizard Avoidance.** The purpose of this condition is to reduce the potential for impact with the final goal of no net loss of the species.
- a. Prior to initiation of ground disturbing activities and vegetation removal, a P&D-approved biologist shall coordinate with CDFW a species relocation plan.
 - b. Any subsequent project phases (i.e., individual lot grading) shall require a clearance survey nor more than two weeks prior to ground-disturbance activities.
 - c. Designated open space areas on-site or at County-approved off-site locations shall be identified for release of captured individuals.
 - d. Survey for legless lizards shall include raking of leaf litter and sand under shrubs and trees in suitable habitat within the disturbance footprint to a minimum depth of 8 inches.
 - e. Captured animals shall be placed into containers with sand or moist paper towels and released in the designated areas within 3 hours.
 - f. In addition to preconstruction surveys, the biologist shall be on-site during initial grading activities to relocate any legless lizards that are unearthed during excavation in any phase of the project.
 - i. If in good health, they shall be immediately relocated to the designated relocation area.
 - ii. If injured, the animals shall be turned over to a CDFW approved specialist until they are in a condition suitable for release into the designated release area or deposited at an approved vertebrate museum.

Plan Requirements and Timing: The applicant shall retain a P&D qualified biologist that has experience with silvery legless lizard surveys and shall conduct or shall provide oversight during surveys and relocation. This process shall occur prior to issuance of a zone clearance for each project phase and development of each individual housing lot. This measure will be printed on all restoration/habitat protection/ grading and construction plans.

Monitoring: The biologist shall demonstrate to the P&D permit compliance staff that all protection/relocation measures are in place prior to and throughout grading and construction for each project phase and lot development.

- 12. BIO-1.8: Blainville's Horned Lizard Avoidance.** The purpose of this condition is to reduce the potential for impact with the final goal of no net loss of the species.
- a. Prior to initiation of ground disturbing activities and vegetation removal, a P&D-approved biologist shall coordinate with CDFW a species relocation plan.
 - b. Coverboard surveys shall be completed within 3 months of the start of construction. The coverboards shall be at least 4 feet by 4 feet and constructed of untreated plywood placed flat on the ground. The coverboards shall be checked by a qualified biologist once per week for each week after placement up until the start of vegetation removal.
 - c. Horned lizards winter underground starting in October; therefore surveys shall not be conducted during the winter months.

- d. In addition, a minimum of 2 weeks prior to initiation of ground-disturbing activities and vegetation removal, a P&D-approved biologist shall conduct preconstruction clearance survey.
- e. A clearance survey shall be required prior to each phase of construction and/or individual lot development. Any individuals captured by these efforts shall be relocated to designated open space areas on-site or at P&D-approved off-site locations.
- f. Captured animals shall be placed into containers with sand or moist paper towels and released in the designated areas within 3 hours.
- g. In addition to preconstruction surveys, the biologist shall be on-site during initial grading activities to relocate any Blainville's horned lizards that are unearthed during excavation.
 - i. If in good health, they shall be immediately relocated to the designated relocation area.
 - ii. If injured, the animals shall be turned over to a CDFW approved specialist until they are in a condition suitable for release into the designated release area or deposited at an approved vertebrate museum

Plan Requirements and Timing: A P&D qualified biologist that has experience with Blainville's horned lizard surveys/avoidance shall conduct or shall provide oversight during surveys and relocation. This process shall occur prior to issuance of a zone clearance for each project phase and development of each individual housing lot. This measure will be printed on all restoration/habitat protection/ grading and construction plans.

Monitoring: The biologist shall demonstrate to P&D permit compliance staff that all protection/relocation measures are in place prior to and throughout grading and construction for each project phase and lot development.

- 13. BIO-1.9: Western Red Bat Avoidance.** The purpose of this condition is to reduce the potential for impact with the final goal of no net loss of the species.
- a. To the extent feasible, removal of suitable roosting trees should be avoided during the time when western red bats may occupy their winter range (September–May).
 - b. For construction activities occurring at a time when western red bats may occupy their winter range (September–May), surveys for roosting western red bats shall be conducted by a qualified biologist no more than 14 days prior to vegetation removal. The surveys shall include the entire area of disturbance and focus on the trees located within the impact area. If active roosts are located, all construction work shall be conducted outside a buffer zone from the roost to be determined by the qualified biologist. The buffer area(s) shall be closed to all construction personnel and equipment until May 1.

Plan Requirements and Timing: A P&D qualified biologist that has experience with western red bat avoidance/surveys shall conduct or shall provide oversight during surveys and relocation. This process shall occur prior to issuance of a zone clearance for each project phase and development of each individual housing lot. This measure will be printed on all restoration/habitat protection/ grading and construction plans.

Monitoring: The biologist shall demonstrate to P&D permit compliance staff that all protection/relocation measures are in place prior to issuance of a zone clearance for grading and and throughout grading and construction for each project phase and lot development.

- 14. BIO-1.10: Western Spadefoot Toad Avoidance.** The purpose of this condition is to reduce the potential for impact with the final goal of no net loss of the species.
- a. Prior to initiation of ground disturbing activities and vegetation removal, a P&D-approved biologist shall coordinate with CDFW a species relocation plan.
 - b. A pre-construction survey for western spadefoot toads shall be conducted not less than 2 weeks prior to the initiation of ground disturbance. If the project is phased, a clearance survey shall be required for each phase of construction and/or individual lot development.
 - c. If western spadefoot toads are found and these individuals are likely to be killed or injured by construction activities, a qualified biologist shall be allowed sufficient time to capture and relocate the animals from the project site before construction activities begin.
 - d. A P&D-approved biologist(s) shall relocate the individuals the shortest distance possible to a location that contains suitable habitat not likely to be affected by activities associated with the proposed project. The biologist(s) should maintain sufficiently detailed records of any individuals observed, captured, relocated, etc., including size, coloration, and distinguishing features and photographs (preferable digital) to assist him/her in determining whether translocated animals are returning to the project site.
 - e. A P&D-approved biologist shall be present on-site during initial ground disturbance. Any western spadefoot toads that are unearthed during initial ground disturbance shall be relocated the shortest distance possible to a location that contains suitable habitat not likely to be affected by activities associated with the proposed project.
 - f. The biologist(s) shall maintain sufficiently detailed records of any individuals observed, captured, relocated, etc., including size, coloration, and distinguishing features and photographs (preferable digital) to assist him/her in determining whether translocated animals are returning to the project site.
 - g. To ensure the diseases are not conveyed between work sites by the qualified biologist, the fieldwork code of practice developed by the Declining Amphibian Populations Task Force shall be followed at all times.

Plan Requirements and Timing: A P&D qualified biologist that has experience with western spadefoot toad surveys and shall conduct or shall provide oversight during surveys and relocation. This process shall occur prior to issuance of a zoning clearance for each project phase and development of each individual housing lot. This measure will be printed on all restoration/habitat protection/grading and construction plans.

Monitoring: The biologist shall demonstrate to P&D permit compliance staff that all protection/relocation measures are in place prior to issuance of grading and building permits and throughout grading and construction for each project phase and lot development.

- 15. BIO-1.11: Coast Patch-nosed Snake Avoidance.** The purpose of this condition is to reduce the potential for impact with the final goal of no net loss of the species.

- a. A pre-construction survey for coast patch-nosed snake shall be conducted not less than 2 weeks prior to the initiation of ground disturbance. If the project is phased, a clearance survey shall be required prior to each phase of construction and/or individual lot development.

A P&D-approved biologist shall be present on-site during initial ground disturbance. Any coast patch-nosed snakes that are unearthed during initial ground disturbance shall be relocated the shortest distance possible to a location that contains suitable habitat not likely to be affected by activities associated with the proposed project.

Plan Requirements and Timing: The applicant shall retain a County qualified biologist that has experience with coast patch-nosed snake surveys/avoidance shall conduct or shall provide oversight during surveys and relocation. This process shall occur prior to issuance of a zoning clearance for each project phase and development of each individual housing lot. This measure will be printed on all restoration/habitat protection/ grading and construction plans.

Monitoring: The biologist shall demonstrate to P&D permit compliance staff that all protection/relocation measures are in place prior to issuance of a zone clearance and throughout grading and construction for each project phase and lot development.

16. **BIO-1.12: Vernal Pool Fairy Shrimp USFWS Approval.** Prior to issuance of any grading permit the project applicant shall obtain all necessary approvals from the USFWS. Approvals will include either concurrence by the USFWS that the project would avoid impacts to fairy shrimp through the installation of fencing, signs, and the implementation of minor vegetation management actions near the wetland that is assumed to contain fairy shrimp; or USFWS approval of an Incidental Take Permit and Habitat Conservation Plan for the vernal pool fairy shrimp on the project site consistent with the FESA of 1973. All required mitigation measures, including, but not limited to the location of mitigation site(s), construction timing, avoidance measures, monitoring, and mitigation success criteria shall be consistent with USFWS requirements and may consist of measures such as those listed below or other measures identified by the USFWS or the CDFW.

Avoidance and Minimization Efforts: The project proponent and contractor shall adhere to the following protection measures, which apply the spikerush emergent wetland at the project site that may be present and/or filled with water during project construction phases of development. The spikerush emergent wetland locations shall be included on the grading, site, and landscape plans and shall include the following measures:

- a. No grass cutting shall be permitted within the vernal pools and buffer areas.
- b. Install a fence around each identified pool and/or the spikerush emergent wetland to limit access to humans, vehicles, and pets. The fence shall have signs posted to explain this requirement and discourage vandalism. No recreation shall be permitted within the fenced pool/water area.
- c. CC&Rs shall contain information regarding the sensitivity of vernal pool and wetland habitats explaining all restrictions on the habitat and surrounding area.
- d. No disking for fire control or any other use shall be permitted.
- e. No mosquito control shall be permitted except use of mosquito fish.

- f. A County qualified biologist shall conduct or shall provide oversight during installation of protective fencing and signs on-site prior to issuance of grading/building permits and pre-construction meeting and shall install permanent fencing prior to Final Building Inspection Clearance(s). All requirements shall be specified on all grading and building plans, graphically depicted if feasible.
- g. The project biologist or designee shall demonstrate to P&D permit compliance staff that all protection measures are in place prior to initiation of grading activities and throughout grading and construction phases.

Plan Requirements and Timing: The Owner/Applicant shall provide to P&D permit compliance staff copies of the USFWS clearance prior to issuance of a zone clearance for any grading on the project site.

Monitoring: The Owner/Applicant shall provide to P&D copies of USFWS clearance for compliance prior to issuance of any grading permit for the project site.

- 17. BIO-1.13: El Segundo Blue Butterfly USFWS Approval.** Prior to issuance of any grading permit the project applicant shall obtain all necessary approvals from the USFWS. Approvals include an Incidental Take Permit and Habitat Conservation Plan for the El Segundo blue butterfly on the project site and a USFWS approved off-site mitigation site(s) consistent with the federal Endangered Species Act of 1973. All required mitigation measures, including but not limited to the location of mitigation site(s), construction timing, avoidance monitoring, and mitigation success criteria shall be consistent with USFWS requirements and may consist of measures such as those listed below or other measures identified by the USFWS.

Avoidance and Minimization Efforts: Prior to issuance of any grading permit a County-approved biologist shall conduct a pre-construction survey one week prior to grading for all life stages of the El Segundo blue butterfly within the project disturbance limits. All life stages shall be avoided by the project, and shall not occur during the adult flight season of the El Segundo blue butterfly (generally around June 15 to September 15) in order to avoid disrupting the reproductive behaviors. Locations of the El Segundo blue butterfly's host plant (*Eriogonum parvifolium*) will be avoided to the maximum extent practicable within the development area during construction activities. Locations of the El Segundo blue butterfly host plant will be avoided to the maximum extent practicable within FMZ-2 during pruning and thinning activities as prescribed by the following:

1. One week prior to any fuel management activities located within the open space lot that will be selectively pruned and thinned (FMZ-2), a qualified biologist approved by the County shall demarcate coastal buckwheat avoidance areas.
2. Avoidance areas shall be demarcated in the field with protective fencing installed at an appropriate distance that would not disturb the plant or the underlying leaf litter.
3. The intent of the avoidance areas is to document the location(s) and number(s) of any and all host plants for the federally endangered El Segundo blue butterfly so that fuel management activities can successfully avoid impacts to the life cycle of this species.

4. Should avoidance prove infeasible, relocation and/or off-site restoration to an appropriate receiver site approved by the County shall be undertaken at the appropriate ratios only after take authorization has been secured from the USFWS through Section 10 of the FESA.
5. Mitigation measures and ratios for permanent impacts to the El Segundo blue butterfly's host plant shall be contingent upon USFWS guidance and the final Habitat Conservation Plan measures.

Plan Requirements and Timing: The Owner/Applicant shall provide to P&D copies of the USFWS approved El Segundo blue butterfly Incidental Take Permit and Habitat Conservation Plan prior to issuance of a zone clearance for grading.

Monitoring: The Owner/Applicant shall provide to P&D copies of the USFWS approved El Segundo blue butterfly Incidental Take Permit and Habitat Conservation Plan. P&D staff shall confirm receipt of any necessary approvals prior to issuance of any grading permit for the project site.

- 18. BIO-1.14: California Red-Legged Frog USFWS Approval.** Prior to issuance of any grading permit the project applicant shall obtain all necessary approvals from the USFWS. Approvals include obtaining an Incidental Take Permit and Habitat Conservation Plan for the California red-legged frog consistent with the federal Endangered Species Act of 1973. All required mitigation measures, including but not limited to the location of mitigation sites(s), construction timing, avoidance, monitoring, and mitigation success criteria shall be consistent with USFWS requirements and would consist of measures such as those listed below or other measures identified by the USFWS.

Avoidance and Minimization Efforts: The project applicant shall acquire a USFWS-approved biologist to conduct a pre-construction survey for California red-legged frogs 24-hours prior to grading within the project disturbance limits. Initial grading will be avoided between November 1st and March 31st during the time when California red-legged frogs are most likely moving through upland areas. The spikerush emergent wetland will be avoided to the maximum extent practicable by fuel management activities. Specific conservation measures would be provided upon receipt of the Section 10 permit.

Plan Requirements and Timing: The Owner/Applicant shall provide to P&D copies of the USFWS approved California red-legged frog Incidental Take Permit and Habitat Conservation Plan.

Monitoring: The Owner/Applicant shall provide to P&D permit compliance staff copies of the USFWS approved California red-legged frog Incidental Take Permit and Habitat Conservation Plan.

- 19. MM BIO-1.15: Vandenberg Monkeyflower USFWS Approval.** Prior to issuance of a zone clearance for the project applicant shall obtain all necessary approvals from the USFWS. Approvals include obtaining an Incidental Take Permit and Habitat Conservation Plan for the Vandenberg monkeyflower on the project site and restoration of the off-site mitigation parcel consistent with the federal Endangered Species Act of 1973. All required mitigation measures,

including but not limited to the location of mitigation site(s), construction timing, avoidance, monitoring, and mitigation success criteria shall be consistent with USFWS requirements and may consist of measures such as those listed below or other measures identified by the USFWS.

Avoidance and Minimization Efforts: A USFWS-approved botanist shall conduct a pre-construction survey no more than two weeks prior to grading, pruning/thinning activities within the project disturbance limits and in FMZ-2 during the appropriate blooming period for the Vandenberg monkeyflower. If the Vandenberg monkeyflower is discovered, grading and/or pruning/thinning activities shall avoid all plants in accordance with the recommendations in Condition No. 5, and the specific conservation measures in the USFWS's Section 10 permit.

Plan Requirements and Timing: The Owner/Applicant shall provide to P&D copies of the USFWS approved Vandenberg monkeyflower Incidental Take Permit and Habitat Conservation Plan.

Monitoring: The Owner/Applicant shall provide to P&D copies of the USFWS approved Vandenberg monkeyflower Incidental Take Permit and Habitat Conservation Plan. P&D permit compliance staff shall confirm receipt of any necessary approvals prior to issuance of a zone clearance for grading.

- 20. BIO-2.1: On-Site Habitat and Open Space Protection Plan.** The Owner/Applicant shall submit for P&D approval a revised On-Site Habitat and Open Space Protection Plan for maritime chaparral, oak trees, spikerush emergent wetland, the stream channel located in the central portion of the project site, and special status species to be retained on-site within the dedicated open space parcel and FMZ-2. The On-Site Habitat and Open Space Protection Plan shall be prepared by a P&D-approved arborist and/or biologist and designed wherever possible to protect maritime chaparral that will not be impacted during construction and protect this habitat from construction activity and occupancy of the project; including long-term occupancy of homes, long-term management of the open space (including FMZ-2). The existing Open Space Management Plan (OSMP) as an option to preparing a stand-alone document, may be revised to incorporate all requirements and submitted in place of the On-Site Habitat and Open Space Protection Plan. Measures to replace, restore, and/or enhance native vegetation communities within the project site consistent with mitigation restoration planting acreage stated in Development Plan Condition No. 6 above (Special Status Plant Species Protection and Restoration) shall include the following restoration criteria:

Measures to replace, restore, and/or enhance native vegetation communities within the project site, shall include the following restoration criteria:

- a. A section detailing any special status plant translocation for the project that details the logistics and timing of the translocation activities. The On-Site Habitat and Open Space Protection Plan must identify specific transplant locations.
- b. Seed and/or cuttings and/or container stock shall be collected from the plant species prior to their removal from the site by a qualified botanist or restoration expert. Container stock may be utilized only for perennial species. Plants may also be salvaged and stored for replanting,

where possible. The method (e.g., seed, cuttings, or container stock) shall be determined for each individual species by a qualified botanist. Habitat enhancement shall be initiated prior to habitat impacts, or as construction schedules and seasonal requirements allow, with a minimum requirement that plant propagation be initiated prior to ground disturbance.

- i. The project shall include specific measures to maintain native ant species, and discourage the Argentine ant (*Linepithema humile*) from populating the open space. This includes inspection by the project biologist (preferably off-site prior to shipment to the site) of native container stock scheduled to be installed. The biologist shall inspect all specimens and reject any that show non-native ants or evidence of non-native ants. Additionally, all restoration areas shall avoid the use of chemicals which would impact or kill native ant species (i.e., herbicides/pesticides).
- c. Rare plant collection samplings, data, and records shall be collected by a qualified botanist prior to the seed cutting/collections and the data shall be reported to CDFW. The actual specimens shall be deposited at local herbarium(s) for proper data and record keeping. The data and information collected shall be available for all desired herbarium(s) (e.g., California Polytechnic University at San Luis Obispo, University of California at Santa Barbara, Santa Barbara Botanic Garden).
- d. If required, the applicant shall obtain the necessary permit or authorization from the appropriate regional and/or state agency (e.g., CDFW) prior to seed/cutting collections.
- e. Seed and/or cuttings shall be redistributed or planted in areas within the portions of the project open space that have the appropriate habitat characteristics (e.g., slope, aspect, amount of sunlight) necessary to support the transplanted species.
- f. Survivorship of planted material shall be 80 percent at the end of a 5-year or required monitoring period. Designated open space and mitigation sites shall be maintained in perpetuity.
- g. Identify success criteria to be met, reporting requirements, funding mechanisms, and long-term protections on open space that are mitigation receiver sites for rare plants and special status plant communities. At minimum, restoration and plant protection success criteria shall include the following:
 1. Plant protection and restoration areas must be self-sustaining (i.e., have been without irrigation, planting or seeding for a minimum of two years prior to consideration of successful completion).
 2. The percent of plant cover in plant protection and restoration areas shall be similar to existing conditions at the project site as documented by the approved On-Site Habitat and Open Space Protection Plan.
 3. Native shrubs and trees shall have at least 80 percent survivorship at the end of the 5-year monitoring period.
 4. Non-native species cover will be no more than five (5) percent cover.

5. Noxious, invasive, and/or non-native plant species that are recognized on the Federal Noxious Weed List, California Noxious Weeds List, and/or California Invasive Plant Council Lists shall not be present.
- h. All areas of maritime chaparral and oaks that can be preserved or avoided, including maritime chaparral, coyote brush scrub, and the spikerush emergent wetland shall be demarcated on the On-Site Habitat and Open Space Protection Plan.
- i. All areas of maritime chaparral and oaks within the designated open space and habitat buffer that can be avoided during fire management, including maritime chaparral, coyote brush scrub, and the spikerush emergent wetland, shall have limited disturbance within FMZ-2.
- j. To the maximum extent feasible based on recommendations of an approved arborist, oak trees that are to be removed shall be boxed and replanted within the County approved off-site restoration area consistent with an approved Tree Protection Plan. Depict original & new location for these specimens on the Off-Site Habitat Restoration Plan.
- k. Depict approved lots and building envelopes.
- l. Depict equipment storage and construction staging and parking areas.
- m. Depict the type and location of protective fencing or other barriers to be in place to protect the maritime chaparral, coyote brush scrub, and the spikerush emergent wetland areas (this includes protective fencing and signage [stating to keep out of the area] between the spikerush emergent wetland and the proposed development [specifically located at a lower elevation on the development side of the topographical divide that separates the wetland from the adjoining areas of the project site]). Also depict the type and location of protective fencing on the project site to prevent trespass onto the adjacent Burton Mesa Ecological Reserve.
- n. Comply with and specify the following as notes on On-Site Habitat and Open Space Protection Plan and Building & Grading Plans:
 - i. To avoid damage during construction and restoration activities, all on-site maritime chaparral, coyote brush scrub, buckwheat plants, and the spikerush emergent wetland shall be temporarily fenced with chain-link or other material satisfactory to P&D. Fencing shall be located at least around the outer drip lines of trees and within 5 feet of all plants, and staked to prevent any collapse.
 - ii. Protective fencing/staking/barriers shall be maintained throughout all grading & construction activities. A qualified botanist shall provide oversight during the installation of fencing, flagging or survey tape and he/she or a designee (e.g., construction foreman) will return to the site once a week during the duration of construction activities to ensure that the fence remains intact. On-Site Habitat Management and Open Space Protection Plan.
 - iii. For excavation or trenching required w/in the dripline or sensitive root zone of any specimen within the habitat.
 - iv. Cleanly cut any roots of one inch in diameter or greater.

- v. Avoid tree removal and trimming.
- vi. If the use of hand tools is deemed infeasible, P&D may authorize work with rubber-tired construction equipment weighing five tons or less. If significant large rocks are present, or if spoil placement will impact surrounding trees, then a small tracked excavator (i.e., 215 or smaller track hoe) may be used as determined by P&D staff and under the direction of a P&D approved biologist.
- o. In the event of unexpected damage or removal of habitat:
 - i. If it becomes necessary (as authorized by P&D) to disturb or remove any plants w/in the habitat area, a P&D-approved biologist shall direct the work. Where feasible, specimens shall be boxed and replanted.
 - ii. If a P&D-approved biologist certifies that it is not feasible to replant, plants shall be replaced at a minimum using the replacement ratios identified in Development Plan Condition No. 6 /MM BIO-1.2 under the direction of the P&D-approved biologist.
 - iii. If replacement plants cannot all be accommodated on-site, a plan must be approved by P&D to include replacement in the Off-Site Restoration Plan in Development Plan Condition No. 21/MM BIO-2.2b.
- p. Grading shall be designed to ensure that habitat areas have proper drainage during and after construction, per biologist recommendations.
- q. The On-Site Habitat and open Space Protection Plan shall describe public outreach to be implemented to educate the residents of the project site about not using invasive species in landscaping, overuse of pesticides and fertilizers, the problem with unleashed pets and pet waste, methods to minimize potentially harmful human/wildlife interaction, and minimizing the use of rodenticides. A public outreach program will be provided for this project for the surrounding neighborhoods to promote, protect and restore the natural habitats on the project site by fostering education and ongoing community involvement.
- r. The On-Site Habitat and Open Space Protection Plan shall describe proposed restoration efforts to be implemented on the Burton Mesa Ecological Reserve to repair ground disturbance and plant removal that occurred when project-related geotechnical investigations were conducted. The Plan must also provide documentation that CDFW has reviewed and concurs with proposed restoration and maintenance efforts to be conducted on the Reserve.

Plan Requirements and Timing: The Owner/Applicant shall submit a final On-Site Habitat and Open Space Protection Plan that has been approved by P&D prior to issuance of grading permits. The Owner/Applicant shall note or graphically depict all plan components listed above, as well as all temporary and/or permanent protection measures and comply with and depict this measure on all Grading and Building Plans. The Owner/Applicant shall post a performance security to ensure installation and maintenance for a minimum of five years prior to issuance of a grading permit. The Owner/Applicant shall also demonstrate to P&D permit compliance staff that all required components of the approved plan are in place as required prior to zoning clearance issuance for the first residential structure. P&D permit compliance staff signature shall release the installation security upon satisfactory installation of all items in the approved plans and

maintenance security upon successful implementation of the On-Site Habitat and Open Space Protection Plan (or Owner/Applicant's revised Open Space Management Plan).

Monitoring: P&D staff shall inspect the site to ensure that maritime chaparral, oak trees, spikerush emergent wetland, buckwheat plants, and special status species identified for protection were not damaged or removed or, if damage or removal occurred, that correction is completed as required by the revised On-Site Habitat and Open Space Protection Plan. P&D staff shall oversee implementation of the On-Site Habitat and Open Space Protection Plan.

21. BIO-2.2b: Off-Site Habitat Restoration Plan Implementation. The Owner/Applicant shall implement the approved habitat, oak tree, and sensitive plant mitigation plan required by Tract Map No. 14,180 Condition No. 31 (BIO-2.2a). Approved mitigation activities shall occur on at least 13.23 acres of land that have been identified on a 172-acre portion of the Burton Mesa Ecological Reserve (BMER) (097-350-021). Mitigation for project-related impacts to oak trees shall also occur on the VVCSD-owned open space parcel (APN 097-371-067) located adjacent to Clubhouse Road.

Timing: Prior to issuance of a zone clearance for grading or conducting any other activities that have to potential to cause impacts to habitat on the Oak Hills Estate project site, the Owner/Applicant shall:

- Implement the elements of the approved mitigation plan and secure funding approved by CDFW for the long-term maintenance of restoration conducted on the BMER as required by CDFW.
- Submit to P&D a copy of the approved U.S. Fish and Wildlife Incidental Take Permit and applicable Habitat Conservation Plan that is required for the proposed project.
- Submit to P&D concurrence from CDFW regarding required habitat restoration for state-listed species.
- Post a performance security to P&D to ensure installation and maintenance of the proposed off-site restoration on the BMER site and the VVCSD site for a minimum of five years or until all approved restoration performance criteria are achieved. The applicant or successor(s) in interest may request release of the performance securities after required oak tree performance criteria are achieved, and restoration on the BMER site has been accepted as complete by P&D and CDFW. Long-term maintenance of the BMER restoration area shall be conducted in conformance with approved long-term restoration area maintenance requirements specified by the approved mitigation plan. The County shall periodically inspect the BMER and oak tree mitigation sites to ensure habitat vegetation and oak tree establishment and compliance with approved plans.

Plan Requirements: The Owner/Applicant shall include as notes or depictions all plan components listed above, graphically depicting all those related to earth movement, construction, and temporarily and/or permanently installed protection measures prior to issuance of grading permits. Comply with and depict this measure on all Grading Plans.

Monitoring: The applicant or successor(s) in interest shall be responsible for maintaining restoration areas until required performance criteria are achieved and in conformance with approved long-term restoration area maintenance requirements specified by the approved Mitigation Plan. No less than

quarterly monitoring reports for restoration on the BMER and VVCSD site shall be submitted to P&D compliance staff for the first year after restoration planting is complete. After the first year, annual monitoring reports shall be submitted to P&D until habitat restoration planting on the BMER is accepted as complete by CDFW, and oak tree mitigation on the VVCSD-owned property is accepted as complete by P&D. P&D compliance staff signature shall release the installation security upon satisfactory installation of all items in approved plans and maintenance security upon successful implementation of this plan.

- 22. BIO-2.3: Landscaping Plan.** A landscape architect shall develop a revised landscape plan for all common open space areas on the project site in consultation with a qualified biologist. The plan shall indicate the locations and species of plants to be installed throughout the development. Drought-tolerant, locally native plant species shall be used. Noxious, invasive, and/or non-native plant species that are recognized on the Federal Noxious Weed List, California Noxious Weeds List, and/or California Invasive Plant Council Lists shall not be permitted. Species selected for planting shall be similar to those species found in adjacent native habitats.

Plan Requirements and Timing: Final landscape and irrigation plans shall be submitted by the Owner/Applicant to P&D for review and approval prior to the first zoning clearance for grading. Prior to issuance of a zone clearance for grading the Owner/Applicant shall post a performance security to ensure maintenance for a minimum of five years.

Monitoring: P&D permit compliance staff shall site inspect prior to Final Building Inspection.

- 23. BIO-2.4: Invasive Weed Prevention and Management Program.** An Invasive Weed Prevention and Management Program shall be developed by a qualified biologist to prevent invasion of native habitat by non-native plant species during construction. A list of target species shall be included, along with measures for early detection and eradication.

Plan Requirements and Timing: The Owner/Applicant shall submit the Invasive Weed Prevention and Management Program for approval by P&D prior to the issuance of zoning clearance for grading. These mitigation requirements will be printed on grading and construction plans.

Monitoring. The Owner/Applicant shall demonstrate to P&D compliance staff that all required components of the approved program are in place as required prior to initiation of grading activities.

- 24. MM BIO-3.1: Native Tree Protection.** Native trees on-site and on the off-site mitigation parcel should be avoided to the maximum extent feasible. Prior to the onset of construction activities, highly visible flagging or survey tape shall be installed around existing stands and individual trees at a buffer/extent radius of 6 feet beyond the canopy dripline, wherever feasible, or otherwise marked in the field to protect them from harm during implementation of the proposed project.

Plan Requirements and Timing: Applicant/Owner will implement native tree protection measures prior to and during construction as outlined in the measure above.

Monitoring: The Owner/Applicant shall demonstrate to P&D permit compliance staff that trees identified for protection were not damaged or removed or if damage or removal occurred, that correction is completed as required by the TPP prior to Final Building Inspection Clearance.

Planning & Development compliance staff conduct a project compliance inspection immediately prior to commencement of construction activities and periodically during construction.

25. MM BIO-3.2: Tree Protection Plan. The Owner/Applicant shall submit a Tree Protection Plan (TPP) that addresses both on-site trees and trees on the off-site restoration parcel prepared by a Planning & Development-approved arborist and/or biologist and designed to protect coast live oaks. The plan shall include a description of the trees to be trimmed and/or removed, the trees to be preserved, and the trees that will be boxed and replanted. As a result of the tree inventory and health assessment, the TPP will be revised and submitted to the County by the applicant prior to any work around coast live oaks on the property. The Owner/Applicant shall comply with and depict the following on the TPP exhibit and Grading and Building Plans.

- a. Depict location of trees to be removed.
- b. Depict original and new location of trees to be replaced.
- c. Depict-approved building envelopes. Include utility corridors, irrigation lines, roadways, driveways.
- d. Depict equipment storage (including construction materials, equipment, fill soil or rocks) and construction staging and parking areas outside of the protection area.
- e. Depict the type and location of protective fencing (see below) or other barriers to be in place to protect trees in protection areas during construction.
- f. Depict the location of all tree wells or retaining walls. These shall be located outside the area within six feet of the dripline of all protected trees unless authorized by P&D.
- g. Depict the location of all paths, driveways, and sidewalks within 25 feet of dripline areas. Only pervious paving materials (gravel, brick without mortar, turf block) are permitted within 6 feet of dripline areas.

The plan shall include, but would not be limited to, an inventory of trees within the construction, enhancement, and restoration sites, setbacks from trees and protective fencing/flagging, restrictions regarding grading and paving near trees for the infrastructure phases and the individual home sites, as well as direction regarding pruning and digging within root zone of trees defined as a radius 6 feet beyond the furthest extent of the tree canopy. The plan shall specify the following as notes on the TPP and grading plans:

- a. All trees to be protected at least 6 feet outside the dripline with chain-link (or other material satisfactory to Planning & Development) fencing at least 3 feet high, staked to prevent any collapse, and with signs identifying the protection area placed in 15-foot intervals on the fencing.
- b. Fencing/staking/signage shall be maintained throughout all grading and construction activities.

- c. All trees located within 25 feet of buildings shall be protected from stucco and/or paint during construction.
- d. No irrigation is permitted within 6 feet of the dripline of any protected tree unless specifically authorized.
- e. The following shall be completed only by hand and under the direction of a P&D approved arborist/biologist:
 - i. Any trenching required within the dripline or sensitive root zone of any specimen.
 - ii. Cleanly cutting any roots of one inch in diameter or greater, encountered during grading or construction.
 - iii. Tree removal and trimming.
- f. Special equipment: If the use of hand tools is deemed infeasible by P&D, P&D may authorize work with rubber-tired construction equipment weighing five tons or less. If significant large rocks are present, or if spoil placement will impact surrounding trees, then a small tracked excavator (i.e., 215 or smaller track hoe) may be used as determined by Planning & Development staff and under the direction of a Planning & Development-approved biologist.
- g. The following are not permitted:
 - i. Any trenching within the dripline or sensitive root zone of any specimen.
 - ii. Cutting any roots of one inch in diameter or greater.
 - iii. Tree removal and trimming.
- h. Grading shall be designed to avoid ponding and ensure proper drainage within driplines of oak trees.

Plan Requirements: The Owner/Applicant shall: (1) submit the TPP; (2) include all applicable components in Tree Replacement Plan (TRP) and/or Landscape and Irrigation Plans if these are required; (3) include as notes or depictions all plan components listed above, graphically depicting all those related to earth movement, construction, and temporarily and/or permanently installed protection measures.

Timing: The Owner/Applicant shall comply with this measure prior to land use clearance of the Development Plan. The Owner/Applicant shall install tree protection measures on-site prior to issuance of grading permits and conduct pre-construction and restoration meetings.

Monitoring: The Owner/Applicant shall demonstrate to P&D permit compliance staff that trees identified for protection were not damaged or removed or if damage or removal occurred, that correction is completed as required by the TPP prior to Final Building Inspection Clearance.

- 26. MM BIO-3.3: Tree Replacement Plan (TRP).** The Owner/Applicant shall submit for Planning & Development approval an off-site TRP prepared by a P&D approved arborist/biologist as a component of a P&D approved off-site habitat mitigation plan (see Tract Map Condition No. 31) that addresses loss of on-site oak trees. The tree replacement plan shall be designed to replace native trees removed by the proposed project at a ratio of 10:1 (trees planted: trees impacted) consistent with the County's standard mitigation measures (County of Santa Barbara 2011a) at an approved off-site location (proposed off-site mitigation parcel) prior to land use clearance of

the Development Plan. Replacement oak tree plantings may range from a minimum of 740 trees up to approximately 1,310 trees, depending upon the number of trees directly and indirectly impacted by the project. It is expected that mitigation for removal of native coast live oak trees could occur concurrently as a component of the off-site restoration of maritime chaparral. The plan shall include the following components:

- a. Description of the project/impact site (i.e., location, responsible parties, areas to be impacted by habitat type);
- b. Goal(s) of the compensatory mitigation project;
- c. Description of the proposed compensatory mitigation site (location and size, ownership status, existing functions and values);
- d. Specific mitigation implementation requirements for the compensatory mitigation site, including but not limited to: rationale for expecting implementation success, responsible parties, schedule, site preparation, and planting plan details. Tree protection and restoration areas must be self-sustaining (i.e., have been without irrigation or replacement of dead trees for a minimum of two years prior to consideration of successful completion);
- e. Maintenance activities during the monitoring period, including weed removal as appropriate (activities, responsible parties, schedule);
- f. Monitoring requirements for the compensatory mitigation site, including no less than quarterly monitoring for the first year (performance standards; target functions and values; target acreages to be established, restored, enhanced, and/or preserved; annual monitoring reports until tree planting is accepted as complete by P&D);
- g. Success criteria based on the goals and measureable objectives; said criteria to be, at a minimum, at least 80 percent survival of container plants;
 - a. An adaptive management program and remedial measures to address any shortcomings in meeting success criteria. The applicant or successor(s) in interest shall be responsible for replanting and maintaining restoration areas until required performance criteria are achieved.
 - b. Notification of completion of compensatory mitigation; and,
 - c. Contingency measures (initiating procedures, alternative locations for contingency compensatory mitigation, funding mechanism).

Plan Requirements: Include the components of the TRP plan in off-site habitat mitigation plan.

Timing: Plans shall be submitted to P&D for review and approval prior to land use clearance of the Development Plan and issuance of zoning clearance for grading. The Owner/Applicant shall post a performance security prior to off-site habitat restoration initiation to ensure installation and maintenance for 5 years or until specified performance criteria are achieved.

Monitoring: The Owner/Applicant shall demonstrate to P&D permit compliance staff that all required components of the approved plan(s) are in place as required upon initiation of habitat restoration and each maintenance visit for 5 years. P&D permit compliance staff signature is required to release the installation security upon satisfactory installation of all items in approved plans and maintenance security upon successful implementation of this plan.

- 27. BIO-3.4: On-site Arborist/Biologist.** A certified arborist/biologist will be on-site throughout all initial grading and construction activities for project-site infrastructure in each project development phase that may impact native trees. Duties of the on-site arborist/biologist include the responsibility to ensure all aspects of the approved TPP and TRP are carried out.

Requirements and Timing. Tree monitoring during grading and construction shall be verified by the Planning and Development Department prior to the issuance of zoning clearance for grading. This condition will be printed on the construction plans.

Monitoring. The Owner/Applicant shall submit to P&D permit compliance staff the name and contact information for the approved arborist/biologist prior to commencement of construction/preconstruction meeting. Planning & Development shall site inspect as appropriate.

- 28. MM BIO-5.1: Preconstruction Surveys for Nesting Birds and Raptors.** For construction activities and fuel management activities occurring during the nesting season (generally February 1 to September 15), surveys for nesting birds and raptors, including the whit-tailed kite, covered by the California Fish and Game Code and the Migratory Bird Treaty Act shall be conducted by a qualified biologist no more than 14 days prior to vegetation removal/trimming. The surveys shall include the entire disturbance area plus a 300-foot buffer around the site (500 feet for raptors). If active nests are located, all construction work shall be conducted outside a buffer zone from the nest to be determined by the qualified biologist. The buffer shall be a minimum of 50 feet for non-raptor bird species and at least 300 feet for raptor species. Larger buffers may be required, and/or smaller buffers may be established depending upon the species, status of the nest, and construction activities occurring in the vicinity of the nest. The buffer area(s) shall be closed to all construction personnel and equipment until the adults and young are no longer reliant on the nest site. A qualified biologist shall confirm that breeding/nesting is completed and young have fledged prior to removal of the buffer.

Plan Requirements and Timing: This survey shall be undertaken 10 days prior to construction of future residences and the start of fuel management activities to determine whether raptors or other special status species are nesting on-site. A report shall be prepared by the biologist and reviewed and approved by P&D prior to the initiation of ground disturbance activities. If raptors or other special status species are found to be nesting, applicant shall avoid work in the area by providing a buffer from active nests until birds have fledged-as determined by the qualified biologist. At their conclusion, the biologist shall inform P&D in writing of the results of the surveys. All required mitigation shall be implemented prior to the start of proposed grading activities.

Monitoring: Planning & Development shall review the report for compliance and inspect the site during construction activities to ensure compliance. P&D permit compliance staff shall inspect as needed.

Cultural Resources

- 29. CR-1 Preconstruction/Pre-Restoration Meeting.** Prior to any construction or restoration activity conducted for the project, a pre-construction meeting shall be held by a County-qualified archaeologist and a local Native American (e.g., Chumash) representative funded by the

applicant. Meeting attendees shall include the applicant, archaeologist, local Chumash representative, construction supervisors, and heavy equipment operators to ensure that all parties understand the cultural resources monitoring program and their respective roles and responsibilities. All construction and/or landscaping personnel who would work on the site during any phase of ground disturbance in archaeologically sensitive portions of the project area shall be required to attend the meeting. The names of all personnel who attend the meeting shall be recorded denoting that they have received the required training.

The meeting shall review the following: types of archaeological resources that may be uncovered; provide examples of common archaeological artifacts and other cultural materials to examine; describe why monitoring is required; what makes an archaeological resource significant; identify monitoring procedures; what would temporarily halt construction and for how long; describe a reasonable resource discovery scenario (i.e., feature or artifact); and describe reporting requirements and the responsibilities of the construction supervisor and crew. The meeting shall make attendees aware of prohibited activities, including vehicle use in protected areas, and educate construction workers about the inappropriateness of unauthorized collecting of artifacts that can result in impacts on cultural resources.

Plan Requirements and Timing: The pre-construction meeting requirements shall be shown on approved grading and building and restoration/planting/habitat protection plans. The pre-construction meeting shall be conducted prior to issuance of a grading permit.

Monitoring: The Owner/Applicant shall provide P&D permit compliance staff with the names and responsibilities of persons who attended the meeting.

- 30. CR-2 Stop Work at Encounter.** In the unlikely event that cultural resources are discovered during project construction, 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 and Timing: This condition shall be printed on all building and grading and restoration/planting/habitat protection plans.

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

- 31. CR-3 Cultural Phase 2 & 3.** If during implementation of MM CR-2 significant resources are encountered and potential impacts are unavoidable, or if previously undetected resources are discovered during project construction, the Owner/Applicant shall have a P&D-approved archaeologist perform a Phase 2 subsurface testing program to evaluate the nature, extent, and

significance of the cultural resources. This evaluation program shall assess each archaeological site consistent with County Archaeological Guidelines and shall include the following:

- a. Controlled hand excavation and surface collection of a representative sample of the site deposit determined by P&D staff archaeologist or a P&D-approved archaeologist.
- b. A detailed analysis of the material recovered
- c. An assessment of cultural resource integrity
- d. The preparation of a final report with recommendations for impact mitigation if necessary

If the Phase 2 program finds that one is warranted, the Owner/Applicant shall have a P&D approved archaeologist prepare a Phase 3 data recovery excavation consistent with County Archaeological Guidelines. All work shall be funded by the Owner/Applicant.

Plan Requirements: The Owner/Applicant shall submit the required archaeological studies for P&D review and approval. The Owner/Applicant shall include as notes or depictions all plan components, graphically depicting all those related to earth movement, construction, and temporarily and/or permanently installed protection measures.

Timing: Notes and/or depictions of plan components shall be included on plans prior to issuance of grading/building permits. The Owner/Applicant shall install any required resource protection measures or carry out required recovery on-site prior to issuance of grading/building permits.

Monitoring: P&D planning staff shall receive study(s) for review and approval prior to the commencement of construction activities in the vicinity of the cultural resource location. The Owner/Applicant shall demonstrate to P&D permit compliance staff that required protection measures are in place prior to construction, restoration/planting/habitat protection, and shall periodically visit the site during construction.

Geology/Soils

- 32. GEO-1 Geotechnical Recommendations.** The applicant shall follow the recommendations contained in the Geotechnical Investigation prepared by GSI Soils, Inc. (January 2015) and the Geotechnical Input (June 2016) prepared by Fugro for the project. Compliance with the recommendations of both reports would ensure that proper foundation and structural design criteria for the Oak Hills Estate project are implemented. These measures are described in detail in the reports and address (1) clearing and stripping; (2) preparation of building pads; (3) preparation of paved areas; (4) structural fill; (5) foundations; (6) slab-on-grade construction; (7) retaining walls; (8) pavement design; (9) underground facilities construction; (10) surface and subsurface drainage; (11) temporary excavations; and (12) percolation testing.

Plan Requirements and Timing: The Owner/Applicant shall submit the GSI Soils, Inc. (2015) and Fugro (2016) studies for County Planning and Development (P&D) and Public Works review and approval. Elements of the approved studies shall be reflected on grading and building plans as required. The Owner/Applicant shall submit the studies prior to approval of a Zoning Clearance. P&D staff shall review the GSI Soils, Inc. (2015) and Fugro (2016) studies.

Monitoring: The Owner/Applicant shall demonstrate that the submitted plans conform to both required study components. Grading and building inspectors shall ensure compliance in the field.

- 33. GEO-2 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 regraded 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 on-site. 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 in the County Code Chapter 14 – Grading Code (<http://sbcountyplanning.org/building/grading.cfm>). Information on SWPPP (projects < 1 acre) and/or SWMP requirements can be found in the California Green Code.

Plan Requirements and Timing: The grading and SWPPP, SWMP, and/or ESCP shall be submitted for review and approved by P&D prior to approval of land use clearances. The plan shall be designed to address erosion and sediment and pollution control during all phases of development of the site until all disturbed areas are permanently stabilized.

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 for pollution control measures, which shall be implemented year round.

Monitoring: P&D staff shall perform site inspections throughout the construction phase.

Hydrology and Water Quality

- 34. WQ-1 Storm Water Pollution Prevention Plan (SWPPP).** The Owner/Applicant shall submit a copy of the Notice of Intent to obtain coverage under the Construction General Permit of NPDES issued by the California RWQCB.

Permit Requirements and Timing. The Owner/Applicant shall submit proof of exemption of a copy of the Notice of Intent and shall provide a copy of the required SWPPP to the County's Planning & Development and Building & ad Safety Division. The Owner/Applicant shall keep a copy of the SWPPP on the project site during grading and construction activities.

Monitoring. A County P&D permit processing planner shall review the documentation prior to approval of permits. The County P&D and the County Public Works, Project Clean Water compliance monitoring staff shall inspect the site during construction for compliance with the SWPPP.

- 35. WQ-2 Final Drainage Plan and Drainage Study.** The Owner/Applicant shall submit a Final Drainage Plan and Drainage Study to P&D and the County Flood Control District. The Final Drainage Plan and Drainage Study shall incorporate and assess all additional components as stated in the Peer Review Drainage Report for the Oak Hills Estate, Vandenberg Village, dated June 9, 2016, by Rick Engineering Company.

Plan Requirements and Timing: The Owner/Applicant shall submit the Final Drainage Plan and Drainage Study to P&D and Flood Control District for review and approval prior to issuance of Zoning Clearance for grading. Installation and maintenance of drainage components shall be ensured through a performance security provided by the Owner/Applicant. Long-term maintenance requirements shall be specified in the Oak Hills Estate Homeowners Association (HOA) Covenants, Conditions, and Restrictions. All property owners shall be aware of maintenance requirements. Drainage features shall be installed (landscaped and irrigated subject to P&D and Flood Control District approval) prior to Final Building Inspection Clearance.

Monitoring. Building and Safety staff shall oversee drainage installation. The Owner/Applicant shall demonstrate to P&D permit compliance staff and Building and Safety grading inspector(s) that all required components of the approved Final Drainage Plan and Drainage Study are in place as required. The installation security shall be released upon satisfactory installation of all items in approved plans. P&D permit compliance staff will review required maintenance records.

- 36. MM WQ-3 Storm Water Quality Management Plan – Operation.** The Owner/Applicant shall submit and implement a SWQMP designed to prevent the entry of pollutants from the project site into the storm drain system after development. The SWQMP shall identify:

- a. A combination of structural and non-structural BMPs from the California Storm Water BMP Handbook for New Development and Redevelopment (California Storm Water Quality Association 2003), or other approved methods;
- b. Potential pollutant sources that may affect the quality of the storm water discharges;
- c. Design and placement of structural and non-structural BMPs to address identified pollutants;
- d. Inspection and maintenance program;
- e. Method for ensuring maintenance of all BMPs over the life of the project.

Plan Requirements and Timing: The Owner/Applicant shall: (1) submit the SWQMP to the Planning and Development Department for review and approval prior to issuance of permits; (2) include design and field components on land use, grading and building plans as applicable; (3) post performance securities prior to issuance of permits to ensure installation and maintenance. SWQMP measures shall be constructed and operational prior to Final Building Inspection Clearance. The Homeowners' Association shall maintain the SWQMP components for the life of the project and keep a record of maintenance and submit the maintenance record to the P&D permit compliance staff annually between October 1 and 31. The project CC&Rs shall include the maintenance requirements specified above.

Monitoring: The owner/applicant shall demonstrate to Public Works, Project Clean Water staff that SWQMP components are in place prior to Final Building Inspection Clearance. The

installation security shall be released upon satisfactory installation of all items in approved plans, and the maintenance security shall be released after five consecutive years of satisfactory maintenance and maintenance reporting. Public Works, Project Clean Water staff will review required maintenance records and once approved, provide a copy to the P&D Department compliance monitor.

Noise

- 37. MM N-1: Construction Hours.** The Owner /Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 7:00 A.M. and 4:00 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 do 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 and Timing: The Owner/Applicant shall provide and post a sign stating these restrictions at all construction site entries. 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.

Public Services and Utilities

- 38. PSU-1: Solid Waste – Recycle.** The Owner/Applicant and their contractors and subcontractors shall separate demolition and excess construction materials on-site for reuse/recycling or proper disposal (e.g., concrete, asphalt, wood, brush). The Owner/Applicant shall provide separate on-site bins as needed for recycling.

Plan Requirements and Timing. The Owner/Applicant shall print this requirement on all grading and construction plans. Owner shall provide P&D with receipts for recycled materials or for separate bins. Materials shall be recycled as necessary throughout construction. All materials shall be recycled prior to Final Building Inspection Clearance.

Monitoring. The Owner/Applicant shall provide P&D compliance staff with receipts prior to Final Building Inspection Clearance.

- 39. PSU-2: Solid Waste – Construction Site.** The applicant shall provide an adequate number of covered receptacles for construction and employee trash to prevent trash and debris from blowing off-site, shall ensure waste is picked up weekly or more frequently as needed, and shall ensure site is free of trash and debris when construction is complete.

Plan Requirements. All plans shall contain notes that the site is to remain trash-free throughout construction.

Timing. Prior to building permit issuance, the applicant shall designate and P&D with the name and phone number of a contact person(s) responsible for trash prevention and site clean-up. Additional covered receptacles shall be provided as determined necessary by P&D.

Monitoring. P&D permit compliance staff shall inspect periodically throughout grading and construction activities and prior to Final Building Inspection Clearance to ensure the construction site is free of all trash and debris.

Transportation and Circulation

40. TRAF-1: Sight Distance Study. Sight distance requirements at the center project driveway connection to Oak Hill Drive shall be reevaluated in a line-of-sight study prepared by a County-approved consultant or engineer once a more detailed site plan is developed to ensure traffic safety.

Plan Requirements and Timing: The line-of-sight analysis shall be conducted when detailed site plans are available and shall demonstrate that the driveway connections to Oak Hill Drive are designed pursuant to County roadway standards. The driveway design shall be approved by P&D and the Public Works Department Transportation Division prior to map recordation.

Monitoring: The County P&D processing planner and Public Works transportation engineer shall check sight analysis prior to approval of permit issuance, and P&D permit compliance staff shall spot check in the field throughout grading and roadway construction.

Fire Protection

41. FP-1: Construction Fire Protective Measures. To reduce the risk of fires from project construction and off-site restoration activities, the following measures shall be implemented to reduce the potential for vegetative fires resulting from the use of construction equipment, welding, vehicles with catalytic converters, etc. These requirements include but are not limited to:

1. On-site supervisor(s) shall have a cell phone or other means of initiating a 911 response time in a timely manner in the event of a medical emergency and/or fire;
2. Personnel shall be briefed on the dangers and causes of wildfire and be able to respond accordingly should the need arise;
3. All equipment with the potential to work off-road shall be equipped with appropriate mufflers and have extinguishers mounted on each vehicle;
4. All dead and decadent vegetation immediately surrounding the facility should be removed, and soil disturbance should be kept at a minimum;
5. A water tender will be available on each construction site during the entire phase of construction;
6. A knowledgeable water tender operator shall be available on-site during all construction and remain on-site a minimum of 30 minutes after all construction has concluded for the day;
7. Hot work permit is required when necessary;

8. Smoking shall be prohibited or limited to a designated area and/or enclosed off-site area only; and
9. Any additional requirements deemed applicable by the SBCFD or P&D.

Plan Requirements and Timing: The contractor shall include the provisions for construction fire protection on all grading and building plans. The name and number(s) of on-site supervisor(s) shall be provided to the SBCFD and P&D prior to commencement of any construction or grading activities. All fuel ignition protection measures shall be implemented throughout construction.

Monitoring: The Building and Safety Division shall ensure that measures are on plans prior to issuance of a zone clearance for grading and shall periodically visit the site during construction.

42. FP-2: Fuel Management Plan. To mitigate the potential impact associated with residential development within the designated High Fire Hazard Severity Zone, the Owner/Applicant shall prepare a stand-alone fuel management plan that meets all SBCFD Development Standards. The fuel management plan shall describe all actions that will be taken to reduce wildfire risks to the structures and lots on the project site. The plan shall incorporate the fuel management strategies proposed in the OSMP to be implemented by the HOA, including:

1. Impacts associated with fuel management shall be confined to the specified fuel management zones.
2. Vegetation within proposed fuel management zones shall be thinned by removing vegetation in a mosaic pattern, which would result in reduced plant density or aerial coverage rather than completely clearing the vegetation. This shall be implemented to the maximum extent possible.
3. Fuel management thinning shall focus on the removal of non-native, diseased, dying, or dead vegetation and on faster growing species (e.g., coyote brush and deerweed) rather than slower growing species (e.g., manzanitas).
4. Removal of sensitive plant species and oak trees shall be avoided to the extent feasible. Prior to the onset of vegetation clearing, highly visible orange construction fencing shall be installed at a buffer/extent radius of 10 feet from vegetation to be retained, wherever feasible, or otherwise marked in the field to protect them from inadvertent harm during vegetation thinning activities.
5. All such maintenance activities shall be completed using hand tools only.
6. One week prior to any fuel management activities located within the open space lot that will be selectively pruned and thinned (FMZ-2), a qualified biologist approved by the County shall demarcate coastal buckwheat avoidance areas.
7. Avoidance areas shall be demarcated in the field with protective fencing installed at an appropriate distance that would not disturb the plant or the underlying leaf litter.
8. The intent of the avoidance areas is to document the location(s) and number(s) of any and all host plants for the federally endangered El Segundo blue butterfly so that fuel management activities can successfully avoid impacts to the life cycle of this species.

9. Should avoidance prove infeasible, relocation and/or off-site restoration to an appropriate receiver site approved by the County shall be undertaken at the appropriate ratios only after take authorization has been secured from the U.S. Fish and Wildlife Service through Section 10 of the FESA.
10. Mitigation measures and ratios for permanent impacts to the El Segundo blue butterfly's host plant shall be contingent upon USFWS guidance and the final Habitat Conservation Plan measures.
11. Protective fencing and signage (stating to keep out of the area) would be placed between the spikerush emergent wetland and the proposed development (specifically located at a lower elevation on the development side of the topographical divide) that separates the wetland from the adjoining areas of the project site). Also depict the type and location of protective fencing on the project site to prevent trespass onto the adjacent Burton Mesa Ecological Reserve.
12. Copy of the site plan that indicates topographic reference lines.
13. Copy of the landscape plan and areas where fuel management activities are to occur.
14. Methods to confine fuel management activities to the specified fuel management zones.
15. Methods and timetables for implementing the proposed fuel management activities on the residential lots and open space lot.
16. Description of water supply, defensible space, fuel modification/vegetation management, emergency ingress and egress, access, special event parking, and resident and visitor safety.
17. Maintenance schedule for the landscape/vegetation management plan.

Plan Requirements and Timing: A fuel management plan that at a minimum contains the above-listed components shall be submitted to the SBCFD and P&D for review and approval prior to zoning clearance approval for building permits. SBCFD shall review the HOA's implementation plan, conditions, and strategies for the long-term maintenance of the fuel management zones for adequacy and consistency with applicable state and County requirements.

Monitoring: The SBCFD and P&D permit compliance staff shall inspect to verify that all landscaping and open space areas and landscaping maintenance and fuel management activities are in compliance with the plan. Inspections will occur prior to issuance of occupancy permits. The HOA shall ensure that the fuel management zones are properly managed and maintained in safe conditions and report to the County consistent with SBCFD requirements.

43. **FP-3: Oak Hills Estate Design Guidelines Fuel Management Revisions.** The Oak Hills Estates Design Guidelines shall be revised to ensure consistency with the Condition No. 1 (Project Description); to ensure the construction safety and fuel management provisions of Condition Nos. 41 and 42; to accurately reflect the revised development envelope boundaries and

contiguous 100-foot Fuel Management Zones (FMZ 1: 0–30 feet from structures and FMZ 2: 30–100 feet from structures), and to implement Fire Department and USFWS approved fuel management requirements adjacent to the on-site spikerush wetland. FMZ 1 shall be located entirely within the boundaries of parcels located adjacent to open space, and FMZ 2 shall be located immediately adjacent to FMZ 1 and outside these parcel boundaries. Future HOA revisions to the Oak Hills Estates Design Guidelines shall be submitted to SBCFD and the County P&D for review to ensure fuel management remains consistent throughout the life of the project.

Plan Requirements and Timing: Revised Oak Hills Estates Design Guidelines shall be submitted to the SBCFD and P&D for review and approval prior to final map recordation. SBCFD and P&D shall review the HOA’s implementation plan for consistency with the Design Guidelines, conditions, and strategies for the long-term maintenance of the fuel management zones for adequacy and consistency with applicable state and County requirements.

Monitoring: P&D permit compliance staff shall verify that the Revised Oak Hills Estates Design Guidelines depict FMZ 1 entirely within parcel boundaries and that all building envelopes are located outside of FMZ 1. Depictions of landscaping and open space areas and landscaping maintenance and fuel management areas shall be in compliance with the Fuel Management Plan. The HOA shall ensure that the fuel management zones are properly managed and maintained in safe conditions and shall report to the County consistent with SBCFD requirements.

PROJECT SPECIFIC CONDITONS

- 44. Aest-09 Construction Clean-up.** The developer shall clear the project site of all excess construction debris. Clean-up shall occur on a weekly basis or more often as directed by Permit Compliance.

PLAN REQUIREMENT: This requirement shall be noted on final building plans.

TIMING: Debris clearance shall occur prior to Final Building Inspection Clearance.

MONITORING: P&D permit compliance staff shall site inspect prior to Final Building Inspection Clearance.

- 45. Air-05 AQ Technology Elements.** The Owner/Applicant shall incorporate the following energy-conserving techniques into project plans, including building, HVAC, plumbing and/or electrical plans as applicable, unless Owner/Applicant can demonstrate infeasibility of individual components to P&D. Low NOx residential and commercial water heaters and space heaters per specifications in the 1991 Air Quality Attainment Plan;

a. Heat transfer modules in furnaces;

- b. Solar panels for residential water heating systems and other facilities or use of on-demand water heater(s);
- c. Energy efficient appliances;
- d. Energy efficient lighting.

PLAN REQUIREMENTS: Plan requirements are specific to the type of plans (e.g. plumbing items shall be on plumbing plans, etc).

TIMING: Plan timing depends on the applicable plan (e.g. plumbing items shall be on plumbing plans prior to approval of plumbing plans, etc).

MONITORING: The Owner/Applicant shall demonstrate to Building and Safety site inspection staff that development is in compliance with approved energy saving technology components prior to Final Building Inspection Clearance.

- 46. Parking-02 On-Site 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. If not feasible to accommodate construction parking onsite, the applicant shall find alternative offsite locations for construction personnel parking. 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 Clearance.

TIMING: A copy of the written notice shall be submitted to P&D permit processing staff prior to issuance of Zoning Clearance. A copy of the executed offsite construction personnel parking agreement (if necessary) shall be submitted to P&D prior to the pre-construction meeting with Permit Compliance staff. This restriction shall be maintained throughout construction.

- 47. Landscp-01 Landscape and Irrigation Plan.** The Owner/Applicant shall have a licensed landscape professional prepare a Landscape and Irrigation Plan for future residential development on the project site.

- 48. Bio-09 Fish and Wildlife Jurisdiction Advisory.** The project site is within the range of the El Segundo blue butterfly, California red-legged frog, vernal pool fairy shrimp and Vandenberg monkey flower, species that are listed by the U.S. Fish and Wildlife Service. The issuance of this permit does not relieve the permit-holder of any duties, obligations, or responsibilities under the federal or California Endangered Species Act or any other law. The permit-holder shall contact the necessary jurisdictional agencies to ascertain his or her level of risk under the federal and California Endangered Species Act in implementing the project herein permitted.

Indemnity for Violation of the Endangered Species Act: The applicant shall defend, indemnify and hold harmless the County or its agents, officers and employees from any and all claims,

actions, proceedings, demands, damages, costs, expenses (including attorneys fees), judgments or liabilities, against the County or its agents, offices or employees brought by any entity or person for any and all actions or omissions of the applicant or his agents, employees or other independent contractors arising out of this permit alleged to be in violation of the federal or California Endangered Species Acts (16 USC Sec. 1531 et seq.; Cal. Fish and Game Code Sec. 2050 et seq.). This permit does not authorize, approved or otherwise support a “take” of any listed species as defined under the federal or California Endangered Species Acts. Applicant shall notify County immediately of any potential violation of the federal and/or California Endangered Species Act.

CONDITIONS UNIQUE TO DEVELOPMENT PLANS

49. **Rules-07 DP Conformance.** No permits for development, including grading, shall be issued except in conformance with an approved Final Development Plan. The size, shape, arrangement, use, and location of structures, walkways, parking areas, and landscaped areas shall be developed in conformity with the approved development plan marked Planning Commission No. F.2 dated December 13, 2017.
50. **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.
51. **Rules-14 Final DVP Expiration.** Final Development Plans shall expire five years after the effective date unless substantial physical construction has been completed on the development or unless a time extension is approved in compliance with County rules and regulations.
52. **Rules-18 CUP and DVP Revisions.** The approval by the Planning Commission of a revised Final Development Plan shall automatically supersede any previously approved Final Development Plan upon the effective date of the revised permit.

COUNTY RULES AND REGULATIONS

53. **Rules-01 Effective Date-Not Appealable to CCC.** This Development Plan 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].
54. **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.

55. **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.
56. **Rules-09 Signs.** No signs of any type are approved with this action unless otherwise specified. All signs shall be permitted in compliance with County LUDC.
57. **Rules-20 Revisions to Related Plans.** The Owner/Applicant shall request a revision for any proposed changes to approved building, restoration, or landscape plans. Substantial conformity shall be determined by the Director of P&D.
58. **Rules-23 Processing Fees Required.** Prior to issuance of Zoning Clearance the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
59. **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 shall be computed per square foot of occupied space in each new residence. **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).
60. **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 development impact mitigation 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 \$104,690 (29 new developable lots x \$3,610 per lot). **TIMING:** Parks DIMFs shall be paid to the County Parks Department prior to land use clearance for construction on each individual lot and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st).
61. **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 \$17,603.00 (29 new developable lots x \$607 per lot). **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).

- 62. Rules-25 Signed Agreement to Comply.** Prior to approval of Land Use, Grading, or Zoning Clearance, the Owner/Applicant shall provide evidence that they have recorded a signed Agreement to Comply with Conditions that specifies that the Owner of the property agrees to comply with the project description, approved exhibits and all conditions of approval. Form may be obtained from the P&D office. .
- 63. Rules-26 Performance Security Required.** The Owner/Applicant shall post separate performance securities, the amounts and form of which shall be approved by P&D, to cover the full cost of installation and maintenance of on-site common area landscape and irrigation; implementation and maintenance of the On-Site Habitat and Open Space Protection Plan (Condition No. 20); and implementation and maintenance of the Off-site Habitat Restoration Plan (Condition No. 21). 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 all approved landscape & irrigation, on-site restoration, and off-site restoration plans per those condition requirements. Maintenance securities shall be released after the specified maintenance time period and when all approved landscape & irrigation, and habitat restoration 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, and habitat restoration, P&D may use the security to complete the work.
- 64. Rules-29 Other Department Conditions.** Compliance with Departmental/Division letters required as follows:
- a. Air Pollution Control District dated March 9, 2015
 - b. Fire Department dated August 10, 2017
 - c. Flood Control dated August 10, 2017
 - d. Community Services Department, Parks Division dated August 22, 2017
 - e. Transportation Division dated August 23, 2017
 - f. County Surveyor's Office dated March 5, 2014
 - g. Environmental Health Services dated August 1, 2017
 - h. Project Clean Water dated March 5, 2015
- 65. 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.

- 66. 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. Pay fees prior to approval of Land Use Permit 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 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;
 - c. 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 Final Environmental Impact Report 17-EIR-01;
 - 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 permit compliance 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.
- 67. 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 permit compliance staff.
- 68. 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.
- 69. 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.



**Santa Barbara County
Air Pollution Control District**

Our Vision  Clean Air

RECEIVED
MAR 12 2015
S.B. COUNTY (NORTH)
PLANNING & DEVELOPMENT

March 9, 2015

Dana Eady
Santa Barbara County
Planning and Development
624 W. Foster Road
Santa Maria, CA 93455

Re: APCD Comments on Oak Hills Estate, 15TRM-00000-00001, 15RZN-00000-00002, 15DVP-00000-00001

Dear Ms. Eady:

The Air Pollution Control District (APCD) has reviewed the referenced project, which consists of a proposed rezone from RR-10 (Residential Ranchette) to DR 1.8 (Design Residential, 1.8 units/acre), a Tentative Tract Map to subdivide the 16.89 acre site into 30 lots consisting of 29 single family residence lots and one common open space/HOA owned lots, and a Development Plan for development of 29 single family residences, associated infrastructure including open space, two access drives and onsite detention center. Grading associated with the proposed project is estimated at 3,800 cubic yards of cut and 900 cubic yards of fill. The subject property, a 16.88-acre parcel zoned RR-10 and identified in the Assessor Parcel Map Book as APN 097-371-010, is located on Oak Hill Drive in the City of Lompoc.

At the March 5, 2015 Subdivision Development Review Committee meeting, it was mentioned that the proposed project is currently designed without sidewalks and an overall lack of walkability around and within the proposed development. The APCD strongly encourages new housing communities to consider the construction of "complete streets" during the design and build-out of the proposed project. Complete Streets are streets that enable safe, convenient and comfortable travel and access for users of all ages and abilities regardless of their mode of transportation. Sidewalks, pathways, trails and/or crossings in and around the development would support safe transportation and access for pedestrians and promote multi-modal transportation opportunities.

Air Pollution Control District staff offers the following suggested conditions:

1. Standard dust mitigations (**Attachment A**) are recommended for all construction and/or grading activities. The name and telephone number of an on-site contact person must be provided to the APCD prior to 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. All portable diesel-fired construction engines rated at 50 bhp or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or APCD permits prior to operation. Construction engines with PERP certificates are exempt from APCD permit, provided they will be on-site for less than 12 months.

March 9, 2015

Page 2

4. Natural gas-fired fan-type central furnaces with a rated heat input capacity of less than 175,000 Btu/hr and water heaters rated below 75,000 Btu/hr must comply with the emission limits and certification requirements of APCD Rule 352. Please see www.ourair.org/wp-content/uploads/rule352.pdf for more information.
5. At a minimum, prior to occupancy, any feasible greenhouse gas reduction measures from the following sector-based list should be applied to the project:
 - Energy use (energy efficiency, low carbon fuels, renewable energy)
 - Transportation (reduce vehicle miles traveled, compact and transit-oriented development, pedestrian- and bicycle-friendly communities)
 - Water conservation (improved practices and equipment, landscaping)
 - Waste reduction (material re-use/recycling, composting, waste diversion, waste minimization)
 - Architectural features (green building practices, cool roofs)
6. 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 NightingaleK@sbcapcd.org.

Sincerely,



Krista Nightingale,
Air Quality Specialist
Technology and Environmental Assessment Division

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

cc: David Swenk, UPC
TEA Chron File



ATTACHMENT A
FUGITIVE DUST CONTROL MEASURES

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

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

MONITORING: 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_x 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.

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

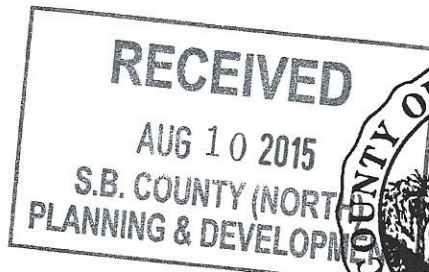
Memorandum

DATE: August 10, 2015

TO: Dana Eady
Planning and Development
Santa Maria

FROM: Fred Tan, Captain
Fire Department

SUBJECT: APN: 097-371-010; Permit: 15TRM-00001, 15DVP-00001
Site: Oak Hill Road, Lompoc
Project: Subdivide Parcel, Development Plan for 29 Single Family Residences



The above project is located within the jurisdiction of the Santa Barbara County Fire Department.

NO CONDITIONS FOR TENTATIVE TRACT MAP

The Fire Prevention Division must be notified of any changes to the project proposal. A change in the project description may cause conditions to be imposed.

THE FOLLOWING CONDITIONS ARE FOR DEVELOPMENT PLAN

We submit the following requirements with the understanding that the Fire Protection Certificate application(s) may involve modifications, which may determine additional conditions.

1. Road naming shall be required for this project.
2. Recorded addressing for the residences is required by the fire department prior to building permit issuance.*
3. Create a defensible space of 100 feet (or to the property line, whichever is nearer) around the proposed structures and any existing structures on this property.
 - Removal does not apply to single specimens of trees, ornamental shrubbery or similar plants that are used as ground cover if they do not form a means of rapidly transmitting fire from the native growth to any structure.
4. Prior to vertical construction, access and water inspections shall be signed off by the fire department.

5. Access plans shall be approved by the fire department prior to any work being undertaken.
 - Access plans for private roadway / driveways shall require civil engineering design and certification.
 - All access ways shall be installed, made serviceable and maintained for the life of the project.
 - Roadway with a minimum width of 24 feet, curb face to curb face, no parking on either side of the roadway; roadway with a minimum width of 28 feet, curb face to curb face, parking on one side of the roadway. No stopping fire lane signage, red curbs, stenciling of "FIRE LANE" and striping may be required. Roadway with a minimum width of 36 feet, curb face to curb face, parking on both sides of road.
 - Driveway shall have a minimum width of 12 feet.
 - Surface shall be paved.
 - A minimum of 13 feet, 6 inches of vertical clearance shall be provided and maintained for the life of the project for emergency apparatus access.

6. Four new fire hydrant shall be installed.
 - The fire department shall have on file a set of approved fire hydrant plans prior to any work being started.
 - A set of approved fire hydrant plans, stamped and dated by the fire department shall be kept at the job site and available upon request.
 - Water systems shall be installed exactly as the approved fire hydrant plans dictate. No changes or modifications to these plans shall take place without prior fire department approval.
 - No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by a fire department representative.

7. Street signs shall be installed.
 - The private road sign shall be blue with white letters.
 - The county road sign shall be brown with white letters.
 - Reference Santa Barbara County Engineering Design Standards, Standard Details 6-060.

8. Temporary address posting is required during construction. Inspections will not be completed without temporary address posted.

9. Automatic fire sprinkler system(s) shall be installed as required by the fire department.
- Fire sprinkler plans shall be approved by the fire department prior to installation.
 - A set of approved plans, stamped and dated by the fire department shall be kept at the job site and available upon request.
 - The fire department shall determine the location of any fire department connection (FDC) that may be required.
 - Fire Department Connection (FDC) shall be labeled per NFPA 13.
 - Water systems shall be installed exactly as the approved plans dictate. No changes or modifications to these plans shall take place without prior fire department approval.
 - No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by the fire department.
10. The fire department connection shall be clearly visible from the access road or driveway. Provide unobstructed access from the roadway to the fire department connection. Clearance around the fire department connection shall be a minimum of 3 feet.
- Clearance shall be maintained for the life of the project.
11. Address numbers shall be a minimum height of 4 inches.
- Address number location(s) shall be approved by the fire department.
 - Address numbers shall be a color contrasting to the background color.
 - The address number shall be elevated at least three feet from the ground for clear visibility and easy directional identification.
 - The numbers shall be visible from the access road when travelling in either direction.
12. The applicant will be required to pay Fire Department Development Impact Mitigation Fees. In accordance with Chapter 15 of the Santa Barbara County Code, the fee shall be computed per square foot of occupied space in each new residence.

Payment shall be made according to the schedule of fees in place on the date fees are paid.

Residential-Single Family Housing	\$0.59 per square ft
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Final occupancy clearance inspection will not be scheduled unless fees have been paid.

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.

As always, if you have any questions or require further information, please telephone 805-681-5528 or 805-681-5523.

FT:mkb

*Information is posted at sbcfire.com. Select Doing Business/Planning and Engineering. To have information provided, telephone 805-681-5523.



Santa Barbara County Public Works Department
Flood Control ♪ Water Agency ♪ Project Clean Water

August 10, 2017

Steve Rodriguez, Planner
County of Santa Barbara
Planning & Development Department
123 E. Anapamu St
Santa Barbara, CA 93101

RECEIVED

AUG 14 2017

**S B COUNTY
PLANNING & DEVELOPMENT**

**Re: 15TRM-00000-00001, 15DVP-00000-00001, 15RZN-00000-00002;
Oak Hill Estates Rezone, Tract Map and Development Plan (TM 14,810)
APN: 097-371-010; Vandenberg Village**

Dear Mr. Rodriguez:

The 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 January 2011 (<http://www.countyofsb.org/uploadedFiles/pwd/Water/Development/StdConditionsJan2011.pdf>)
- b. The applicant shall provide a site plan of the proposed development following the guidelines provided in the Standard Conditions of Approval.

2. Design

- a. Projects near a watercourse shall be designed in compliance with the setback requirements described in Chapter 15B of the Santa Barbara County Code.
- b. The applicant shall submit all improvement plans, grading plans, drainage plans, drainage studies, landscape plans and tentative map to the District for review and approval.
- c. The applicant shall acquire and submit all required data, forms and certifications as described in the Standard Conditions of Approval.
- d. Detention basins are required and shall be designed to hold a volume not less than 0.07 ac-ft/ac for residential developments or 0.1 ac-ft/ac for commercial/industrial developments; and to discharge water at a maximum rate of 0.07 cfs/ac and shall also provide detention such that the post-development peak storm water runoff

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Naomi Schwartz Building

Scott D. McGolpin
Public Works Director

130 E. Victoria Street, Suite 200, Santa Barbara, California 93101
PH: 805 568-3440 FAX: 805 568-3434 <http://cosb.countyofsb.org/pwd/water/>

Thomas D. Fayram
Deputy Public Works Director

discharge rate shall not exceed the pre-development rate for the 2-year through 100-year storm events.

- 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 Final Map Recordation/Zoning Clearance

- a. The applicant shall dedicate real property for drainage within the subdivision, and easements on the Final Map or by a separate instrument.
- b. The applicant shall acquire and supply proof of drainage easements for off-site drainage conveyances.
- c. The applicant shall sign and return the Maintenance Agreement (Subdivider's or Owner's Agreement).
- d. The applicant shall submit a copy of the project's Conditions, Covenants & Restrictions for the Homeowners' Association to the District for review and approval.
- e. The applicant shall post surety bonds for drainage improvements in amounts approved by the Public Works Director.
- f. The applicant shall submit to the District electronic drawings in PDF format of the approved Final Map, grading plans, improvement plans, drainage plans, drainage studies and landscape plans on a compact disc.

4. Prior to Occupancy Clearance

- a. The engineer of record shall submit a Drainage Improvement Certification (attached to the Standard Conditions of Approval).
- b. The applicant shall submit all Construction Record drawings to District's Floodplain Manager in PDF format by compact disc.

Sincerely,

SANTA BARBARA COUNTY FLOOD CONTROL & WATER CONSERVATION
DISTRICT

By: Y. Thierumaran
Yoganathan Thierumaran, P.E.
Development Review Engineer

Cc: David Swenk UPC, 2624 Airpark Dr, Santa Maria, CA 93455
Gary Blake, Oak Hills Estates LLC, 3119 Tiana Drive, Santa Ynez, CA 93460



**Community
Services
Department**
Connecting People to Opportunities

George Chapjian, Director, Community Services
Brian Yanez, Deputy Director, Parks Division
Dinah Lockhart, Deputy Director, Housing & Community Development
Ryder Bailey, CPA, Chief Financial Officer, Community Services
Angela Hacker, Division Chief, Division of Energy & Sustainability Initiatives
Sarah York Rubin, Executive Director, Office of Arts & Culture



August 22, 2017

TO: Steve Rodriguez, Planner
Planning & Development

FROM: Claude Garciacelay, Park Planner 

RE: **15TRM-001 / TM 14,810 Oak Hills Estate**
APN 097-371-010

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 **\$104,690.00** (\$3,610 x 29 lot(s)/dwelling unit(s)). Fees are due prior to land use clearance for construction. The actual fee shall be based on the fee schedule in effect when payment is made. 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: Community Services Department – Parks Division, 123 East Anapamu St., 2nd floor, Santa Barbara CA 93101.

C: Owner: Gary Blake
Oak Hills Estate, LLC, 3130 Skyway Dr., Ste. 601 Santa Maria CA 93455
Agent: David Swenk
Urban Planning Concepts, 2624 Airport 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



August 23, 2017

TO: Steve Rodriquez, Planner
Development Review

FROM: William Robertson, Transportation Planner
Public Works, Transportation Division

SUBJECT: **Oak Hill Estates (TM 14,810)**
Conditions of Approval (5 pages)
Standard Conditions of Approval (5 pages)
15TRM-00000-00001; 15RZN-00000-00002; 15DVP-00000-00001
APN: 097-371-010, Vandenberg Village

Notice to Buyer

1. The Owner/Applicant shall record with the FINAL MAP a buyer notification on a separate instrument that reads as follows:

“IMPORTANT: BUYER NOTIFICATION: This property, pursuant to Ordinance No. 4270 regarding Transportation Impact Fees, is required to pay a fee for each newly generated peak hour trip (PHT), for the purpose of funding transportation facilities within the County. Transportation development impact mitigation fees (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).”

Traffic Mitigation Fees

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

Based on the current fee schedule, the total estimated fee for the proposed project is **\$17,603** (29 new developable lots * \$607/lot). **Fees are due prior to occupancy clearance 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., 2nd 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.

A protest of mitigation fees imposed may be filed pursuant to Government Code Section 66020(a). The protest shall be filed at the time of approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservations, or other exactions to be imposed on a development project. The Applicant is hereby notified that the 90-day approval period in which the Applicant may protest has begun

Undergrounding of Utilities

- 3. **Prior to map recordation**, the applicant shall engineer and post a surety, acceptable to County Counsel, for the undergrounding installation of all fronting overhead utilities and services, both existing and proposed, pursuant to Resolution No. 87-344 and Resolution No. 24416.
- 4. **Prior to occupancy clearance**, the following utilities and services, both existing and proposed, shall be installed underground in the roads pursuant to Resolution No. 87-344 and Resolution No. 24416. All services shall be connected to each commercial building or stubbed out to each legal lot where lots are created/sold: Gas, Water, Cable Television/Internet, Fiber Optic Cables, Telephone, Sanitary Sewer and Electrical Power.

Sight Distance

- 5. **Prior to Planning Commission Hearing**, the developer shall design, and prior to occupancy, the developer shall provide intersection sight distance in a manner acceptable to the Department of Public Works Traffic Section for all roadways, both public and private.

When the criteria for sight distances cannot be met, the County may prohibit vehicle turning movements, require speed change lanes or require additional speed change lane lengths.

Access

6. **Prior to zoning clearance**, the developer shall design all driveways to provide a minimum of 20 feet between any proposed garage door and the road right-of-way, both public and private.
7. **Prior to occupancy clearance**, the developer shall construct all site ingress and egress points in a manner acceptable to the Department of Public Works Traffic Section. All driveway accesses shall be improved to include a minimum driveway width equal to the garage door/doors unless otherwise approved by Public Works. All necessary pavement or cross gutters shall match adjacent improvements as required by the Department of Public Works Traffic Section.
8. **Prior to Planning Commission Hearing**, the applicant shall design and **prior to occupancy clearance**, the applicant shall install a pedestrian path of travel on all fronting public roadways and on at least one side of all private roadways. All improvements shall be to the satisfaction of Department of Public Works Traffic Section.

Street Sections/Pavement Traffic Index

9. **Prior to zoning clearance**, the developer shall design, and prior to occupancy, the developer shall construct pavement for all roadwork, both public and private, based on the appropriate road detail provided in the Santa Barbara County Engineering Design Standards. All designs and/or modifications shall be reviewed and approved, in writing, by the Department of Public Works Traffic and Permit Sections.

All proposed improvements shall transition in existing improvements in a manner acceptable to the Public Works Traffic and Permit Sections.

10. **Prior to map recordation**, the applicant shall engineer and post a surety, acceptable to County Counsel, for the construction/repair of standard concrete curb, gutter, ADA acceptable walking path and up to 18 feet of matching asphalt paving for all proposed public roads and applicable project frontages. Improvements shall be based on the appropriate road detail provided in the Santa Barbara County Engineering Design Standards and shall include any necessary off-site transitions.

Encroachment/Excavation Permit

11. **Prior to zoning clearance**, an Excavation or Encroachment Permit shall be required for any work performed in the County right of way, including road construction, driveways, utilities, and connections.

The developer shall comply will all applicable Engineering Design Standards, as determined by the Public Works Traffic or Permit Sections, prior to issuance of an Encroachment Permit.

Encroachment Permits and/or Santa Barbara Engineering Design Standards and Public Works Standard Conditions of Approval can be obtained at the following locations:

North County Permits Section
620 West Foster Road
Santa Maria, CA 93455
805-739-8788

South County Permits Section
4417 Cathedral Oaks Road
Santa Barbara, CA 93110
805-681-4967

Traffic Controls

12. **Prior to zoning clearance**, traffic circulation and control on adjacent streets shall be designed as required by the Department of Public Works Traffic Section. This shall include, but is not limited to, curb openings, turn lanes and control signs for regulation, warning, and guidance of traffic.
13. **Prior to zoning clearance**, traffic circulation and control onsite shall meet the approval of the Department of Public Works Traffic Section.
14. **Prior to occupancy clearance**, all signs shall be installed, and prior to final clearance, the County may require the developer to add traffic safety devices, such as signing and striping, the need for which are not apparent at time of plan approval but which are warranted due to actual field conditions. The developer shall install the traffic safety devices prior to final clearance.

Street Lights

15. As authorized by the Board of Supervisors Resolution No. 81-229, **before the approval of any Final Subdivision Map, or Precise Plan** in planned developments or of any Conditional Use Permit, Conditional Exception or Variance involving land development, the Developer or owner must provide a Road Lighting Plan to the Department of Public Works for approval

The plan must have the approval of the public utility or the public agency involved.

The Road Lighting Plan must show the location of each road light, the mounting height, luminaire arm length, the luminaire type, lamp type and lumen rating and conform to IES, RP-08 standards as determined by County staff.

Whenever possible, road lights must be placed on lot lines and at intersections.

Residential and commercial road lighting poles may be required to be of an ornamental type acceptable to the Public Works Department and meeting the current standards filed by the utility company concerned in writing, with the Public Works Department

A written statement showing the number of lights, the amount of lumens and the monthly and yearly costs must accompany the Road Lighting Plan.

The Developer or owner, prior to final approval of occupancy, must install all necessary lighting and deposit a check with the Public Works Department, payable to the County of Santa Barbara, sufficient in amount to maintain and energize the street lights shown of the approved lighting plan, from the requested date for occupancy clearance, up to the date the first charges or benefit

assessments will be made or levied upon the property being developed. All electrical equipment and installation must conform to the applicable standards of the following:

- a. Electrical safety orders of the Division of Industrial Relations, State of California
- b. Rules for overhead electric line construction, General Rule No. 95 of the California Public Utilities Commission.

Road lighting provided under Highway Lighting Districts or County Service Areas must only be installed in the right of way, roads, or other areas dedicated to the public.

The Department of Public Works may require increased illumination where it is found necessary for traffic or pedestrian safety, due to special circumstances affecting such areas.

Off-site Road Improvements

16. Where off-site road improvements or a dedication of right of way for off-site improvements is required for which a need cannot be attributed to the project, the County shall deduct the value of construction or dedication from the payment that would otherwise be collected for Traffic Mitigation Fees.

Improvements and dedication that are necessary to mitigate the specific impacts of a project on area roads are considered on-site and are not to be deducted from the Traffic Mitigation Fee's. If the value of the off-site road improvements or dedication exceeds the payment required, the County may:

- 1. Reimburse the applicant the difference between the amount of the payment and the value of the additional improvements and dedication, or
- 2. Enter into an agreement with the applicant to establish a credit for the additional improvements and dedications.

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

Sincerely,

 08/23/2017

William T. Robertson

Date

cc Gary Smart , Transportation, Traffic Section Manager, County of Santa Barbara, Public Works Department

<https://dav.box.com/dav/Traffic/Transportation Planning/Development Review/Digital File Cabinet/097-371-010/15TRM-00000-00001/Oak Hill Estates Tract Map 15TRM-Cond.rtf>

<https://dav.box.com/dav/Traffic/Transportation Planning/Development Review/Digital File Cabinet/097-371-010/15RZN-00000-00002/Oak Hill Estates Tract Map 15TRM-Cond.rtf>

<https://dav.box.com/dav/Traffic/Transportation Planning/Development Review/Digital File Cabinet/097-371-010/15DVP-00000-00001/Oak Hill Estates Tract Map 15TRM-Cond.rtf>

COUNTY OF SANTA BARBARA



DEPARTMENT OF PUBLIC WORKS

Standard Conditions of Approval

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 road 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 profile drawings by the Public Works Department, the following utilities shall be shown on the plans and approved by an authorized representative of the utility:
 1. 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 be submitted 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 and 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 curbs, gutters and sidewalks are required, the sidewalks 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 of way abutting the 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 be 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 all fees required for materials testing and/or re-testing.
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 soils and conclusions and recommendations for 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, litter, 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.

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

March 5, 2014

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

RE: Tentative Tract Map No. 14,810 (15TRM-00000-00001)

Owner : Oak Hills Estate, LLC
Address: 3130 Skyway Drive, Suite 601
Santa Maria, CA 93455

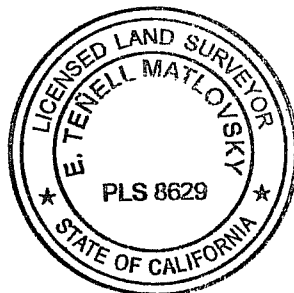
Agent : David Swenk, UPC
Address: 2624 Airpark Drive
Santa Maria, CA 93455

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 Final 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.



Very truly yours,
E. Tenell Matlovsky
Deputy for:
Aleksandar Jevremovic
County Surveyor

T14810_subreview.doc

AA /EEO Employer

Thomas D. Fayram, Deputy Director
Mark Paul, Deputy Director

Chris Sneddon, Deputy Director
Aleksandar Jevremovic, County Surveyor

Mark A. Schleich, Deputy Director

www.publicworkssb.org

Santa Barbara County
PUBLIC Health
DEPARTMENT



Environmental Health Services

225 Camino del Remedio ♦ Santa Barbara, CA 93110
805/681-4900 ♦ FAX 805/681-4901

Takashi M. Wada, MD, MPH Director
Suzanne Jacobson, CPA Chief Financial Officer
Susan Klein-Rothschild, MSW Deputy Director
Douglas Metz, DPM, MPH Deputy Director
Polly Baldwin, MD, MPH Medical Director
Charity Dean, MD, MPH Health Officer

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

Lawrence Fay Director of Environmental Health

TO: Steven Rodriguez
c/o Planning & Development Dept.
Development Review Division

From: David Brummond
Environmental Health Services

Date: August 1, 2017

Subject: Case No. 15TRM 00000-00001 / TM 14,180 Lompoc Area

Applicant: Oak Hills Estates, LLC

Assessor's Parcel No. 097-371-010

Zoned: RR-10 Located on the north side of Oak Hill Dr., Vandenberg Village, Lompoc

Case No. 15TRM-00000-00001/TM 14,180 is a request to subdivide a 16.88 acre lot (APN 097-371-010) into thirty (30) lots consisting of twenty-nine (29) lots for the development of single family residences and one common open space lot. The resulting parcels would range in size from 9,725 sq. ft. to 14,714 sq. ft. while the common area would be comprised of approximately 9.86 acres and would remain natural open space with drainage features and private roads.

Water and sewer service would be provided by the Vandenberg Village Community Service District. As such, the use of private services has not been evaluated for feasibility by Environmental Health Services.

Provided the Decision Maker grants approval of the applicant's request, Environmental Health Services recommends the following Conditions of Approval:

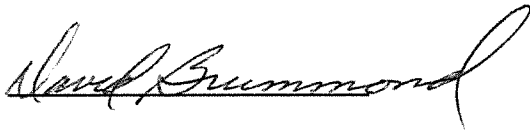
Prior to Recordation, *Can and Will Serve* letters for water and sewer service shall be obtained from the Vandenberg Village Community Services District stating that service will be provided upon demand and without exception or;

In the event that the Community Services District will not provide a Can and Will Serve Letter then:

Prior to Recordation, *Intent to Serve* letters for water and sewer service shall be obtained from the Vandenberg Village Community Service District stating that they have the capacity to serve the project and will provide service upon satisfactory completion of District imposed conditions.

Steven Rodriguez
August 1, 2017
Pg. 2

Concurrent with Recordation, A *Notice to Property Owner* shall be recorded for each lot created as a result of the subdivision stating that the parcel was created without a guarantee of water and or sewer service and that future development may be delayed until such service is available.

A handwritten signature in black ink, reading "David Brummond". The signature is written in a cursive style with a large, sweeping initial "D".

David Brummond
Supervising Environmental Health Specialist

cc: David Swenk, Agent
Massoud Abolhada, Planning and Development Dept., Building and Safety Div.
Alek Jevremovic, Office of the County Surveyor

LU 5303



County of Santa Barbara Public Works Department
Project Clean Water

123 E. Anapamu Street, Suite 240, Santa Barbara, CA 93101
(805) 568-3440 FAX (805) 568-3434
www.sbprojectcleanwater.org

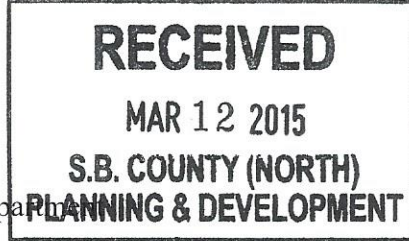


SCOTT D. MCGOLPIN

Director

March 5, 2015

Dana Eady
Planning & Development Department
County of Santa Barbara
624 Foster Road
Santa Maria, CA



THOMAS D. FAYRAM

Deputy Director

RECEIVED

MAR 10 2015

S.B. COUNTY
PLANNING & DEVELOPMENT

**Re: 15TRM-00000-00001 Oak Hills Estates (Tract Map 14,180); 15DVP-0000-00001;
15RZN-00000-00001; APN 097-371-010**

Dear Ms. Eady,

The above referenced project is subject to new state regulations for Post-Construction Stormwater Requirements (Central Coast Water Board Resolution No. R3-2013-0032). Because this project is SFD >15,000 sf of Net Impervious area, these new regulations require, among other things, that storm water runoff from the 95th percentile storm event is retained onsite.

The following provisions apply to this application:

1. For application completeness, submit a Stormwater Control Plan that identifies how runoff is retained using LID facilities such as bioretention or dispersal to landscaping or vegetated areas. The information must include a site plan showing the location of each drainage management area and LID facility, to demonstrate that adequate space is dedicated to meet the performance requirements. A copy of the spreadsheet(s) used in the stormwater calculator shall be included, along with a summary of the general long-term maintenance requirements and responsibilities for the proposed LID facilities.

It is recommended to follow the County of Santa Barbara *Stormwater Technical Guide* for a Tier 4 project. The *Stormwater Technical Guide* is on the Water Resources Division website: SBProjectCleanWater.org.

2. Prior to Tract Map Clearance, Zoning Clearance, Land Use Clearance, or Building or Grading Permits, whichever of these actions comes first, the applicant must submit to the Water Resources Division (attention: Project Clean Water) for review and approval a Final Storm Water Control Plan.

The Final Stormwater Control Plan will update any changes from application submittal, and provide relevant details on the location and function of LID facilities. A separate plan

sheet within the engineering plan set will show the location of LID facilities. Landscaping and architectural plans may be required to show relevant details of the LID facilities. The construction checklist will be updated based on the final plan set sheet numbers.

Note that the applicant will be required to pay a deposit for plan check review at the time the Final Stormwater Control Plan and engineering plans are submitted. The plan check deposit of \$1,150 payable to **County of Santa Barbara Project Clean Water** shall be submitted along with the plans to Water Resources Division, Public Works, 123 E. Anapamu St. Santa Barbara, CA 93101.

3. Prior to issuance of Zoning Clearance or Land Use Clearance, or Building or Grading Permits, whichever comes first, the owner must sign a maintenance agreement that includes the long-term maintenance plan described in the Final Stormwater Control Plan. Instructions for preparing a maintenance plan are provided in the *Stormwater Technical Guide*. The maintenance agreement identifies the party responsible for implementing the maintenance plan in perpetuity. The maintenance agreement will be signed and notarized by the responsible party.
4. Prior to issuance of Occupancy Clearance / Construction Completion, all improvements required as part of the above conditions shall be installed in accordance with the approved plans. An Engineer's Certificate of Approval shall be signed and stamped by the engineer of record and submitted to the Water Resources Division. A set of As-Built plans or drawings in PDF format shall be submitted to the Water Resources Division. If necessary, the final maintenance plan shall be revised by the engineer of record based on as-built construction drawings, including elevations and construction details of LID facilities.

I would be happy to work with the applicant's engineer, architect, and landscape architect on ways to meet the recommendations and conditions set forth in this letter. Please don't hesitate to contact me at (805) 568-3561.

Sincerely,



Cathleen Garnand
Civil Engineering Associate

cc: Gary Blake, Oak Hills Estate LLC, 3130 Skyway Dr Suite 601 Santa Maria 93455
David Swenk, UPC, 3130 Skyway Dr. Suite 601, Santa Maria CA 93455
Darin Cabral, RRM 3765 S. Higuera St. Suite 102 San Luis Obispo 93401
Joshua Roberts, RRM 3765 S. Higuera St. Suite 102 San Luis Obispo 93401

ATTACHMENT 8.3 Conditions of Approval

Oak Hills Estate Road Naming

Case No. 17RDN-00000-00006

July 17, 2018

I. PROJECT DESCRIPTION

- 1. Proj Des-01 Project Description.** This Road Naming is based upon and limited to compliance with the project description, the hearing exhibits marked Attachments 1.0 through 11.0, dated July 17, 2018, 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 road naming application for the approval of the naming of the two proposed access roads within proposed tract TM 14,180. The proposed road names are Sedge Circle and Monardella Court. The owner/developer shall be responsible for installing and maintaining the road name signs in accordance with LUDC Section 35.76.050.

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.

II. COUNTY RULES AND REGULATIONS/LEGAL REQUIREMENTS

- 3. 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.

4. **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/measures are imposed.