




COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

MEMORANDUM #2

TO: Planning Commission

FROM: John Zorovich 

DATE: August 11, 2015

HEARING DATE: August 12, 2015

RE: Rice Ranch Specific Plan: Recommended Clarifications and Revisions to the Planning Commission Staff Report dated July 22, 2015 and Conditions of Approval.

The following are minor corrections to the staff report and conditions of approval for the Rice Ranch project in response to discussions with the applicant and a public comment letter. These revised conditions of approval should be incorporated into your Commission's recommendation to the Board of Supervisors. Staff will have amended motion language available at the hearing.

1.0 Revised Development Impact Mitigation Fee Table

Provided below is a revised development impact mitigation fee table. The revisions to the Transportation and Fire fees are based on an updated fee schedule. The revision to the Quimby fees is based on the Parks Division Condition letter dated June 30, 2015. In 2007 the Board of Supervisors agreed to credit some additional improvements to the Community Park (e.g., concession and restroom buildings) against required Quimby fees for units in the Pine Creek multi and single family neighborhoods and the Oaks neighborhood, for a sum not to exceed \$745,150.

Table 10 Estimated Orcutt Development Plan Impact Mitigation Fees			
Fee Program	Base Fee (per unit or 1,000 sf)	Estimated Fee	Fee due at
Recreation (Parks) Quimby	\$4,304.00/unit x 416 530 units	\$ 1,790,464.00 \$2,280,120.00	Zone Clearance for buildings

Rice Ranch Specific Plan

Case Nos. 14SPP-00000-00001, 14GPA-00000-00006, 14ORD-00000-00004, 15GPA-00000-00005, 15ORD-00000-00015, 15RZN-00000-00008, 14TRM-00000-00001, 14DVP-00000-00004, 14CUP-00000-00006, 14RDN-00000-00004, 15GOV-00000-00002

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Develop. Mitigation	\$4,198.00/unit x 530 units	\$2,224,940.00	Final Building- Inspection
Transportation Roadway Bikeways Landscape Medians	364 new sfd units x (\$3,633/unit + \$379/unit (Landscape Median Fee) + \$328/unit (Bikeway fee) + 166 condominiums x (\$1,994/unit + \$258/unit (Landscape Median Fee) + \$223/unit (Bikeway Fee)	\$1,990,610.00	Final Building Inspection
Fire Orcutt Area <i>Total</i>	<u>\$0.59/sf</u> \$843.00/unit x 364 units \$572.00/unit x 166 units	\$306,852.00 -\$94,952.00 \$401,804.00	Final Inspection
Library <i>Total</i>	\$760.00/unit x 364 units \$519.00/unit x 166 units	\$276,640.00 \$86,154.00 \$362,794.00	Final Inspection
Public Administration <i>Total</i>	\$424.00/unit x 364 units \$290.00/unit x 166 units	\$154,336.00 \$48,140.00 \$202,476.00	Final Inspection
Sheriff <i>Total</i>	\$300.00/unit x 364 units \$205.00/unit x 166 units	\$109,200.00 \$34,030.00 \$143,230.00	Final Inspection
<u>Flood Control</u> <u>Regional Basin</u>	<u>\$2,153.00/unit x 180</u> <u>units¹</u>	<u>\$387,540.00</u>	<u>Map Recordation</u>

2.0 RECOMMENDED REVISIONS TO TABLE 2

Staff recommends revising Table 2 provided on page 12 of the staff report to show that side-yard setbacks for the multi-family lots would be 5 feet, instead of 10 feet, and that parking for the multi-family homes would be provided by two car garages.

¹ All of the homes in the proposed Grove and Meadows North neighborhoods would convey their stormwater flows to Regional Basin B.

Table 2

Item	Proposed	Ordinance Standard
Max. Height of Structures	35 feet (max. two-story). Project description limits units to two stories.	PRD – 35 Feet (LUDC Section 35.23.050, Table 2-11)
Building Coverage (footprint) Setbacks:	<p><u>Single Family Lots</u> Front: 15 ft. front yard with 20 ft. minimum to the garage door where it faces the street. Side: 5 ft. Rear: 10 ft.</p> <p><u>Multi-Family Lots</u> Front: 1 ft. minimum front yard to the garage door, Side : 5 10 ft. Rear: 5 ft.</p>	No Limit As determined by Final Development Plan
Roads Parking (covered/uncovered, ratio)	5.5 miles Single-family homes: Each with attached two car garage Multi-family homes: Each with <u>two car garages.</u> covered parking spaces.	No Standard Minimum Standard: 2 Car Garage (LUDC . 35.36.050) 2 spaces per dwelling unit and 1 space per 5 dwelling units (for visitor parking)
Walkways	52, 537 s.f.	No Walkway Standard

3.0 RECOMMENDED REVISIONS TO CONDITIONS OF APPROVAL

Subsequent to the release of the Planning Commission Staff Report dated July 22, 2015, staff has received comments from the applicant and the public. Provided below are staff’s recommendation for revisions to several of the conditions of approval. None of the proposed changes to the project description condition proposed by the applicant (outlined in 3.11-3.4 below) or other conditions of

approval change staff's analysis of the project. Additions and deletions are depicted in underline and strikeout form, respectively.

3.1 Staff recommends revising condition of approval no. 1 of Attachment B.1, page B.1-1 to indicate that the schedule for grading activities is an estimated timeline.

Grading: Grading for tract and park development, including roadways and building pads for the proposed homes, is estimated to be approximately 1,268,879 cubic yards (c.y.): 692,253 c.y. cut, and 576,626 c.y. of fill. Project grading would require approximately 62,755 c.y. of imported soil to the project site. Importation of soil would occur incrementally during mass grading of each Specific Plan neighborhood. The total import for each neighborhood, based on the tentative timing schedule of activities is estimated to be as follows:

Pine Creek:	22,535 c.y.	(July – September, 2016)
Valley View:	7,489 c.y.	(January, 2017)
The Grove:	4,276 c.y.	(December, 2017)
Meadows South:	<u>28,455 c.y.</u>	(May – June, 2018)
TOTAL	62,755 c.y.	

3.2 Staff recommends revising condition of approval no. 1 of Attachment B.1, page B.1-2, second paragraph, to indicate that the schedule for project phasing is a estimation.

Development Buildout Phasing: Subsequent to the mass grading in each neighborhood, residential buildout would occur incrementally in five coordinated phases. Each development phase would provide for homes in two to three neighborhoods, increasing marketing flexibility. The Development Buildout Phasing is illustrated in Table 1.

The public infrastructure for each Development Phase, including roads, curbs, gutters, and drainage facilities, would be constructed at the commencement of each phase. Construction of the residential lots within each Phase area would then occur in response to market demands. As can be seen in Table 1, construction is estimated to tentatively ~~would~~ begin in December, 2015 and extend through December, 2021.

3.3 Staff recommends revising condition of approval no. 1 of Attachment B.2, page B.2-4, third paragraph to specify the number of visitor parking spaces would be provided in the multi-family neighborhoods.

Parking Standards: The Rice Ranch Specific Plan requires that each single family home have two off- street parking spaces and that each duplex home will have two covered parking spaces along with guest parking in designated areas. The Pine Creek neighborhood

would provide 41 visitor parking spaces associated with the 114 duplex units, and the Lower Meadows neighborhood would provide 24 visitor parking spaces associated with the 52 duplex units. The Community Park contains 166 parking spaces within the park site itself. The community clubhouse provides for 45 parking spaces.

3.4. Staff recommends revising condition of approval no. 1 of Attachment B.2, page B.2-4, fifth paragraph as follows:

1. Alternative Energy Source – Solar Power. Modifications to the 2003 Rice Ranch Specific Plan proposed in the 2014 project would formally implement a solar electric program (currently referred to as the “SheaXero” program) where solar panels would be pre-installed by the builder and would provide 100% of the residential electricity demand. “SheaXero” solar power was introduced into the Rice Ranch community in 2012 and is already a component of 130 homes.

3.5 Staff recommends revisions to condition no. 4 of Attachment B.1, pertaining to the buyer beware notification requirements of OCP development Standard LUA-O-2.2.

4. **LU-1.1a** The following buyer notification shall be included for all lots within 1,000 feet of agriculturally zoned land: “This property is located adjacent to property utilized for agricultural purposes as well as permitted oil development. Through enactment of an ordinance adding Section 3-23, Article V to Chapter 3 of the County Code, any inconvenience or discomfort from properly conducted agricultural operations, and permitted oil development, including noise, odors, dust, and chemicals, will not be deemed a nuisance.” This notification would apply to all homes in the Grove, Meadows and Valley View neighborhoods that are located within 1,000 feet of the southern boundary of the Specific Plan area. **Plan Requirements and Timing:** The applicant shall submit the buyer notification to Planning and Development for approval prior to recordation of any final map. The buyer notification shall be recorded with the final map for the Grove, Meadows and Valley View neighborhoods.
MONITORING: Planning and Development and the County Surveyor would ensure recordation.

3.6 Staff recommends revision condition no. 8 of Attachment B.1 to ensure that timing of completion of the neighborhood parks is consistent with the provisions of the Development Agreement.

8. **REC-1.7** The applicant shall post a bond for the completion of the neighborhood park sites. All improvements shall conform to the Parks Division specifications. All

neighborhood park improvements shall be prepared by the applicant in coordination with the Parks Division in conformance with the Concept plans illustrated in the Specific Plan. All improvements shall conform to County Parks Division specifications. **Plan requirements:** The property owner shall complete the neighborhood park improvements prior to issuance of an occupancy clearance for the residential unit that completes the first half of the neighborhood. ~~completion of the first phase of development within each neighborhood.~~ **Timing:** The bonds for the neighborhood park sites shall be posted prior to map recordation for each neighborhood. The final neighborhood park building and grading plans shall be reviewed and approved by the Parks Division and P&D prior to approval of land use clearance for each neighborhood.

MONITORING: The Park Division and P&D shall site inspect in the field to ensure compliance with building plans prior to occupancy clearance of the first residence.

3.7 Staff recommends revising condition no. 7 of Attachment B.2, to allow partial screening of the monument signage to soften the character of the monument signs while not obstructing the intent of the signage.

7. **AES-4.4** All permanent monument signage be located away from and be partially ~~completely~~ screened by landscaping from public views along Rice Ranch Road and Stubblefield Road. **Plan Requirements:** The applicant shall prepare a final Signage Plan, including the elevation, sign face design, of each sign for review by P&D and the BAR. **Timing:** The final Signage Plan must be reviewed and approved by P&D and BAR prior to issuance of a Land Use Permit for each neighborhood. **MONITORING:** Permit compliance shall site inspect to ensure compliance Permit Compliance shall inspect upon completion to ensure that all signage has been installed consistent with their depiction on the approved Signage Plan.

3.8 Staff recommends revising condition no. 11 of Attachment B.2, to allow the applicant the option of paying in-lieu fees for a covered bus stop consistent with the provisions of condition no. 13 of Attachment B.1.

11. **AQ-3:** The applicant shall incorporate the following energy conservation measures into project building plans unless the applicant proves that incorporation of a specific measure is infeasible:
- Install low-Knox water heaters and space heaters per specifications in the 1991 Air Quality Attainment Plan.
 - Install heat transfer modules in furnaces.
 - Use light colored water-based paint and earth tone roofing materials.

- Install solar panels for water heating systems and other facilities and/or use water heaters that heat water only on demand.
- Use passive solar cooling/heating.
- Maximize the use of natural lighting.
- Use concrete or other non-polluting materials for parking lots instead of asphalt.
- Install energy efficient appliances and lighting.
- Use landscaping to shade buildings and parking lots.
- Install sidewalks and bike paths.
- Install covered bus stops to encourage use of mass transportation or pay in-lieu fees as required by condition of approval no. 13 (Mitigation Measure TRANS-1.3) of Attachment B.1.

Plan Requirements and Timing: The applicant shall incorporate the listed provisions into building and improvement plans prior to issuance of Zoning Clearances.

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.

3.9 Staff recommends revising condition no. 18 of Attachment B.2, to clarify that relocation/transplanting of established oaks trees may be conducted in lieu of replanting at a 10:1 ratio.

18. **BIO-4a** The applicant shall demonstrate efforts to relocate/transplant established coast live oak trees that would otherwise be impacted by proposed Specific Plan buildout. Relocation or transplanting of established oak trees may be conducted in lieu of replanting oak trees at a 10:1 ratio, as specified in condition of approval no. 17 (BIO-4). Transplanting specimens shall be prioritized relative to their potential success, taking into account their size and health. Planted trees shall be protected with gopher fencing and irrigated using drip irrigation on a timer, and shall have survived through the first 3-years of the maintenance period. During the final two-years of maintenance and monitoring, maintenance shall be reduced (i.e., no irrigation) to determine ability of the tree(s) to survive unaided. **Plan Requirements:** This requirement, where applicable, including suitable planting locations for each tree shall be shown on a landscape plan to be reviewed and approved by P&D. Prior to Final Building Inspection Clearance for each phase of development, the developer shall file a performance security with the County.
- MONITORING:** P&D compliance monitoring staff shall ensure tree installation and maintenance. Performance security release requires P&D staff sign-off.

3.10 Staff recommends revising condition no. 20 of Attachment B.2, as follows:

20. **CR-1.1** All development within the boundaries of known archaeological sites CA-SBA-599H, CA-SBA-2737H, CA-SBA-2739H, CA-SBA-2740H, CA-SBA-2741H, CA-SBA-2742H, and CA-SBA-ISO-597 (IF 12-11), CA-SBA-ISO-598 (IF 12-11), CA-SBA-ISO-599 (IF 12-13), CA-SBA-ISO-601 (IF 12-15), and CA-SBA-ISO-602 (IF 12-16) shall be avoided and the site contained in open space or conservation easements to avoid damage. These areas shall be seeded with shallow rooted vegetation unless existing natural vegetation is capable of screening the cultural resource from view (i.e., CA-SBA-599H). **Plan Requirements and Timing:** This measure shall be printed on all project grading and public improvement plans **MONITORING:** Planning and Development shall review the study grading and public improvement plans and ensure recommendations are carried out prior to approval of Land Use Permits and shall field check development operations.

3.11 Staff recommends revising condition no. 53 of Attachment B.2, to reflect that Golden State Water Company is the approving authority of all water infrastructure plans.

53. **PS-4.1** The applicant shall prepare a water infrastructure plan, delineating on and off-site improvements that would be required to effectively provide water service to the site and demonstrating that the proposed water system meets applicable quality and pressure standards and demonstrate no net increase in groundwater consumption as required by the Building Code requirements, to the satisfaction of ~~P&D and the Public Works Department~~ the Golden State Water Company (GSWC) in accordance with the contract between the developer and GSWC. **Plan Requirements and Timing:** The GSWC-approved plan shall be submitted to Public Works and P&D ~~for review and approval~~ prior to issuance of Land Use Permits for grading of each neighborhood. **MONITORING:** Water infrastructure shall be inspected by the ~~Public Works Department~~ GSWC prior to Final Building Inspection Clearance for the first residence in each phase of development.

3.12 Staff recommends revising condition no. 69 of Attachment B.2, to amend the references to the adjacent public road right-of-ways as follows:

69. **Parking-02 Onsite Construction Parking.** All construction-related vehicles, equipment staging and storage areas shall be located onsite and outside of the Rice Ranch Road, Stubblefield Road ~~Cherry Avenue~~ and Bradley Road Rights-of-Way. The Owner/Applicant shall provide all construction personnel with a written notice of this requirement and a description of approved parking, staging and storage areas.

The notice shall also include the name and phone number of the Owner/Applicant's designee responsible for enforcement of this restriction.

Plan Requirements and Timing: Designated construction personnel parking, equipment staging and storage areas shall be depicted on project plans. A copy of the written notice shall be submitted to P&D permit processing staff prior to approval of land use or zoning clearance permits. This restriction shall be maintained throughout construction. P&D permit compliance and Building and Safety shall confirm the availability of designated onsite areas during construction, and as required, shall require re-distribution of updated notices and/or refer complaints regarding offsite parking to appropriate agencies.

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

4.0 RECOMMENDED REVISIONS TO CONDITIONS OF APPROVAL

Provided below are recommended revisions by staff to salient sections of the Development Agreement. Additions and deletions are depicted in underline and strikeout text respectively. In addition, Exhibits E and F to the Development Agreement are attached. These exhibits were inadvertently missing from the staff report dated July 22, 2015.

- 4.1 **Staff recommends revising paragraph 1.5(a) as follows:** "Under the original approvals in 2003, Owner ~~offered to make~~ made Offers to Dedicate...".
- 4.2 **Staff recommends revising paragraph 3.1.4 as follows:** "The County agrees to the types of all impact fees within the control of the County shall be ~~looked in~~ limited to those types of fees in effect as of the date of this Agreement. The types of fees currently in effect include but are not limited to the following:"
- 4.3 **Staff recommends revising paragraph 3.2.3 as follows:** In the last sentence, "If there are changes to, or repeal of, the Inclusionary Housing Ordinance after the date of this Agreement, including any annual adjustments of inclusionary housing requirements for moderate and workforce income categories (which are currently adjusted to zero), the parties acknowledge that the Inclusionary ..."
- 4.4 **Staff recommends revising paragraph 3.2.3 as follows:** Before the fourth to the last sentence insert the following: "The first affordable in-lieu fee payment for the Oaks and Pine Creek neighborhood is due within 30 days of project approval."

Rice Ranch Specific Plan

Case Nos. 14SPP-00000-00001, 14GPA-00000-00006, 14ORD-00000-00004, 15GPA-00000-00005, 15ORD-00000-00015, 15RZN-00000-00008, 14TRM-00000-00001, 14DVP-00000-00004, 14CUP-00000-00006, 14RDN-00000-00004, 15GOV-00000-00002

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4.5 Staff recommends revising the Signature Block for County Counsel as follows:

MICHAEL C. GHIZZONI
COUNTY COUNSEL

By _____
Deputy County Counsel

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Security Deposits Are in Bold Type & Shaded	TOTAL BASE FEE	P&D FEE	BLDG	PARKS	FIRE	CARP SUMM FIRE DIST	CNTY CONSL	SURVEY	FLOOD CONTRL	ROADS	WATER	ENVR HEALTH	CLERK OF THE BOARD	APCD
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MINISTERIAL PERMITS - Coastal Development and Land Use Permits

Agricultural Structures:														
Addition to Agricultural Structure	784.46	355.73	66.73							324.00	38.00			
Greenhouses < 300 sq ft	450.72	450.72												
Greenhouses 300 - 9,999 sq ft	1,338.02	1,205.57	132.45											
Greenhouses 10,000 - 19,999 sq ft	2,092.86	1,960.41	132.45											
New Agricultural Structures	1,001.45	450.72	66.73					139.00		324.00	21.00			
Commercial/Industrial Structures:														
Commercial/Industrial Minor Alterations	638.68	638.68												
Commercial/Industrial New/Addition to Existing Structure	1,310.13	638.68	132.45					460.00			79.00			
Residential Structures:														
Accessory Structures	733.66	733.66												
Addition to Residential Structures	1,152.39	733.66	66.73							324.00	38.00			
Fences, Walls, Pools, Spas, Etc.	450.72	450.72												
Guest houses/Pool houses/Artist studios	922.62	922.62												
New Residential Structure or Residential 2nd Unit	1,290.64	827.64						139.00		324.00				
Residential Development with Special Constraints or Zoning Clearance	1,517.00	1,500.00									117.00			
Other Review:														
Carnival and Other Temporary Uses	488.18	355.73	132.45											
Change of Use	705.41	638.68	66.73											
Demolition	355.73	355.73												
Emergency Permit	2,623.31	1,960.41	263.90				399.00							
Energy/Public Works Facilities	1,092.64	827.64					265.00							
Exemption from Coastal Development Permit/Land Use Permit	355.73	355.73												
Exempt from Coastal Dev Pmt/Land Use Pmt/Tea & Jesusita Fire Rebl	302.15	302.15												
Exemption - Simple Permit - minimal research less than 1 hour	166.77	166.77												
Home Occupation	355.73	355.73												
Development with Special Constraints or Zoning Clearance	1,617.00	1,500.00									117.00			
Revision - Coastal Development Permit/Land Use Permit	355.73	355.73												
Time Extension - Coastal Development Permit/Land Use Permit	355.73	355.73												
Trailers	827.64	827.64												
Tree/Brush Removal	1,016.60	1,016.60												
Grading Plan Review & Permit:														
Grading < 500 cubic yards	894.37	827.64	66.73											
Grading 500 - 1,499 cubic yards	1,149.05	1,016.60	132.45											
Grading 1,500 - 4,999 cubic yards	1,338.02	1,205.57	132.45											
Grading ≥ 5,000 cubic yards	1,698.18	1,500.00	198.18											

DISCRETIONARY PERMITS - Hearing Required

Agricultural Preserves:														
Assumption Contracts	358.94	358.94												
Agricultural Preserve Cancellation	2,582.00	1,500.00					664.00	418.00						
Contract Modification/Replacement	1,500.00	1,500.00												
Contract Non-renewal	2,134.39	1,584.39					132.00	418.00						
Farm Land Security Zone Contracts	1,500.00	1,500.00												
New Agricultural Preserve Contract	1,500.00	1,500.00												
Rezoning or Community Plan Change	1,500.00	1,500.00												
Coastal Development Permit with Hearing	5,170.00	1,500.00		82.00	306.00	205.00	265.00		1,171.00	586.00	157.00	1,349.00		60.00
Conditional Certificate of Compliance	2,999.00	1,500.00					399.00				394.00			
Conditional Use Permits:														
Conditional Use Permit Amendment - Director Review	4,618.00	3,000.00								814.00	36.00	768.00		
Conditional Use Permit - Major (New or Revised)	10,778.73	5,000.00	66.73	248.00	509.00	205.00	1,066.00		1,204.00	1,375.00	392.00	768.00		150.00
Conditional Use Permit - Minor	4,737.73	1,500.00	66.73	82.00	101.00	205.00			1,095.00	864.00	157.00	768.00		
Conditional Use Permit - Minor for Residential 2nd Unit in Ag Zone	4,838.73	1,500.00	66.73	82.00	306.00	205.00			1,095.00	864.00	157.00	768.00		
Conditional Use Permit Trailer Renewal	2,105.87	1,799.87												
Substantial Conformity Determination	1,567.00	1,500.00					67.00							
Determination of Similar Use - Planning Commission	1,765.00	1,500.00					265.00							

Security Deposits Are in Bold Type & Shaded	TOTAL BASE FEE	P&D FEE	BLDG	PARKS	FIRE	CARP SUMM FIRE DIST	CNTY CONSL	SURVEY	FLOOD CONTRL	ROADS	WATER	ENVR HEALTH	CLERK OF THE BOARD	APCD
Development Plans:														
Development Plan Amendment - Director Review	3,395.45	1,500.00	132.45							897.00	38.00	768.00		60.00
Development Plan - Director (New or Revised - Final After Prelim)	8,705.90	3,000.00	263.90	248.00	1,223.00	205.00	67.00		1,095.00	990.00	38.00	1,541.00		250.00
Development Plan - Planning Commission (New or Revised)	16,928.90	8,000.00	263.90	248.00	1,223.00	205.00	1,066.00		2,339.00	1,527.00	471.00	1,541.00		250.00
Development Plan - Zoning Administrator (New or Revised)	10,389.90	3,000.00	263.90	248.00	1,223.00	205.00	132.00		2,339.00	1,079.00	314.00	1,541.00		250.00
Substantial Conformity Determination	1,633.73	1,500.00	66.73				67.00							
General Plan Amendments	8,926.00	8,000.00					532.00					394.00		
General Plan Consistency (sec 65402)	1,765.00	1,500.00					265.00							
General Plan Consistency (sec 65402) - County Review	554.93	554.93												
Hardship Determinations - Non-conforming use/structure	2,559.81	2,559.81												
Limited Exceptions Determination	1,500.00	1,500.00												
Maps:														
Lot Line Adjustment Planning Commission	6,942.73	3,000.00	66.73	82.00	204.00	410.00	399.00	1,275.00	390.00	552.00		768.00		
Lot Line Adjustment Zoning Administrator	6,610.73	3,000.00	66.73	82.00	204.00	410.00	67.00	1,275.00	390.00	552.00		768.00		
Parcel Map Waiver	2,293.00	1,500.00					399.00					394.00		
Recorded Map Modification - Planning Commission	5,111.73	3,000.00	66.73				399.00	932.00	320.00			394.00		
Recorded Map Modification - Zoning Administrator	3,611.73	1,500.00	66.73				399.00	932.00	320.00			394.00		
Tentative Parcel Map Plann Comm (less than 5 lots)	13,786.45	5,000.00	132.45	330.00	1,223.00	410.00	399.00	1,014.00	1,029.00	1,591.00	310.00	2,698.00		60.00
Tentative Parcel Map Zoning Administrator (less than 5 lots)	10,915.45	3,000.00	132.45	330.00	1,223.00	410.00	132.00	1,014.00	1,029.00	1,142.00	155.00	2,698.00		60.00
*Tract Map (5-49 lots) - Flood Control requires fee +\$11/lot	18,621.18	8,000.00	198.18	494.00	1,223.00	410.00	1,332.00	*1,028.00	1,769.00	2,265.00	392.00	2,698.00		250.00
**Tract Map (50+ lots) - Flood Control requires fee +\$11/lot	22,444.18	8,000.00	198.18	494.00	4,074.00	410.00	1,598.00	*1,028.00	1,769.00	2,971.00	392.00	2,698.00		250.00
Mining Reclamation Plans	9,846.35	5,000.00	396.35				1,066.00		1,769.00	1,071.00		394.00		150.00
Modification of Conditions	1,899.00	1,500.00					399.00							
Oak Tree Tier 4 Permit	1,500.00	1,500.00												
Oil & Gas Production/Exploration Plans	7,940.90	5,000.00	263.90				1,066.00			820.00		191.00		600.00
Ordinance Amendments	6,332.00	5,000.00					1,332.00							
Overall Sign Plan	1,500.00	1,500.00												
Rezone	10,328.00	8,000.00					1,066.00		354.00	596.00		191.00		121.00
Rezone, Consistency	1,632.00	1,500.00					132.00							
Road Naming New or Rename - Director	1,742.95	1,422.95			204.00	205.00		115.00						
Road Naming - New or Rename - Zoning Administrator	1,842.04	1,522.04			204.00	205.00		115.00						
Site Investigation (Building)	132.45		132.45											
Site Visit	638.68	638.68												
Specific Plan	15,567.00	3,000.00					1,997.00		530.00	3,932.00	314.00	394.00		400.00
Substantial Conformity Determination	1,567.00	1,500.00					67.00							
Time Extensions Director	1,500.00	1,500.00												
Time Extensions Planning Commission	3,200.00	3,000.00					200.00							
Time Extensions Zoning Administrator	1,500.00	1,500.00												
Variance	2,230.73	1,500.00	66.73				664.00							
Zoning Modifications	1,765.00	1,500.00					265.00							
Discretionary Follow-up Permits:														
Coastal/Land Use/Zoning Clearance following Planning Comm/Board	1,500.00	1,500.00												
Coastal/Land Use/Zoning Clearance following Zone Admin/Director	1,016.60	1,016.60												
Parcel Map/Lot Line Adjustment Clearance - Conditions	1,801.73	1,500.00	66.73		101.00	205.00								30.00
Parcel Map/Lot Line Adjustment Clearance - No Conditions	1,099.37	827.64	66.73		101.00	205.00								
Tract Map Clearance	3,700.73	3,000.00	66.73		101.00	205.00	399.00							30.00
OTHER ORDINANCES & REGULATIONS														
Alcoholic Beverage Control Affidavit														
Montecito Growth Management Ordinance Exemption (Not Hardship)	166.77	166.77												
Montecito Growth Management Ordinance Exemption (Hardship)	393.76	261.76					132.00							
Montecito Growth Management Ordinance Exemption	2,032.00	1,500.00					532.00							
Montecito Growth Management Ordinance Points Allocation	1,359.64	827.64					532.00							
Permit Revocation	4,997.00	3,000.00					1,997.00							
Special Problems Area Intake Review	435.76	261.76							174.00					
Sign Certificate of Conformance	638.68	638.68												
Surface Mining Annual Inspection - Minor	910.72	450.72							460.00					
Surface Mining Annual Inspection - Moderate	1,476.60	1,016.60							460.00					
Surface Mining Annual Inspection - Extensive reclamation performed	2,267.45	1,500.00	132.45						635.00					

Security Deposits Are in Bold Type & Shaded	TOTAL BASE FEE	P&D FEE	BLDG	PARKS	FIRE	CARP SUMM FIRE DIST	CNTY CONSL	SURVEY	FLOOD CONTRL	ROADS	WATER	ENVR HEALTH	CLERK OF THE BOARD	APCD
Temporary Second Dwelling Agreement & Site Visit	960.09	827.64	132.45											
MISCELLANEOUS														
Appeals to Decision-Makers:														
Appeal to Board of Supervisors (Pay Clerk of the Board)	648.26	505.26					103.00						40.00	
Appeal to Planning Commission	508.26	505.26					103.00							
Consultation (security deposit)	343.00	343.00												
Pre-Application	1,500.00	1,500.00												
Post Approval Review	261.76	261.76												
Design Review: Board of Architectural Review (BAR)														
BAR - Conceptual Only	261.76	261.76												
BAR - Conceptual/Preliminary/Final - Toro Canyon, Summerland	1,254.26	1,254.26												
BAR - Conceptual/Preliminary/Final - Montecito	1,043.95	1,043.95												
BAR - Conceptual/Preliminary/Final - Other Areas	1,131.92	1,131.92												
BAR Site Visit	2,054.38	2,054.38												
Community Design Guidelines Review	355.73	355.73												
BAR - Continuance/Revised Final	189.06	189.06												
Landscape Plan Review:														
Drainage Plan Review	263.90	263.90												
Landscape Review Minor	638.68	638.68												
Other Landscape Review	1,016.60	1,016.60												
Performance Security & Administration	450.72	450.72												
Permit Compliance:														
Permit Compliance Major	1,500.00	1,500.00												
Permit Compliance Minor	500.00	500.00												

ADVISORIES:

- Fixed Fees are non-refundable.
 - Security deposits will be held on account. Applicant will pay monthly invoices.
 - Appeals located in the Coastal Zone which qualify under State of Calif Public Resources Code Section 30603 are exempt from appeal fees.
 - BAR Site Visit fee will be charged for applicant-requested site visits
 - Multiple permit applications for Planning and Development:
 - Ministerial Cases with only Fixed Fees: Collect highest fee + \$150 for each additional fixed fee.
 - Discretionary Cases with Fixed Fees: Collect entire fee for each discretionary case type.
 - Security Deposit Cases: Collect highest security deposit.
 - Design review fees will be collected in full.
 - Grading review fees will be collected in full unless companion case has deposit, in which case only grading fee will be collected. A Building grading fee will be collected in full on deposit cases.
- OTHER DEPARTMENT FEE PROCEDURES:**
- If there is more than one deposit amount, only the largest deposit amount will be collected.
 - If there is more than one fixed fee, only the largest fixed fee will be collected for Flood and Water; for all other departments all fixed fees will be collected for each permit type.
 - Do not collect Fire Dept fees for projects located in Montecito.
 - Conditional Use Permit in existing building within urban area - collect for County Counsel, Fire, Building & EHS if well/septic.
 - Lot Line Adjustment with no potential structures or building potential - waive Road and EHS fees.
 - Minor Conditional Use Permits when structure exists & CUP is just for use and for fences and walls - waive Building & EHS.
 - CDPs with hearings for additions with public water and sewer - waive EHS & Parks.
 - County Counsel & EHS reserve the right to charge fee if estimated costs are exceeded.
 - Water fee collected only if storm water treatment control BMPs required.
 - Either a County Fire fee or a Carpinteria/Summerland Fire District fee will be assessed based on parcel location, if applicable.
 - The "Total Base Fee" column uses the higher amount of the two fees in the calculation; therefore, the actual total fee assessed may differ.
 - Collected \$394 for EHS if review is necessary and no fee is listed. EHS hly rate may be applied (\$136.00/hr.)
 - * Surveyor fee based on number of lots 1 to 25 lots - \$1,028, 26 to 75 lots - \$1,149, & 76 or more lots - \$1,320
 - * Surveyor Division link to fee schedule

Final Noticing/Placard Fees effective August 7, 2009:

Mailed Notices Fee: \$45.00 for Deposit, \$95.00 for Fixed Fee

Larger placards (\$25.00) are required for: 1) Conditional Use Permits & Development Plans under the jurisdiction of the Board of Supervisors.

All other projects placard fee is \$25.00. Lot Line Adjustment and Recorded Map Modifications noticing/placard processing procedures are covered under Santa Barbara County Chapter 21 Subdivision Regulations.

Notice: To legalize a zoning violation, applicants must pay permit fees plus a penalty fee equal to all applicable permit fees up to \$2,000.

For questions regarding fees, contact 805-565-2000 or your assigned planner.

County of Santa Barbara Land Development Fees
Effective 6/24/13 (Revised 8/11/14)

Planning and Development Land Development Fees

Non-Salary Costs for Security Deposit Cases & Noticing Requirements

	Total Cost
Hearing Related Charges	
Consent Agenda (Zoning Administrator or Planning Commission)	290.19
Planing Commission Hearing	1,297.24
Zoning Administrator Hearing	389.27
Montecito Planning Commission Hearing	385.23
BAR Final/Revised	192.11
Continuance (Applicant Requested - see below)	192.11
Environmental Review Hearing	586.44
Hearing Stenographer	Actual Cost
Special Planning Comm Hearing	Actual Cost
Director Decision	290.19
 Other Non-Salary Charges	
Any case not falling into other category of non-salary charges (Case Closure)	72.80
Ministerial Permit Noticing	72.80
Required Special Noticing	290.19
Environmental Review Negative Declaration without hearing	290.19
2nd Residential Unit in Coastal Zone	290.19
Case Withdrawal prior to Completion	192.11
Display Advertisement in Newspaper	Actual Cost
Posted Placard Notice (small)	25.00
Posted Placard Notice (large)	29.00
Mailed Notices to Owners/Residents 300 ft.	95.00
Mailed Notices to Owners/Residents 1,000 ft	\$1.50/parcel noticed
Deposit Case (non-salary fixed cost & planner will directly bill case)	45.00

A public hearing continuance fee will be charged if a project has been noticed for hearing and a representative does not show up, or a representative requests a project be rescheduled within 72 hours prior to a hearing, or a request to reschedule is the result of a conflict/revision that does not have to do with staff or the hearing body and the case must be renoticed.

County of Santa Barbara Land Development Fees

Effective 6/24/13 (Revised 8/11/14)

COUNTY OF SANTA BARBARA LAND DEVELOPMENT FEES - Deposit Information

Department/Description	Fund	Dept	Acct	Prog.	Org.	Proj.
NOD-Notice of Determination Fee -N	0001	053	3248	3020		
NOD-Notice of Determination Fee -S	0001	053	3248	6022		
Penalty Fee - N	0001	053	3248	3020		
Penalty Fee - S	0001	053	3248	6022		
Zoning Enforcement Labor N&S	0001	053	3248	Planner		
County Counsel	0001	013	5030	1000		
Surveyor Ag Preserve	0001	054	3244	5000		
Surveyor Subdiv.	0001	054	5092	5000		
Surveyor LLA/LS	0001	054	5091	5000		
Fire	2280	031	5093	6023	2000	
Fire Carpinteria/Summerland	3630	890	3201			
Roads	0015	054	5097	2100	0001	
Counter Permits-North	0001	053	3247	3030		
Counter Permits-South	0001	053	3247	6030	6004	
Compliance-North	0001	053	3243	3011		
Compliance-South	0001	053	3243	2011		
Development Review-North	0001	053	3247	3010		
Development Review-South	0001	053	3247	2010		
Environmental Health EHS	0001	041	3247	2600		
Parks	0001	052	5736	0204	na	ADMDEV
P&D Deposit	1415	053	5970			
Technology Fee	0001	053	5909	1000		
General Plan Surcharge	0001	053	3247	4020		
APCD	1960	871	5099			
Flood Control	2400	054	5091	3004		
Sales Tax	0525	053	5970			
Misc (not taxed)	0001	053	5909	6030	6004	
Documents/Publications Taxed	0001	053	5909	6030	6004	
Maps Taxed	0001	053	5909	6030	6004	
Witness Fees - Planning	0001	053	5909	2010	2000	
Witness Fees - Building & Safety						
Bldg NOD Notice of Deter Fee - N	0001	053	3248	6020		
Bldg NOD Notice of Deter Fee - S	0001	053	3248	6020		
Bldg Penalty Fee - N	0001	053	3248	6020		
Bldg Penalty Fee - S	0001	053	3248	6020		
Bldg - Penalty Fee - IV	0001	053	3248	6020		
Building - Planning Permit	0001	053	3247	6010		
Miscellaneous Costs						
Photocopies	0.25	/page				
Assessor Parcel Maps w/Zoning Information	1.50	/page				
Microfiche Copies	1.00	/page				
Electronic Parcel Information (disk/printout)	50.00	flat fee + 0.07 /parcel				
Maps (Zoning, Comprehensive Planning & Coastal)		\$1.50 taxable + \$5.00 map handling svcs charge + shipping				
Returned check for insufficient funds	40.00	/each				
Hearing Tape Copies (Cassette or Video)		Cost of Tape + \$10.00/hr				
Color Maps:						
8.5 x 11		\$3.00 + shipping				
11 x 17		\$6.00 + shipping				
Custom		Actual cost + shipping				

Multiple permit applications:

- Ministerial Cases with Fixed Fees: Collect highest ministerial fee +\$150 for each additional fixed fee
- Discretionary Cases with Fixed Fees: Collect entire fee for each discretionary case type
- Security Deposit Cases: Collect highest security deposit.
- Grading and design review fees will be collected in full.