

ATTACHMENT 10

ATTACHMENT 10.1: Conditions of Approval

Rice Ranch Large Lot Conveyance Map Case No. 15TRM-00000-00005 for TM 14,818

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 “1-20”, dated December 15, 2015, 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:

Master Tentative Tract Map 14,818 (Large Lot Conveyance Map): The Large Lot Conveyance Map (LLCM). TM 14,818 would merge and resubdivide the existing parcels that make up the 495.6 acre Rice Ranch site, into 15 lots and provide three secondary access easements totaling 495.6 acres. The LLCM is for purposes of conveyance or financing only; it does not authorize grading or construction of any kind other than identified herein. Nine of the Master TM parcels (Lots 1-9) correspond to the Open Space Areas which would be offered for dedication to the County of Santa Barbara concurrently with the recordation of the LLCM, as a condition of the Development Agreement. The remaining Final Map parcels correspond with planned residential development neighborhoods.

The Large Lot Conveyance Map is designed to facilitate sale or financing of development parcels. It also permits immediate offers to dedicate the open space parcels to complete the Real Property Exchange instead of waiting until final phased maps of TM14,805 are filed, which may occur years later.

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. CONDITIONS UNIQUE TO TENTATIVE TRACT MAP 14,818

3. **Map-01 Maps-Info.** Prior to recordation of the tentative map and subject to P&D approval as to form and content, the Owner/Applicant shall include all of the mitigation measures, conditions, agreements and specific plans associated with or required by this project approval on a separate informational sheet(s) to be recorded with the Final Map. All applicable conditions and mitigation measures of the project shall be printed on grading and/or building plans and shall be graphically illustrated where feasible.
4. **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.
5. **Map-06 Title to Common Space.** Title to the common private open space areas and recreational facilities 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.
6. **Map-08 Water and Sewer Connections.** If, prior to the Board action to approve the recording of the Final Map, the water or sewer entities in which the proposed subdivision is located declares its inability to permit new water or sewer connections and has so notified the County or is operating under a connection ban by the California Water Quality Control Board Central Coast Region, the subdivider shall submit to the County Surveyor an "exemption letter" from the appropriate water or sewer entity stating that the lots in the subdivision have been granted or qualify for an exemption from the entity's or Water Board's prohibition on new service connections, subject to the rules, regulations, resolutions, and ordinances of the entity under which the exemption was granted, or letters from the County Health Department and P&D Building & Safety stating that the lots in the subdivision will be served by an approved potable source of water and an approved private sewage disposal system.
7. **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.

III. COUNTY RULES AND REGULATIONS

8. **Rules-01 Effective Date-Not Appealable to CCC.** This Tentative Tract Map shall become effective upon the date of the expiration of the applicable appeal period provided an appeal has not been filed. If an appeal has been filed, the planning permit shall not be deemed effective until final action by the final review authority on the appeal. No entitlement for the use or development shall be granted before the effective date of the planning permit [LUDC §35.82.020].
9. **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.
10. **Rules-04 Additional Approvals Required.** Approval of this Vesting Tract Map and Development Plan are subject to the Board of Supervisors approving the required Rezone and General Plan Amendments.
11. **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.
12. **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.
13. **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.
14. **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.
15. **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.

16. **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.
17. **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.
18. **Rules-29 Other Dept Conditions.** Compliance with Departmental/Division letters required as follows:
 - a. County Surveyor's Office dated November 5, 2015
19. Prior to recordation of the map, the Land Exchange Agreement shall be approved and executed by the County, the Land Exchange shall be completed according to the terms of the Real Property Exchange Agreement, and all related documents to the Land Exchange shall be recorded.

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

November 5, 2015

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

RE: Tentative Tract Map No. 14,818 (15TRM-00000-00005)

Owner : Rice Ranch Communities, LLC Rice Ranch Ventures, LLC
Address: 1640 Trilogy Parkway,
Nipomo, CA 93444

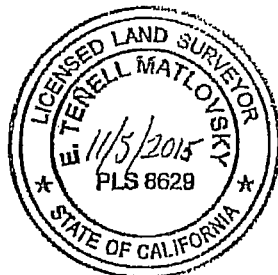
Agent : Frances Romero, FORMA
Address: 237 Town Center W #272
Santa Maria, CA 93458

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. Terrell Matlovsky

Deputy for:
Aleksandar Jevremovic
County Surveyor

TT14818_subreview.doc

AA /EEO Employer

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

Chris Sneddon, Deputy Director

Mark A. Schleich, Deputy Director
Aleksandar Jevremovic, County Surveyor

www.publicworkssb.org

ATTACHMENT 10.2 Conditions of Approval

Rice Ranch Vesting Tentative Tract Map Case No. 14TRM-00000-00001 for TM 14,805

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 “1-20”, dated December 15, 2015, 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 Vesting Tentative Tract Map 14,805 would be processed concurrently with the Rice Ranch Specific Plan (RRSP-2014). The VTTM would divide the 495.6 acre unrecorded and un-built portions of the Rice Ranch Specific Plan area to create 628 lots as follows:

- 530 fee simple residential lots (166 duplex, 364 single family)
- ten (10) private road lots
- seventy-seven (77) HOA lots
- seven (7) County open space lots.
- four (4) public road lots

The lots would range in size from 716.52 square feet (an HOA open space lot) to 118.4 acres (County open space lot). Major design components of the VTTM 14,805/14TRM-00000-00001 are described below:

Infrastructure/Access Components.

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 schedule of activities is estimated to be as follows:

Pine Creek:	22,535 c.y.	(July – August 2016)
Valley View:	7,489 c.y.	(July 2017)
The Grove:	4,276 c.y.	(June 2018)
Meadows South:	28,455 c.y.	(Nov. 2018 – December 2019)
TOTAL	62,755 c.y.	

The Oaks and Pine Creek neighborhood mass grading has been completed. Slopes would be contoured to the extent possible to provide smooth transitions between the graded

areas and the adjacent natural land contours. Retaining walls outside of the building footprints would not exceed 6 feet in height as a result of the new neighborhood configuration.

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 begin in June 2016 and extend through January 2022.

Table 1 Development Buildout Phasing

Phase 1 (65 Homes)	Lots	Total Homes	Start/End Date
Pine Creek	185-216	32	June 2016- June 2017
Meadows North	299-311, 342, 383-401	33	
Phase 2 (84 Homes)	Lots	Total Homes	
Pine Creek	217-252	36	January 2017- July 2018
Meadows North	312-341, 343-360	48	
Phase 3 (122 Homes)	Lots	Total Homes	
Pine Creek	253-298	46	July 2018- January 2019
Meadows North	361-382	22	
Valley View	1-20, 47-80	54	
Phase 4 (142 Homes)	Lots	Total Homes	
Valley View	81-113, 139-184	79	January 2018- July 2021
Groves	454-467, 514-530	31	
Meadows South	422-453	32	
Phase 5 (117 Homes)	Lots	Total Homes	
Valley View	21-46, 114-138	51	July 2019 - January 2022
Groves	468-513	46	
Meadows South	402-421	20	
	TOTAL:	530	

Water: The net consumptive use of the project is estimated to be 258.07AFY. Rice Ranch Ventures, LLC has reserved up to 350 AFY of the State Water Project (SWP) yield held by the Golden State Water Company, Supplemental SWP supplies would serve all of the estimated demand. Golden State Water Company has an existing 1.5-million gallon storage tank and a second 1-million gallon storage tank (built by the Rice Ranch Ventures) located on 3 acres (not a part of the project) surrounded by the Specific Plan area. Water would be delivered to the site through water distribution lines located within Rice Ranch Road, Stubblefield, and Bradley roads, with sufficient capacity to serve the project. Water main extensions, booster pump stations, and related

infrastructure has been included in the project design in accordance with the requirements of the Golden State Water Company.

Wastewater: Sewer service for the Rice Ranch Specific Plan would be provided by the Laguna County Sanitation District. The Project wastewater demand is estimated to be 119,250 gallons per day. The proposed onsite collection system is comprised of 6-inch and 8-inch diameter gravity sewer lines in the public roads serving the individual units. A small lift station would be constructed for Valley View neighborhood lots 139-148 and 159-167. A benefit assessment district would be formed for these lots to eliminate impacts of the operating cost to existing rate payers.

Drainage: Drainage from the site would be directed to two on-site detention basins and one off-site basin (Basin B) located off of Bradley Road. Storm water from the proposed project would be conveyed into these basins and not be directed into the existing storm drains along Rice Ranch Road. Source Control site design includes roof drains for single family lots to be directed through vegetated yard swales to promote infiltration as a first measure of treatment. Treatment control measures include low flow swales within developed catchment areas and a detention basin to promote infiltration of the runoff from the 1.2" storm event.

Circulation: The Bradley Road and Sage Crest Drive intersection would be the main entrance for the Rice Ranch Specific Plan area. Additional access to the project area would be located at two points along Rice Ranch Road, at the Pine Creek and Valley View entrances. The Rice Ranch Specific Plan proposes private streets, secondary emergency access routes, and a public collector street for internal vehicular circulation. The project site would also include facilities for non-motorized transportation, including a Class II bikeway, pedestrian walkways, and a trail system. Private fire access (secondary access) roads are provided in Valley View, Grove, and Meadows neighborhoods; gates accessed entry by emergency personnel only would be secured by Knox Boxes, emergency exiting will be unrestricted and automatic.

Design Components

Private Neighborhood Park Component: The Rice Ranch Specific Plan also includes five (5) private neighborhood parks that total 4.5 acres. These parks would be privately owned and maintained by the HOA for the use of Rice Ranch residents.

Recreational Trails: The project includes approximately 7.7 miles of interconnecting multiple use trails that would provide access from the residential development to neighboring foothills as well as the Orcutt regional trail system, as required by OCP Key Site 12 Design Standard KS 12-1. The County Parks Department is proposing 3.0 miles of relocated multi-use (hiking and equestrian) trails within the previously dedicated Specific Plan Open Space area. The 3.0 miles of trails would augment the existing 4.7 miles of public trails already constructed on the project site. Some trail alignments have been modified from those proposed in the OCP to avoid impacts to significant biological habitat.

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 ADDENDUM TO 03-EIR-05

Biological Resources

3. **BIO-1.4** Prior to recordation, an Environmental Quality Assurance Program (EQAP) shall be prepared according to procedures established by P&D, paid for by the Owner/Applicant and submitted for review and approval by P&D. The EQAP shall include the following:
 - (a) The EQAP biologist shall conduct pre-construction reconnaissance level surveys of the disturbance area during each phase of the project to determine the presence of common species, the potential capture and relocation of individual animals, and to determine a likely escape route for these species.
 - (b) The EQAP biologist shall be on site for the duration of mass grading and initial construction activities of each phase to monitor impacts to wildlife. The monitor shall also ensure that avoidance of native vegetation occurs where feasible.
 - (c) Appropriate barriers to movement shall be established to minimize animals moving back into the construction zone and the area shall be periodically surveyed and animals removed.
 - (d) The EQAP biologist shall make regular scheduled site visits during the construction phase to implement measures to reduce or eliminate injury and mortality of resident wildlife species.
 - (e) Signs shall be posted along the Valley View and The Grove neighborhood access roads alerting drivers to the presence of wildlife in the area. The signs shall be installed prior to occupancy clearance for the Grove and Valley View neighborhoods
 - (f) Neighborhood Conditions, Covenants, and Restrictions shall prohibit off-leash activity for pets within open space areas and trails.

Plan Requirements: The applicant shall submit the necessary funds for the EQAP program, biologist prior to map recordation. **Timing:** After clearing and/or grading have been started, the EQAP biologist shall submit a report detailing the results of any capture and relocation efforts.

MONITORING: The EQAP biologist, shall be responsible for monitoring activities, and shall produce a final monitoring report for the County.

Land Use

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.

Noise

5. **NOI-2.1** A Truth-in-Sales notice, describing potential nuisance noise from ongoing oil operations and aircraft overflight, shall be required for all new homes within the Rice Ranch Specific Plan. **Plan Requirements:** Notice shall be provided to all potential home buyers. **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 on a separate information sheet with the final map. **MONITORING:** P&D shall ensure that the notice is prepared and circulated during home sales.

Public Services

6. **PS-3.1.1** Prior to recordation of the final tract map, a Can-and-Will-Serve letter from the Laguna County Sanitation District shall be submitted by the applicant to P&D which specifies that: 1) The project's wastewater shall not cause the LCSD to be unable to meet the RWQCB limits; 2) Adequate treatment and disposal capabilities exist to serve the project; and 3) Existing, or planned and funded, transmission lines have available capacity to serve the project. **Plan Requirements and Timing:** The sewer collection systems as specified in Can-and-Will-Serve letter shall be constructed concurrent with residential construction and shall be in place prior to issuance of the first residential certificate of occupancy. **MONITORING:** P&D compliance monitoring staff shall site inspect for installation prior to Final Building Inspection Clearance.
7. **PS-3.1.2** The project shall be required to use replacement canisters for water softening rather than home salt-based softening units, with such measures included in both proposed CC&Rs and as a condition of project approval and per County Code Section 29-26.1. **Plan Requirements and Timing:** P&D shall review proposed CC&Rs prior to map recordation to ensure compliance with these requirements. **MONITORING:** P&D compliance monitoring staff shall site inspect for installation prior to Final Building Inspection Clearance.

Recreation

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 constructed 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 the occupancy clearance for the residential unit that completes the first half of the 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

9. **REC-1.8** Rice Ranch Communities, LLC, or its successor in interest, shall offer for dedication to the County public easements for multiple use trails that would link development on the site with the proposed trail network for southeast Orcutt. The offer to dedicate trail easements is necessary where the trail system crosses over private land. New trail easements shall be aligned with existing dirt roads/trails to the greatest extent possible. Development on sites with identified trail corridors shall include, where appropriate, the construction and assurance of the fitness of designated trails for two years, at which time the County Parks Division would assume maintenance responsibility. Where immediate construction is not required, a construction bond shall be required. **Plan Requirements:** Prior to map recordation: (1) the applicant shall submit trail system plans, including specific alignment and landscaping, fencing, and signage, and maintenance funding/responsibility, for review and approval by P&D and Parks Division of CSD; (2) the offer for dedication for all trails that cross over private land shall be submitted for P&D, Parks Division of CSD, and County Counsel review and approval. Trail development shall comply with the Trail Siting Guidelines as set forth in the Orcutt Multiple Use Trails Plan. **Timing:** The neighborhood trail system shall be constructed prior to the issuance of Zoning Clearances for the first residential structure in that particular neighborhood, or as modified by P&D to reflect the timing of construction. **MONITORING:** Park Division staff shall site inspect to verify trail installation per requirements, and annually monitor trail maintenance.

Risk of Upset/Hazardous Materials

10. **HAZ-1a.2** Full disclosure of the previous use of the site as an oil field shall be recorded as a Notice to Property Owner for all potential homebuyers. The Notice to Property Owner shall include the well location, verification of abandonment by DOGGR, and a description of required setbacks from the well. **Plan Requirements:** The Notice to Property Owner shall be recorded at the time of map recordation **Timing:** The wording of the Notice to Property Owner shall be reviewed and approved by P&D prior to map recordation for each phase of development. **MONITORING:** P&D shall confirm such recordation of the Notice to Property Owner.
11. **HAZ-1d** The following shall be implemented for residential development located in the Valley View and Pine Creek neighborhoods:
- a. Signs shall be posted indicating that the Orcutt Hill road is used for transportation of hazardous substances and petroleum products to and from the oil field.
 - b. Potential home buyers in the Pine Creek and Valley View neighborhoods shall be informed that transportation of petroleum related substances will continue on the adjacent Orcutt Hill access road. The following buyer notification shall be included for all lots the Pine Creek, and Valley View neighborhood: *"This property is located adjacent to Orcutt Hill Road which is utilized for transportation of petroleum related substances."* This notification would apply to all homes within the Pine Creek and Valley View neighborhoods.
- Timing:** Signs shall be installed prior to Zoning Clearance for the first residential structures in the Pine Creek multi-family and Valley View neighborhoods. The applicant shall submit the buyer notification to Planning and Development for approval prior to

recordation. The buyer notification shall be recorded with the final map for the Pine Creek and Valley View neighborhoods.

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

Transportation

12. **TRANS-1.2** Class II and III bike lanes and routes shall be established in accordance with the specific plan and tentative tract map. Bicycle paths and bicycle lanes shall meet County design standards for width, surfacing, markings, and signage. **Plan Requirements:** Prior to final map recordation of each neighborhood, final bike lane specifications shall be reviewed and approved by P&D and Public Works Roads Division to ensure consistency with the Specific Plan. **Timing:** Bike lane construction and marking shall be implemented concurrent with road construction. **MONITORING:** P&D compliance monitoring staff shall field verify installation as to plan.
13. **TRANS-1.3** The applicant shall provide their fair share contribution toward regional transit needs through the provision of a bus stop/bench facilities or payment of an in-lieu fee for the bus stop/bench facilities to not impact the Santa Maria Area Transit (SMAT) below current operating levels. In-lieu fees shall be based on current fees/ cost for bus stop facilities in effect at the time they are due as determined by P&D in consultation with the SMAT. **Plan Requirements:** Prior to map recordation of each neighborhood, the applicant shall submit an agreement for provisions of transit mitigation, as determined by P&D in consultation with SMAT. **Timing:** The applicant shall provide agreed to transit mitigation as follows: facilities shall be constructed prior to prior to Final Building Inspection Clearance, by neighborhood; or fees shall be paid prior to each neighborhood final map recordation. **MONITORING:** P&D shall field verify installation as to plan.
14. **TRANS-5.1.** Developer shall engineer and construct all portions of the Stillwell Road extension that lie within its approved map boundaries to the Public Works Department public road standards. **Plan Requirements and Timing:** Prior to final map recordation for the Grove or the Meadow neighborhoods, the applicant shall post a performance security acceptable to the Road Division and P&D; and shall complete the road construction prior to occupancy of the first residence in the Grove neighborhood. **MONITORING:** P&D shall verify that the performance security is posted and road is constructed.

III. CONDITIONS UNIQUE TO TENTATIVE TRACT MAP 14,805

15. **Map-01 Maps-Info.** Prior to recordation of the tentative map and subject to P&D approval as to form and content, the Owner/Applicant shall include all of the mitigation measures, conditions, agreements and specific plans associated with or required by this project approval on a separate informational sheet(s) to be recorded with the Final Map. All applicable conditions and mitigation measures of the project shall be printed on grading and/or building plans and shall be graphically illustrated where feasible.
16. **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.

17. **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.
18. **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.
19. **Map-06 Title to Common Space.** Title to the common private open space areas and recreational facilities 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.
20. **Map-07 CCR Maintenance.** The Applicant shall record Codes Covenants and Restrictions (CC&Rs) which provide for shared maintenance responsibilities by all owners for the
 1. Retention basin and appurtenant landscaping, fencing and access;
 2. Common area landscaping / irrigation;
 3. Manufactured slope areas in the private open space;
 4. Storm Water Quality Management Plan components.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;
 - d. Restrictions on water softeners;
 - e. Any Air Quality Green House Gas requirements.The CC&R language is subject to approvals from P&D and County Counsel. In addition, the Owner/Applicant shall record a buyer notification that reads as follows: "IMPORTANT: BUYER NOTIFICATION: The Home Owners Association shall obtain County approval for amendments to any CC&R provision related to project requirements. All owners shall maintain property in compliance with all conditions of approval for the project."
21. **Map-08 Water and Sewer Connections.** If, prior to the Board action to approve the recording of the Final Map, the water or sewer entities in which the proposed subdivision is located declares its inability to permit new water or sewer connections and has so notified the County or is operating under a connection ban by the California Water Quality Control Board Central Coast Region, the subdivider shall submit to the County Surveyor an "exemption letter" from the appropriate water or sewer entity stating that the lots in the subdivision have been granted or qualify for an exemption from the entity's or Water Board's prohibition on new service connections, subject to the rules, regulations,

resolutions, and ordinances of the entity under which the exemption was granted, or letters from the County Health Department and P&D Building & Safety stating that the lots in the subdivision will be served by an approved potable source of water and an approved private sewage disposal system.

22. **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.
23. **Map-11 Electrical Utilities.** Electrical utilities shall be installed underground.
24. **NPDES-17 Storm Water Retention-Residential Project.** The Owner/Applicant shall specify the following in the CC&R's and shall separately record a buyer notification that reads as follows: "IMPORTANT: BUYER NOTIFICATION: Long-term maintenance and proof of inspections of the biofiltration system shall be the responsibility of the owner. Biofiltration system maintenance is required for the life of the project and transfer of this responsibility is required for any subsequent sale of the property. The condition of transfer shall include a provision that the property owners conduct maintenance inspection at least once/year, retain proof of inspections, submit proof to the County upon request and allow the County access to the property to inspect to ensure compliance." **Timing:** The Owner/Applicant shall complete the required recordation prior to final map clearance.
25. 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 County determined the amount of the in-lieu fees based on the fees in effect at the time the application was deemed complete for a 530 unit project in the Santa Maria Housing Market Area. The in-lieu fees total \$1,645,650.00 as shown in the following table:

Income Level	Requirement	Number Units Required	In-Lieu Fees Per Unit	In Lieu Fees Per Income Level
Very Low	2.5%	13.25	\$62,100	\$822,825
Low	2.5%	13.25	\$62,100	\$822, 825
Moderate	0%	0.0	0	0
Workforce	0%	0.0	0	0
Total	0%	26.50		\$1,645,650.00

TIMING: To date 195 building permits for market rate units have been issued for the project. The in lieu fee total for the 195 constructed units is 605,475.00. The owner/applicant will be required to pay in-lieu fees for these 195 units within 30 days of project approval per the Development Agreement. For all subsequent phased development, the Owner/Applicant shall pay the applicable in-lieu fees for each portion of the project to the County's Community Services Department prior to map recordation for that phase of the project. The amount of the in-lieu fee payment shall be calculated based on the percentage of homes constructed in that phase relative to the total units 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.

IV. COUNTY RULES AND REGULATIONS

26. **Rules-01 Effective Date-Not Appealable to CCC.** This General Plan Amendment, Rezone, the Development Plans and 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].
27. **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.
28. **Rules-04 Additional Approvals Required.** Approval of this Vesting Tract Map and Development Plan are subject to the Board of Supervisors approving the required Rezone and General Plan Amendments.
29. **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.
30. **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.
31. **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.
32. **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.
33. **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.
34. **Rules-29 Other Dept Conditions.** Compliance with Departmental/Division letters required as follows:
 - a. Air Pollution Control District dated March 24, 2014;

- b. Fire Department dated November 3, 2014;
- c. Flood Control Water Agency dated March 20, 2014;
- d. Parks Department dated June 30, 2015;
- e. Transportation Division dated July 7, 2015;
- f. Project Clean Water dated March 20, 2014;
- g. Laguna County Sanitation District dated June 15, 2015;
- h. County Surveyor's Office dated March 27, 2014.

35. **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.
36. **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.
37. **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 the Addendum to the Final Supplemental Environmental Impact Report 03-EIR-05;
 - d. Contact P&D compliance staff at least two weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting to be led by P&D Compliance Monitoring staff and attended by all parties deemed necessary by P&D, including the permit issuing planner, grading and/or building inspectors, other

agency staff, and key construction personnel: contractors, sub-contractors and contracted monitors among others.

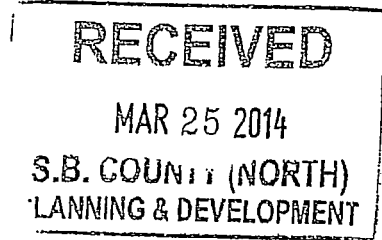
38. **Special Condition - Final Supplemental Water Delivery Contract.** Based on a finding by the Court of Appeal in *City of Santa Maria, et al v. Richard E. Adam, et al.* (2012) 211 Cal. App. 4th 266, the Court determined that the Santa Maria Groundwater Basin is not currently in overdraft. Upon a finding by a Court of competent jurisdiction that the Santa Maria Groundwater Basin is in overdraft, prior to map recordation, the Owner/Applicant shall submit a can and will serve letter and final contract from the Golden State Water District indicating: 1) The Owner/Applicant has purchased a total of at least 350-acre feet of supplemental water, and 2) Compliance with OCP Policies WAT-O2, WAT-O5 and OCP Development standards WAT-O-2.1 and WAT-O-2.3. Such compliance must demonstrate that this project in conjunction with other projects that have received final Can and Will Serve Letters from, or made contractual arrangements with, Golden State Water Company does not exceed the Golden State Water Company safe yield purchased from the State Water Project and from the City of Santa Maria.
39. Prior to recordation of the map, the Land Exchange Agreement shall be approved and executed by the County, the Land Exchange shall be completed according to the terms of the Real Property Exchange Agreement, and all related documents to the Land Exchange shall be recorded.



Santa Barbara County
Air Pollution Control District

March 24, 2014

John Zorovich
Santa Barbara County
Planning and Development
624 W. Foster Road
Santa Maria, CA 93455



Re: APCD Comments on Rice Ranch Specific Plan
14SPP-00000-00001, 14GPA-00000-00006, 14TRM-00000-00001, 14DVP-00000-00004,
14CUP-00000-00005, 14CUP-00000-00006

Dear Mr. Zorovich:

The Air Pollution Control District (APCD) has reviewed the referenced cases. The project consists of several revisions to the Rice Ranch Specific Plan Areas. The Specific Plan was originally approved in 2003 with a maximum of 725 dwelling units reviewed in the EIR and distributed among several neighborhoods with a total area of 582 acres. Since the original approval, the neighborhoods known as The Oaks and Pine Creek Single-Family Dwelling Community have been recorded and are currently under construction. Revisions are proposed to the specific plan neighborhoods, changing the composition of residential unit types and decreasing the total number of dwelling units to 717. Total residential acreage is changed from 192 acres to 187 acres. Total open space acreage is revised from 376 acres of open space, including 33 acres of parks, to 359 acres of open space including 30.5 acres of public and private recreation areas. A private clubhouse facility will also be added to the project. Other changes proposed in response to County agency input include designating future streets, parks, and areas with manufactured slopes as private and maintained by the homeowner association (HOA). The project will incorporate the current inclusionary housing ordinance by paying in-lieu fees for affordable housing. The subject property, composed of multiple parcels totaling 559 acres, is zoned PRD and is located along Bradley Road in the unincorporated community of Orcutt. The changes to each neighborhood as detailed in the revised specific plan are summarized below.

Valley View: The Valley View neighborhood as approved in 2003 included 140 single-family residences and a 2.8-acre neighborhood park. The proposed project is to increase the unit count to 184 single-family residences. The park component is also revised to include open space, a private park and a drainage basin.

Pine Creek Multi-Family: The Pine Creek Multi-Family neighborhood as approved in 2003 included 140 condominium units in multi-family buildings of three to five units. The proposed project is to replace the approved 140 units with 118 multi-family units.

The Meadow SFD and Duplex: The Meadow SFD neighborhood as approved in 2003 included 90 single-family residences and a 3.0-acre neighborhood park. The Meadow Duplex neighborhood as approved in 2003 included 72 townhomes in 3-unit multi-family buildings. The proposed project is to delete the multi-family units and construct a total of 146 single family dwelling units on a total of 39 acres.

Louis D. Van Mullem, Jr. • Air Pollution Control Officer

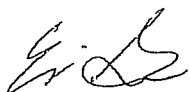
The Grove, 11DVP-00000-00008: The Grove neighborhood as approved in 2003 included up to 22 single-family residences, 47 condominiums units in multi-family buildings of 2 to 3 units, and a 1.3-acre neighborhood park. The proposed project is to delete the condominium units and the neighborhood park, and increase the number of single-family dwellings from 22 to 74 units. The neighborhood park is also proposed to be changed to a 1.0-acre private park with a clubhouse facility. The residential lots in the Valley View and Grove neighborhoods have been redesigned to include manufactured slopes per direction from the Parks Department, resulting in a reduction of public open space. The school site will be relocated to The Oaks neighborhood.

Air Pollution Control District staff offers the following suggested permit 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 brake-horsepower or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or APCD permits prior to operation. Construction engines with PERP certificates are exempt from APCD permit, provided they will be on-site for less than 12 months.
4. 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)
5. Asphalt paving activities shall comply with APCD Rule 329, *Cutback and Emulsified Asphalt Paving Materials*.

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 961-8893 or via email at edg@sbcapcd.org.

Sincerely,



Eric Gage,
Air Quality Specialist
Technology and Environmental Assessment Division

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

cc: Frances Romero
Project File
TEA Chron File



ATTACHMENT A
FUGITIVE DUST CONTROL MEASURES

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

- During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
- Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
- If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
- Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.
- After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading 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.

RECEIVED

NOV 03 2014

S.B. COUNTY (NORTH)
PLANNING & DEVELOPMENT

Memorandum



DATE: November 3, 2014

TO: John Zorovich
Planning and Development
Santa Maria

FROM: Dwight Pepin, Captain (W)
Fire Department

SUBJECT: APN: 101-380-001 ...
Permit: 14SPP-00001, 14GPA-00006, 14DVP-00004, 14CUP-00005, 14TRM-00001
Site: Bradley Road, Santa Maria
Project: Rice Ranch

*This Condition Memorandum Supersedes the
Previous Condition Memorandum Dated September 2, 2014*

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

THE FOLLOWING CONDITIONS ARE FOR SPECIFIC PLAN, GENERAL PLAN AND DEVELOPMENT PLAN

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

1. Fire Protection Certificates will be required.
2. Road names shall be required for this project.
3. Minimum access road widths of 24 feet assume no parking on either side of the roadway. Minimum access road width with parking on one side is 28 feet, curb face to curb face. Minimum access road width for parking on both sides of road is 36 feet, curb face to curb face..
4. Street signs shall be installed.
 - The county road signs shall be brown with white letters.
 - The private road signs shall be blue with white letters.
 - Reference Santa Barbara County Engineering Design Standards, Standard Details 6-060.

5. Temporary address posting is required during construction. Inspections will not be completed without temporary address posted.
6. New fire hydrants shall be installed, number and locations to be determined.
 - The fire department shall have on file a set of approved fire hydrant plans prior to any work being started.
 - Fire hydrants shall be located per fire department specifications and shall flow 750 gallons per minute at a 20 psi residual pressure.
 - For a water purveyor's or private water system, location for fire hydrants shall be approved by the fire department.
 - Fire hydrants shall consist of one 4-inch outlet and two 2-1/2-inch outlets.
 - 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. Signs indicating "Fire Lane – No Stopping" shall be placed every 150 feet as required by the fire department. Refer to current adopted California Fire Code.
8. Portable fire extinguishers are required and shall be in accordance with the current adopted Santa Barbara County Code Chapter 15.
9. An automatic fire sprinkler system shall be installed.
 - 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. An automatic fire or emergency alarm system shall be installed as required by the fire department.

- Automatic fire or emergency alarm system plans shall be approved by the fire department.
- Alarm panel locations and annunciator graphics shall be approved by fire department prior to installation.

11. Recorded addressing is required by the fire department.

12. Address numbers shall be a minimum height of four inches for residential units and 12 inches for buildings with multiple residential units.

- Address number locations 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.

13. Access way entrance gates shall conform to fire department requirements.

14. When access ways are gated, a fire department approved locking system shall be installed.

15. A Knox Box entry system shall be installed for the community center building.

16. The applicant will be required to pay development impact fees. In accordance with Chapter 15 of the Santa Barbara County Code, the fee shall be computed per square foot on each new building, including non-habitable spaces, paid for the purpose of mitigating the incremental increase in needs for emergency services generated by the development.

Estimated fees:

\$.59 per square foot for single family housing

\$.75 per square foot for other residential housing

Development impact fees are collected at the current rate at time of payment.

Final occupancy clearance inspection will not be scheduled unless fees have been paid.

NO CONDITIONS FOR CONDITIONAL USE PERMIT

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

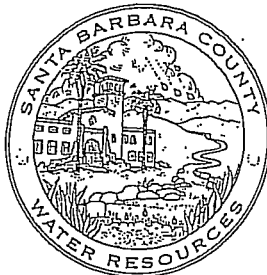
THE FOLLOWING CONDITION IS FOR
TRACT MAP RECORDATION

17. The tract map shall be recorded per Vesting Tentative Tract Map dated October 2014, received October 14, 2014.

These conditions apply to the projects 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 805-686-8178 or 805-681-5523.

DP:mkb



RECEIVED

MAR 25 2014

S.B. COUNTY
PLANNING & DEVELOPMENT

Santa Barbara County Public Works Department
Flood Control & Water Agency

March 20, 2014

John Zorovich, Planner
County of Santa Barbara
Planning & Development Department
624 W. Foster Road
Santa Maria, CA 93455

RECEIVED

MAR 27 2014

S.B. COUNTY (NORTH)
PLANNING & DEVELOPMENT

Re: 14CUP-00000-00005; Rice Ranch Community Major CUP – Clubhouse
14CUP-00000-00006; Rice Ranch Community Minor CUP – Walls
14TRM-00000-00001; Rice Ranch Community Vesting Tentative Tract Map
14ORD-00000-00004; Rice Ranch Community Development Agreement
14SPP-00000-00001; Rice Ranch Community Specific Plan
14GPA-00000-00006; Rice Ranch Community General Plan Amendment
14DVP-00000-00004; Rice Ranch Community Phased Development Plan
APN: 101-380-001, -002, -003; 101-390-001, -002, -007; 101-400-001, -002, -003;
Orcutt

Dear Mr. Zorovich:

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. Prior to Final Map Recordation/Zoning Clearance

- a. Any development near a watercourse shall be designed in compliance with the floodplain management requirements and setback requirements described in Chapters 15A and 15B of the Santa Barbara County Code.

G:\WaterResources\Flood Control\Engineering\Development\DREV\Cases\2014\14TRM-00000-00001_Rice Ranch\Condition Letter\14TRM0000000001cnd.doc

- b. The applicant shall submit all improvement plans, grading and drainage plans, drainage studies, landscape plans and Final Map to the District for review and approval.
- c. An updated drainage study shall be provided, and shall include the following:
 - i. Detention basins, designed to hold a volume not less than 0.07 ac-ft/ac for residential developments, and to discharge water at a maximum rate of 0.07 cfs/ac for the 25-year storm event. This shall be accomplished through the use of onsite basins or by connecting to existing regional basins "B" or "D" as identified in the Orcutt Community Plan.
 - ii. An overall site exhibit that identifies the detention basin to which each of the revised neighborhoods will drain.
 - iii. An analysis to determine if the regional detention basins, as designed with the previously approved project, are adequately sized to accommodate the additional proposed development, or if any further improvements are necessary.
- d. 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.
- e. The applicant shall acquire and submit all required data, forms and certifications as described in the Standard Conditions of Approval.
- f. The applicant shall dedicate real property for drainage within the subdivision, and easements on the Final Map or by a separate instrument.
- g. The applicant shall acquire and supply proof of drainage easements for any off-site drainage conveyances.
- h. The applicant shall sign and return the Maintenance Agreement (Subdivider's or Owner's Agreement).
- i. The applicant shall submit a copy of the project's Conditions, Covenants & Restrictions for the Homeowners' Association to the District for review and approval.
- j. The applicant shall post surety bonds for drainage improvements in amounts approved by the Public Works Director.
- k. The applicant shall pay the applicable Orcutt Regional Drainage Facility Development Impact Mitigation Fees for any lots that drain to a regional detention basin.
- l. The applicant shall submit to the District electronic drawings in PDF format of the approved Final Map, improvement plans, grading and drainage plans, drainage studies, and landscape plans on a compact disc along with one hard copy of each.


3. 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 a Project Summary Report in PDF format to the District.

- c. The applicant shall submit an Elevation Certificate (FEMA Form 81-31) to the District's Floodplain Manager for all lots located within a Special Flood Hazard Area.

Sincerely,

SANTA BARBARA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

By: 
Mark Luehrs, CFM
Development Review Engineer

Cc: Rice Ranch Community, Trilogy Parkway, Nipomo, CA 93444
Frances Romero, FORMA, 237 Town Center W#156, Santa Maria, CA 93458
Tom Rowe, Penfield & Smith, 210 East Enos Drive, Santa Maria, CA 93454
Bianca Koenig, Wallace Group, 612 Clarion Court, San Luis Obispo, CA 93401



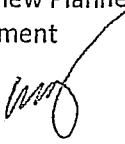
Community Services Department
Connecting People and Progress

George Chapjian, Director, Community Services
 Paddy Langlands, Deputy Director, Parks Division
 Dinah Lockhart, Deputy Director, Housing & Community Development
 Ryder Bailey, Chief Financial Officer, Community Services
 Ginny Brush, Executive Director, Arts Commission
 Angela Hacker, Division Chief, Division of Energy & Sustainability Initiatives



June 30, 2015

TO: John Zorovich, Development Review Planner
 Planning & Development Department

FROM: Claude Garciacelay, Park Planner 

RE: 14TRM-001/TM14,805; 14DVP-004; 14SPP-001; 15RZN-008
 Rice Ranch Development
 APN: 101-380-001, -2, -3; 101-390-001, -2; 101-390-007
 101-400-001, -2, -3; 101-440-029

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

- 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 fee per lot or dwelling unit in the Orcutt Recreational Demand Area is \$4,304.00. Fees for each of the lots/dwelling units are due prior to land use clearance for construction for each phase of development at the Valley View, The Meadows and The Grove neighborhoods. The actual fee shall be based on the fee schedule in effect when payment is made and, fee schedules are subject to adjustment on an annual basis. Please phone this office prior to payment to verify the final fee required. This office will not accept or process a payment prior to project approval by the decision maker.

Fees are payable to the COUNTY OF SANTA BARBARA, and may be paid in person or mailed to: County of Santa Barbara, CSD Parks Division, 123 E. Anapamu Street, 2nd Floor, Santa Barbara CA 93101.

- 2) The applicant shall offer to dedicate to the County those proposed trail easements within the development footprint. These trails are a part of the proposed trail system at Rice Ranch and serve to connect and interconnect the County open space areas. Said dedications shall be offered to the County concurrently with the recordation of the final map for the subdivision and shall be in conformance with the requirements of the County. Parks Division shall review and approve all easement locations prior to recordation.

The developer shall construct the trails to County Standards. Parks Division shall review and approve all proposed trail locations and design proposals. The developer shall construct all trails within the development as well as trails within the County Open Space, including staging and parking areas and other trail amenities (e.g. kiosks, trail markers and way finders, interpretive signs, etc.) as necessary for a functioning trails system as approved by Parks Division. A bond for the construction of the trails and

14TRM-001/TM14,805; 14DVP-004; 14SPP-001; 15RZN-008

Rice Ranch Development

June 30, 2015

Page 2

appurtenances has previously been filed with County P&D. Release of the bond shall not occur prior to Parks Division concurrence of completion of installation and any required maintenance period.

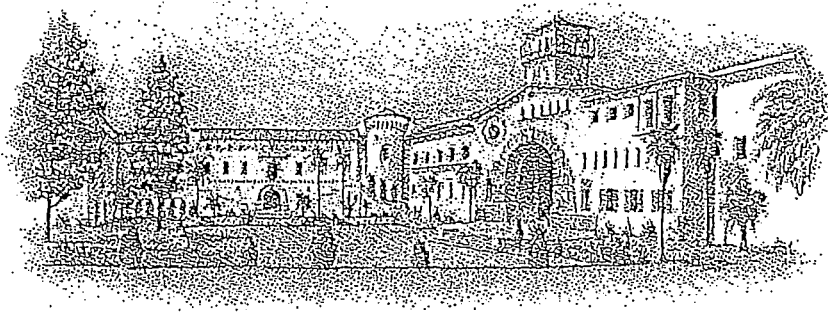
Per Policy KS12-2 of the OCP, one of these trails shall be a historic nature trail that includes educational interpretive signs describing the history of this site and the historic features once found on the site.

The developer shall work with the Parks Division during the construction of the new development to assure continuity of use of the existing trail system by providing for detours around construction or other active safety measures during construction to safely provide continued access for the recreating public until such a time that the final location and development of the trails is approved as complete by Parks Division.

3) County Parks Division and County Real Estate Services shall review and approve the final map prior to recordation. The County shall ensure that all adjustments and exchange of lands between the lots owned by the developer and by County conform to previously agreed upon locations and areas of land and that the form and execution of the exchange accomplishes the needs of all parties.

C: Owner:
Rice Ranch Ventures, LLC
Andrew Daymude, 1640 Trilogy Parkway, Nipomo CA 93444
Agent:
FORMA
Frances Romero, 237 Town Center West #272, Santa Maria CA 93458

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



July 07, 2015

TO: John Zorovich, Planner
Development Review

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

SUBJECT: Rice Ranch Specific Plan (Key Site 12)
Conditions of Approval Rev 1 (5 pages)
Standard Conditions for Tentative Tract Map Approval (4 pages)
14SPP-00000-00001; 14GPA-00000-00006; 14ORD-00000-00004; 14TRM-00000-00001;
14DVP-00000-00004; 14CUP-00000-00005; 14CUP-00000-00006
APN: 101-380-001, -002, -003; 101-390-001, -002, -003; 101-390-007; 101-440-029 / Orcutt

Traffic Mitigation Fees

1. Pursuant to Ordinance No. 4270 regarding Transportation Impact Fees, the applicant will be required to pay a fee for each new peak hour trip, for the purpose of funding transportation facilities within the Orcutt planning area of the County.

Based on the current fee schedule, the total estimated fee for the proposed project is \$1,990,610 (364 new single-family residential units * (\$3,633/unit + \$379/EDU (Landscaped Median Fee) + \$328/EDU (Bikeway Fee) + (166 Condominiums * (\$1,994/unit + \$258/EDU (Landscaped Median Fee) + \$223/EDU (Bikeway Fee))). Fees are due prior to occupancy clearance for each unit 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.

Standard Conditions of Approval

2. Prior to recordation of the Final Map, the applicant shall comply with all Standard Conditions for Tentative Tract Map Approval, dated January 1991, as attached or the most current, adopted version available.

Sight Distance

3. Prior to land use permit issuance, 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.

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.

Driveways/Drive Aisles

4. Prior to recordation of the Final Map, the developer shall design, and prior to occupancy 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 all necessary pavement or cross gutters to match adjacent improvements as required by the Department of Public Works Traffic Section.

Street Sections/Pavement Traffic Index

5. Prior to recordation of the Final Map, the developer shall design, and prior to occupancy, the developer shall construct pavement for all roadwork 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.

5. Prior to recordation of the Final Map, perpetual maintenance of all required roadways shall be secured through arrangements acceptable to the County by the creation of an endowment fund, private assessment district, or Homeowner's Association. The project Engineer shall provide a report establishing the cost of this maintenance which is acceptable to both the Public Works and Planning & Development Departments. Maintenance must include the following:
 - a) Pavement Maintenance (according to the County Pavement Management System),
 - b) Maintenance of any concrete improvements, drainage improvements, slopes, etc.,
 - c) Maintenance of all signs, striping and legends, and
 - d) Liability and Claims insurance.

7. Prior to recordation of the Final Map, the applicant shall engineer and post a surety, acceptable to County Counsel, for the construction/repair of standard half width frontage improvements (concrete curb, gutter, ADA acceptable walking path and up to 18 feet of matching asphalt paving) for all proposed roads (public and private) 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.

* Per County Resolution No. 76-428, Road Standards, sidewalks will not be required for lots with an average net size of greater than 14,500 square feet.

Encroachment/Excavation Permit

8. Prior to land use permit issuance, 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 Pubic 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

9. Prior to land use permit issuance, 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.
10. Prior to land use permit issuance, traffic circulation and control onsite shall meet the approval of the Department of Public Works Traffic Section.
11. 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.
12. Prior to land use permit issuance, A Construction Traffic Management Plan (CTMP) shall be required to minimize construction impacts on motorists, pedestrians and bicyclists during the construction period. The CTMP shall include a designated haul route for soil import/export, the anticipated maximum number of truck trips as well as traffic control features deemed appropriate by County Public Works, Transportation staff (as outlined, but not limited to those features identified in condition #9).

Street Lights

13. Prior to recordation of the Final Map, the applicant must apply for annexation of the tract into the applicable County Service Area and pay all fee's and costs for advertising public hearings in connection therewith.
14. 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 the Commercial Road Standards as follows:

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-06 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 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

15. 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 Fee's.

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,

 7/07/2015

William T. Robertson

Date

cc: 14SPP-00000-00001; 14GPA-00000-00006; 14ORD-00000-00004; 14TRM-00000-00001; 14DVP-00000-00004; 14CUP-00000-00005; 14CUP-00000-00006
Chris Sneddon, Transportation Manager, County of Santa Barbara, Public Works Department
F:\Group\Transportation\Traffic\Transportation Planning\Development Review\Orcutt\Rice Ranch Tract Map 14TRM-Cond.doc

COUNTY OF SANTA BARBARA



DEPARTMENT OF PUBLIC WORKS

Standard Conditions for Tentative Tract Map 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 this project will be cleaned to allow Public Works Department Inspectors to check for damage to curbs, gutters, or sidewalks caused by construction traffic. Any damage will 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 and fees required for materials retesting.
32. The Developer may be required by the Public Works Department to overlay *or chip seal a road, as determined by the Public Works Department*, after construction work has been completed if it is determined by the County that local patching is insufficient to mitigate project related construction and utility trenching damage.
33. Subdivider shall submit a Grading Plan acceptable to the Public Works Department for all streets and building pads prior to submitting the Final Map for approval. The Grading Plan shall show all lots draining to the street on which they front unless otherwise approved by the Public Works Department. The Grading Plan shall also show method and degree of compaction and proposed method of stabilizing exposed slopes. Subdivider shall plant and maintain all cut and fill slopes and maintenance shall be continued until the lot is occupied.
34. A preliminary Soils Report of the area, prepared by a Civil Engineer experienced in soil mechanics and slope stability, and registered in the State of California, will be required prior to the issuance of Grading Permits. The report shall include data

regarding the distribution, stability and expansive nature of existing 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, liter, and other construction waste generated by this development shall be removed from the site or adjacent property. Occupancy clearance of any building will be denied until debris removal is acceptable to the Public Works

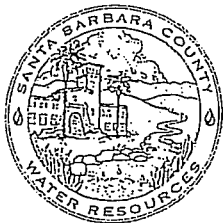
42. Since certain areas of Santa Barbara County are prone to accelerated seasonal erosion by either wind or water, and acceptable Erosion Control Plan, with timing, may be required with the project Grading Plan.

43. Any tract which is to be graded out (mass graded) and developed as a Phased Build-Out will require a detailed engineered Erosion Control Plan which will apply to all graded areas which are not built out. This plan shall be maintained until the respective tract phases are built out. *This condition shall also apply to Lot Sale Subdivisions.*

44. *On lot sale subdivisions, no building permits shall be issued for any lot until all required utilities, rough grading, drainage facilities, and street improvements have been completed, unless otherwise approved by the Director of Public Works. This condition must be shown on the Final Map, along with the time allowed by the Subdividers Contract for the developer to complete said improvements.*

45. *Prior to issuance of any road construction and/or grading permits, the applicant shall verify to the Department of Public Works, in writing, that a registered civil engineer has been retained to act as the Engineer of Record during construction and testing operations. This engineer shall be responsible for any and all observation during construction, which he deems necessary to certify those aspects of construction requiring certification pursuant to these conditions. Where possible, the engineer whose signature and stamp appear on the tract plans should be retained as the Engineer of Record.*

46. *Regardless of all review and/or acceptance of tract plans, specifications, calculations, and reports by Public Works or other County departments, the registered civil engineer whose signature and stamp appear on the tract grading and road improvement plans is responsible for the accuracy and integrity of the design and base information relating to the plans and calculations. Design conflicts which arise during construction may result in work being stopped until discrepancies are resolved.*



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 20, 2014

John Zorovich
Santa Barbara County Planning & Development
County of Santa Barbara
624 W. Foster Road Suite C
Santa Maria, CA 93455

Re: 14DVP-00000-00004 Rice Ranch Community Development Plan
14SPP -00000-00001 Rice Ranch Specific Plan
14GPA-00000-00001 Rice Ranch General Plan Amendment
14TRM-00000-00001 Rice Ranch Tract Map
14CUP-00000-00005, 00006 Rice Ranch CUP
101-380-001,-002,-003; 101-390-001,002,007; 101-400-001,002,003

Dear Mr. Zorovich,

The above referenced project is subject to the County of Santa Barbara's Standard Conditions for Project Plan Approval – Water Quality Best Management Practices (BMPs). The conditions apply because the project is > 1.0 acre or 10 housing units. See attached Standard Conditions for development criteria.

One portion of the development, called the "Groves", is located in the County's NPDES permit area and is therefore subject to the stormwater Post-Construction Requirements of the State Water Resources Control Board [R3-2012-00025]. The conditions apply because the project is 2,500 square feet or more of new impervious. See the County of Santa Barbara's Stormwater Technical Guide for development criteria (www.SBProjectCleanWater.org).

The following provisions apply to this application:

1. For application completeness, the applicant shall submit information identifying how runoff is managed for the two separate stormwater requirements. The applicant must submit either a Stormwater Control Plan consistent with the County's Stormwater Technical Guide, or a revised Drainage Analysis showing how the development will comply with the stormwater requirements.
2. Prior to issuance of 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 Stormwater Control Plan(s) and

associated grading and drainage plans, landscape plans, and architectural plans, or stormwater plan sheet with all referenced features from the Stormwater Control Plan.

At a minimum, the Stormwater Control Plan for the Groves shall follow the County's Stormwater Technical Guide as a Tier 3 project. If the Stormwater Control Plan combines analysis with the entire site, then the other neighborhoods only need to follow the criteria outlined in the attached Standard Conditions (or Tier 2 project). Relevant details on the location and function of site design and stormwater treatment measures shall be shown. At a minimum, the submittal(s) must:

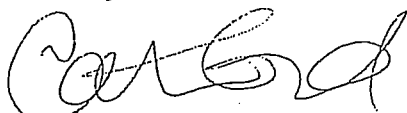
- a. Show the locations and size of all impervious surfaces and their drainage management areas,
- b. Demonstrate how the areas comply with the conditions by managing runoff from the design storm, as appropriate, and
- c. Include a long-term maintenance plan appropriate for the proposed stormwater control measures.

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. The maintenance agreement must identify the party responsible for maintenance of all required storm water control measures, assure perpetual maintenance of the facilities, and provide annual certification of maintenance. The maintenance agreement will be recorded and retained as a covenant running with the land.

4. Prior to issuance of Final Grading, or at appropriate construction completion for each phase prior to occupancy, all water quality improvements required as part of the above conditions shall be installed and functioning in accordance with the approved plans, and certified by the Registered Civil Engineer. 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.

Note that the applicant will be required to pay the current plan check fee deposit at the time the Stormwater Control Plan(s) is submitted for review and approval. The plan check fee is payable to County of Santa Barbara Project Clean Water and can be submitted along with the plans to Water Resources Division, Public Works, 123 E. Anapamu St. Santa Barbara, CA 93101.

Sincerely,



Cathleen Garnand
Civil Engineering Associate

Attachment Standard Conditions

cc: John Scardino, Rice Ranch Ventures, 31200 Via Colinas Suite 200 Westlake Village CA 91362
Francis Romero FORMA 237 Town Center West #156 Santa Maria CA 93458
Tom Rowe, Penfield & Smith 210 E. Enos Drive Santa Maria, CA 93454

Memorandum

Date: June 15, 2015

To: John Zorovich- Planning and Development

From: Martin Wilder - Laguna County Sanitation District *Marty*

Subject: Key Site 12; Proposed Vesting Tentative Tract Map for Rice Ranch Neighborhoods Valley View, Pine Creek (multi-family), Meadows (north and south), Groves (Tract Map 14,805)

Copy: Paul Jenzen, EHS
Frances Romero, Forma
Buddy Hain, Stantec
File: Key Site 12 (File 3)



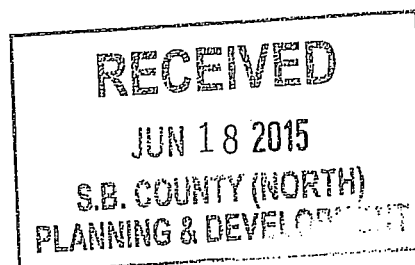
This memo is to indicate the intent of the Laguna County Sanitation District to provide sewer services for the development associated with proposed Vesting Tentative Tract Map and Development Plan (Tract Map 14,805).

Standard conditions that would apply include a prohibition on the use of salt load water softeners (canister only), the use of backwater valves on all sewer laterals, and the use of grease control fixtures for any commercial food service facility.

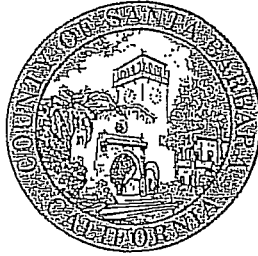
Fees due at map recordation will include plan check, permit, inspection and trunk line fees. Signed public improvement plans and any easements or rights of way are also required at this time.

The whole of Key Site 12 was annexed to the Laguna County Sanitation District on June 27, 2007. Therefore annexation to the district is not required.

Connection fees (plant buy-in fees) will be due at structure occupancy.



COUNTY OF SANTA BARBARA
PUBLIC WORKS DEPARTMENT
123 E. Anapamu Street
Santa Barbara, California 93101
805\568-3000 • FAX 805\568-3019



SCOTT D. MCGOLPIN
Director

March 27, 2014

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

RE: Tentative Tract Map No. 14,805 (14TRM-00000-00001)

Owner : Rice Ranch Ventures, LLC
Rice Ranch Community, LLC
County of Santa Barbara

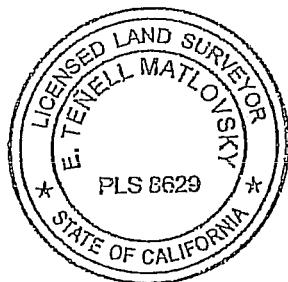
Agent : Frances Romero, FORMA
Address: 237 Town Center W #156
Santa Maria, CA 93458

Requirements of the County Surveyor's Office

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

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

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



Very truly yours,
E. Tenell Matlovsky

Deputy for:
Aleksandar Jevremovic
County Surveyor

T14805_subreview.doc

AA/EEO Employer

ATTACHMENT 10.3: Conditions of Approval

Rice Ranch Final Development Plan

Case No. 14DVP-0000-00004

Date: December 15, 2015

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 "1-20", dated December 15, 2015, 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:

Phased Development Plan (14DVP-00000-00004). The Final Development Plan would provide for future build-out of the remaining 530 of 725 residential units, in four (4) residential neighborhoods (Valley View, Pine Creek, Meadow, and Grove). The Development Plan would be phased to provide for all tract grading, installation of tract roads, public services and utilities, landscaping, private parks & open space, multi-use trail amenities, habitat restoration, onsite retention basins, and the community clubhouse. Major design components included in the Development Plan are listed below and summarized in Table 1. The Pine Creek single family neighborhood and Oaks neighborhood were approved under previous development plans (03DVP-00000-00011 and 03DVP-00000-00012, respectively) and are currently under construction.

Affordable Housing: Rice Ranch would be consistent with the provisions of the Santa Barbara Inclusionary Housing Element and the In Lieu Housing Ordinance to pay fees.

Architecture: Houses would be built in various architectural styles including: Monterey, American Farmhouse, California Ranch, Prairie, Spanish Eclectic, and Craftsman Bungalow. Architectural elements including porches, balconies, and decks are encouraged to provide visual interest and neighborhood attractiveness. Garages are encouraged to be set back from the fronts of homes to enhance streetscape visual interest, and provide a more pedestrian oriented environment. The Clubhouse would be built in a Modern Western architectural style (that would utilize the materials and forms of Western and Craftsman traditions in an open clubhouse theme to complement the various residential architectural styles while blending with the natural environment.

Pine Creek (Central Section): The Pine Creek multi-family neighborhood would provide 114 duplex homes on fee simple lots extending south from Rice Ranch Road, between Lorraine Avenue and Princeton Drive to the north. Maximum height of the multi-family duplex homes would be 35 feet with an average lot size of 3,300 s.f. The neighborhood site is located just north and east of Pine Canyon Creek, the primary natural drainage in the central portion of the specific plan area. Access to the Pine Creek neighborhood would be via Sage Crest Drive, a collector road that connects to Rice Ranch and Bradley roads and Alderwood Street. A 0.2-acre neighborhood park would be located between the single family and duplex components of Pine Creek. Park improvements include a trail connection, bench seating, play structure, turf area, and picnic area.

Meadow (Eastern Section): The Meadow neighborhood features two residential areas sited on 35 acres separated by a natural open space. The southern 6 acre area would provide 52 duplex homes on fee simple lots with an average residential lot size of 3,600 s.f. and a maximum height of 35 feet. Private fire access (secondary access) roads would be gated and locked with a KNOX box to provide EVA access through the County Park parking lot if needed. The northern area features 103 single-family homes on 29 acres, south of Stubblefield Road and east of Bradley Road. Five openings with a minimum of 30 feet would be provided along Stubblefield Road to provide visual relief to further reduce building mass and encourage views to the Solomon Hills. Homes backing up to Stubblefield Road (Lots 299-305, 309-327, 332, 333, 338, and 339) would be limited to single story with a maximum height of 18 feet to complement the existing neighborhood to the north. The average size of these residential lots is 8,200 s.f. The maximum height of the remaining homes would be 30 feet. The Meadow neighborhood includes a 1.0 acre private park, 1.6 acre clubhouse facility and 7.5 acres of private open space.

Grove (Eastern Section): The Grove neighborhood would provide 77 single-family homes in the most level portions of the project area southeast of the terminus of Stubblefield Road and the proposed extension of Sage Crest and will include a gated entry. The average single family lot size in this neighborhood would be 8,500 s.f. The maximum height of the single-family homes would be 30 feet (two-story). Homes located on lots 454-456 and 529, 530 would be limited to single story. Access to the neighborhood would be via a new internal road that would connect to Stubblefield and Sage Crest Drive. Private fire access (secondary access) roads would be provided through two (2) cul de sacs that will have one way gates so as to discourage two-way traffic. The Grove neighborhood includes a 0.8 acre private park and 5.8 acres of private open space.

Valley View (Western Section): The Valley View neighborhood would provide 184 residential units on the western third of the project site, extending south from Rice Ranch Road and west of the old access road and will include a gated entry. The average lot size in this neighborhood would be 10,200 s.f., and the maximum height of the residential units would be 30 feet. Primary access to the neighborhood would be via a new internal road that would connect to Rice Ranch Road. Private fire access (secondary access) roads to the Valley View neighborhood would also be provided from a new internal road to the existing Orcutt Hill Road, an oil field access road located east of the Valley View neighborhood. This extension will be located on Santa Barbara County Parks' property and will have a one-way gate at Orcutt Hill Road to discourage two-way traffic. This neighborhood includes a 5.2 acre private open space area and a 1.0-acre private neighborhood park as well as 9.7 acres of private open space.

**Rice Ranch Specific Plan
Land Use Statistical Summary**

Neighborhoods	Residential			County Open Space (Acres)			Private Open Space (Acres)				Community Facilities (Acres)	Total Acres
	Gross Acres	Density Category	Planned Units	Natural Open Space	Regional Drainage Basin	Orcutt Community Park	Natural Open Space	HOA Area	Private Parks	Drainage Basin	School & Clubhouse	
VALLEY VIEW	58.70	4 DU/Ac.	184	190.3			5.0	8.7	1.0	2.2		266.2
PINE CREEK (SFD)*	12.0	4 DU/Ac.	43	57.0	2.9	25.7		2.1	0.2			113.0
PINE CREEK (DUPLEX)	13.4	9 DU/Ac.	114									
THE OAKS*	38.7	4 DU/Ac.	152	1.2				2.1	1.5	1.2	10.8	55.5
MEADOW NORTH (SFD)	29.1	4 DU/Ac.	103	8.2				7.3	1.0		1.6	53.4
MEADOW SOUTH (DUPLEX)	6.2	9 DU/Ac.	52									
GROVE	21.8	4 DU/Ac.	77	43.9				5.8	0.8			71.5
TOTAL:	179.9	4.0 DU/Ac.	725	300.6	2.9	25.7	5.0	25.2	4.5	3.4	12.4	559.6

*Note: The Oaks and Pine Creek single family neighborhoods are currently under construction.

Landscape Architecture: The Rice Ranch Specific Plan prescribes specific planting guidelines for the community as a whole, adjacent to streets, within parks, and within the neighborhoods. The planting guidelines detail specific plants to be used in order to promote drought tolerance, to shade streets, and to blend with the existing native environment, prohibiting the use of invasive species.

Lighting: The Rice Ranch Specific Plan contains guidelines for street lighting, neighborhood entry lighting, and community facilities lighting. The intent is to provide sufficient lighting for all project areas without impacting the natural open space areas or the dark sky views. Street lighting would provide illumination for motorists and pedestrians but would not intrude into residences or open space areas. Lighting at the neighborhood entries should be sufficient to create a visual gateway and could include lighting of entry monuments.

Neighborhood entry lighting would be limited to the immediate vicinity of the entry and associated directional project signage. Community facilities lighting standards would be subject to a decision at Final Site Plan Review and would be dependent on the type of facilities to be illuminated. No lighting for the trails is proposed. Lighting would be shielded so that it does not intrude into any adjacent open-space areas and motion-sensor lighting may be used as appropriate.

Lot Standards: The minimum setbacks for single family residential units in all neighborhoods are 15' front yard with 20' minimum to the garage door where it faces the street, 10' rear and 5' side yard setbacks. The Pine Creek and Meadow duplex components would have defined building footprints. The minimum setbacks within these two neighborhoods are one foot minimum front yard to the garage door, five foot rear yard, and ten foot side yard.

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.

Project Sustainable Design Features: The proposed project incorporates various project design features that would reduce air pollutant emissions associated with operation of the project. These include: 1) 100 percent use of solar power for electrical energy use; 2) improvements in energy efficiency (achieving the California Energy Commission Title 24 Building Energy Efficiency Standards); 3) water conservation strategies that reduce indoor and outdoor water use by 20 percent and, 4) architectural and site design features to increase building efficiency and encourage pedestrian circulation including pedestrian network improvements and traffic calming measures.

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.
2. Energy Efficiency Improvements. Proposed architectural planning and design would take advantage of energy efficiency, such as natural heating and/or cooling via roof overhangs and window placement, sun and wind exposure, and solar energy opportunities. Residential design would also consider sufficient setbacks and orientation to maximize solar access to all homes.
3. Water Conservation. Indoor water use would be conserved through the following measures:
 - All hot water lines would be insulated.
 - Water pressure would not exceed 50 pounds per square inch (psi). Water pressure greater than 50 psi would be reduced to 50 psi or less by means of a pressure-reducing valve.
 - Recirculating, point-of-use, or on-demand water heaters would be installed.

- Low-flow plumbing fixtures would be used, including 1.6 gallons-per-flush toilets; water-efficient clothes washers and dishwashers would be installed.

Outdoor water use would be reduced by incorporating drought-tolerant trees, shrubs, and groundcovers compatible with the natural surroundings and the community's architectural theme in the Rice Ranch Community Landscape Concept Plan. The plant selection would encourage compatible, non-invasive, climate-suitable and drought-tolerant landscape designs, and plants would be grouped by water needs. Evapotranspiration irrigation controllers would be provided, and private irrigation systems are encouraged to be designed to apply water slowly, allowing plants to be deep soaked and reduce runoff. Water-efficient systems, such as drip or bubblers, are encouraged in all areas needing irrigation except turf irrigation and small ornamental plantings. Efficient use of water from the roof drains for landscape irrigation would also be encouraged. Water efficient systems would comply with the Governor's emergency drought declaration and recent changes to State Model Water Efficient Landscape Ordinance and California Green Building Code.

Specific Plan Open Space Areas: The proposed specific plan includes approximately 367.3 acres of public and private open space that includes 30.2 acres of public and private parks. These open spaces make up approximately 66% of the overall project area. The proposed Specific Plan results in 0.3 acres decrease in development area than the approved 2003 Specific Plan. The adjustments to the open space boundaries would be effectuated through the proposed Large Lot Conveyance Map TM14,818.

Per the Orcutt Community Plan Development Standards for Key Site 12, an Open Space and Habitat Management & Restoration Implementation Plan (OSHRIP) has been prepared and incorporated into the Rice Ranch Specific Plan. The OSHRIP describes how the Rice Ranch project open space is managed during residential development and occupancy. The OSHRIP includes mitigation planting for impacts to oak woodland, central maritime chaparral, native grassland, riparian, and central coastal scrub habitat affected by project development. The major elements of the OSHRIP include the following:

- A project-wide construction management program, including measures to protect sensitive biological resources.
- Detailed habitat restoration plans with prescriptive implementation and performance criteria addressing all habitats requiring mitigation.
- Maintenance plans for weed control and irrigation as well as a monitoring and reporting plan.
- Management strategies to protect resources within and surrounding passive and active recreational areas. This includes discussion of allowable and prohibited uses of open space.

Community Park: The Rice Ranch Specific Plan includes the 25.7-acre Orcutt Community Park already constructed as part of the project.

Private Neighborhood Park Component: As revised, the Rice Ranch Specific Plan also includes five (5) private neighborhood parks that total 4.5 acres. While each park does not meet the 1 acre minimum required by the Orcutt Community Plan and the Specific Plan, they do total 4.5 acres. These parks would be privately owned and maintained by the HOA for the use of Rice Ranch residents, which is also a departure from the original vision of the Orcutt Community Plan.

Recreational Trails: The project includes approximately 7.7 miles of interconnecting multiple use trails that would provide access from the residential development to neighboring foothills as well as the Orcutt regional trail system, as required by OCP Key Site 12 Design Standard KS 12-1. The County Parks Department is proposing 3.0 miles of relocated multi-use (hiking and equestrian) trails within the previously dedicated Specific Plan Open Space area. The 3.0 miles of trails would augment the existing 4.7 miles of public trails already constructed on the project site. Some trail alignments have been modified from those proposed in the OCP to avoid impacts to significant biological habitat.

Private Clubhouse: The proposed clubhouse would be single-story and approximately 5,000 s.f. in size and would be located near the entrance to the community on Sage Crest Drive and Bradley Road. The Clubhouse would serve the residents of the Rice Ranch neighborhoods and would be "a private membership recreational facility" as defined in the Land Use Development Code (LUDC). The clubhouse would include fitness equipment, meeting rooms, restrooms, a kitchen, and storage. The Clubhouse would provide residents with a place for meetings, parties, weddings, cooking classes, summer movies, and other activities of interest. The Clubhouse would be constructed within the first phase of development of the Meadows neighborhood.

Access: Clubhouse access would be limited to residents and guests of Rice Ranch neighborhoods. Membership cards would be needed to enter all recreational facilities.

Clubhouse Hours of Operation: indoor facilities would be available from 6 A.M. to 10 P.M. Outdoor recreational facilities such as play courts would not be illuminated for nighttime use; use would occur during daylight hours. Other outdoor use areas including the pool area with spa, shade pavilion bar-b-que and picnic area will be available until 10 P.M. Outdoor Clubhouse event activity could occur until no later than 10:00 P.M. Outdoor Clubhouse voice microphone amplification would be restricted to no later than 8 P.M. No outdoor Clubhouse event music amplification activity would occur. Indoor Clubhouse activity, including events with amplified music, could also occur until no later than 10 P.M.

Rice Ranch Community Gatherings: The Clubhouse would accommodate only Rice Ranch resident activities. Residents' clubhouse gatherings would be limited to a maximum of 150 attendees. Additional parking for maximum capacity events would be available at the school parking lot to the north on Bradley Road, as well as on the adjacent Sage Crest Drive. Outdoor Clubhouse event activity would occur until 10:00 P.M. Indoor Clubhouse amplified music activity would occur until 10 P.M. Outdoor Clubhouse voice microphone amplification would occur until 8 P.M. No outdoor Clubhouse event music amplification activity would occur.

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 THE ADDENDUM TO 03-EIR-05

Aesthetics/Visual Resources

3. **AES-2.1** To prevent construction and/or employee trash from blowing offsite during construction, covered receptacles shall be provided onsite prior to commencement of grading or construction activities. The applicant or designee shall retain a clean-up crew to ensure that trash and all excess construction debris is collected daily and placed in provided receptacles throughout construction. **Plan Requirements and Timing:** The applicant shall designate and provide to P&D the name and phone number of a contact person(s) to monitor trash/waste and organize a clean-up crew. Additional covered receptacles shall be provided as determined necessary by P&D staff. This requirement shall be noted on final grading plans. Trash control shall occur throughout all grading and construction activities, and debris clearance shall occur prior to occupancy clearance.
MONITORING: Permit Compliance shall check plans and ensure placement of covered receptacles prior to Land Use permit issuance for grading and construction activities for each neighborhood development.
4. **AES-3.1** Exterior night lighting installed on the project site shall be of a low intensity, low glare design, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. Pole supports shall be of a darker finish to reduce glare. Building wall-mounted and pedestrian walkway lighting fixtures shall be placed at heights that would be sufficiently high to promote project safety, but low enough to limit unnecessary spill effects. A Common Area Lighting Plan for parks and recreation areas shall incorporate these requirements and demonstrate how low level lighting shall be controlled at all times (i.e., use of lighting timers). The Owner/Applicant shall install timers or otherwise ensure lights are dimmed after 10 p.m. Lighting associated with the community clubhouse amenities (i.e., pool area with spa, shade pavilion barbeque, picnic area, etc.) shall be turned off at 10:00 p.m. The locations and heights of all exterior lighting fixtures with arrows showing the direction of light being cast by each fixture shall be depicted on the final Lighting Plan. **Plan Requirements and Timing:** The Owner/Applicant shall develop a Lighting Plan for BAR approval incorporating these requirements and showing locations and height of all exterior lighting fixtures with arrows showing the direction of light being cast by each fixture. The neighborhood specific lighting plans shall be reviewed and approved by P&D and the Board of Architecture Review prior to land use clearance of the Final Development Plan for each neighborhood.
MONITORING: P&D and/or BAR shall review the neighborhood specific lighting plans for compliance with this measure prior to approval of a Zoning Clearance for structures. P&D Permit Compliance staff shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan.
5. **AES-4.2** The first row of residential structures extending from existing and future public roadways in the Grove and Meadow neighborhood shall all be single-story and shall not exceed 18 feet in height, and the overall height of these structures including architectural features (i.e., chimneys, etc) shall not exceed 20 feet. A total of 35 units shall be restricted to single story, five in the Grove neighborhood (lots 454-456, 529, and 530) and 30 homes in the Meadows neighborhood (Lots 299-305, 309-327, 332, 333, 338, and 339). The front yard setback for the homes proposed on the Meadows neighborhood lots identified above shall not be greater than

20 feet to minimize public view obstruction of the Solomon Hills to the south from Stubblefield Road. **Plan Requirements:** The location of single story structures shall be indicated on the Final Development Plan. Architectural elevations consistent with this measure shall be provided to P&D for review and approval. **Timing:** The architectural elevations shall be reviewed and approved by P&D and the Board of Architectural Review, prior to Zoning Clearance approval.

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

6. **AES-4.3.2** The Perimeter Street Planting Plan shall require that the spacing and clustering of street trees, accent trees, and ornamental shrubs is capable of screening views from the public right-of way up to a 25-foot height. The species shall be selected to be compatible with existing street trees and its ability to mature in partial shade, assuming some level of sun shading from upper tree canopies. All street frontage landscaping shall be a minimum 24" box size, and any oak trees proposed near residences shall be a minimum 15 gallon container size to provide adequate screening. **Plan Requirements:** The plan shall include the following:
- a. An agreement by the Owner to install required landscaping & water-conserving irrigation systems prior to final clearance.
 - b. An agreement by the Owner to maintain required landscaping for the life of the project.
 - c. Securities posted by the Owner for installation and maintenance securities per requirements in the Performance Securities condition. Specify the amount and duration of installation and maintenance securities to ensure successful implementation of this plan by P&D if the Owner fails to do so.
 - d. Project landscaping shall be compatible with the character of the surroundings and the architectural style of the structure.
 - e. Plan shall include clinging vines and/or vertical planting on trash enclosure walls and any other masonry walls, as determined by P&D, to soften the visual effects of the structures & to discourage graffiti.
 - f. Plan shall include drought tolerant natives and/or Mediterranean type screening planted on the shoulders adjacent to driveways. The vegetation shall be staggered from the road to blend with natural habitats and to screen the effects of grading & paving.

Timing: Prior to approval of a Land Use Permit for grading for each phase of development. the applicant or project developer shall (1) submit four copies of a street frontage landscaping plan for that phase of development to P&D for review and approval; (2) enter into an agreement with the County to install required landscaping & water-conserving irrigation systems and maintain required landscaping for the life of the project; (3) Post a performance security to ensure installation prior to Final Building Inspection Clearance and maintenance for five years; and, (4) Install landscape and irrigation prior to occupancy clearance.

MONITORING: The Owner/Applicant shall demonstrate to P&D compliance staff that all required components of the approved plan are in place as required prior to Final Building Clearance. Compliance staff will release installation security upon satisfactory installation of all items in approved plans. The HOA shall demonstrate to compliance staff that the landscaping and irrigation have been established and maintained according to plans and agreements for a period of 5 years, and have achieved the original goals of this condition. Compliance staff signature is required to release the installation security upon satisfactory installation of all items in the approved plans and maintenance security upon satisfactory completion of maintenance. If requirements have not been met, the plants or improvements shall be replaced and/or maintained (fed, repaired, trimmed) and the security held for another year. If the Applicant fails to either install or maintain according to the approved plan, P&D may collect security and complete work on property per approved plans.

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.

8. **AES-4.5** The Rice Ranch Homeowners Association shall be responsible for maintaining the smaller, private detention basin (Basin "I") in the Valley View neighborhood. The Homeowners Association shall ensure that any perimeter fencing consists of earth tone colors and natural (or with the appearance of natural) materials, and is compatible with Specific Plan fencing guidelines for split rail fences in open space areas. If perimeter landscaping is established in the future, the landscaping shall include low maintenance trees, shrubs, and ground cover. **Plan Requirements:** The applicant shall prepare a final detention basin fence plan for review by P&D and the County Flood Control District. **Timing:** Prior to approval of a Land Use Permit for grading for the Valley View neighborhood, the applicant or project developer shall submit three copies of a retention basin fence and landscape plan to P&D for review and approval. Fencing, landscaping and irrigation shall be installed prior to occupancy clearance of the first residential structure in the Valley View neighborhood.
MONITORING: Prior to occupancy clearance of the first residential structure in the Valley View neighborhood, Permit Compliance staff shall photo document installation. Permit Compliance staff shall check maintenance as needed. Release of any performance security requires Permit Compliance signatures.

Air Quality

9. **AQ-1** Consistent with SBCAPCD requirements, the following dust control measures shall be implemented by the contractor/builder to reduce fugitive dust PM₁₀ emissions generated during earthmoving construction activities:
 - a. 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.
 - b. Minimize amount of disturbed area and reduce on-site vehicle speeds to 15 miles per hour or less.
 - c. If importation, exportation, and stockpiling of fill material are involved, soil stockpiled for more than 2 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.
 - d. Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.

- e. After clearing, grading, earthmoving, 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.
- f. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to land use clearance for map recordation and land use clearance for finish grading of the structure.
- g. Prior to land use clearance, the applicant shall include, as a note on a separate informational sheet to be recorded with map, these dust control requirements. All requirements shall be shown on grading and building plans.

Plan Requirements: These requirements shall be noted on all grading and building plans.
Timing: P&D shall review and approve plans required prior to issuance of a Land Use Permit for grading for each phase of development.

MONITORING: P&D shall ensure measures are on plans. P&D Building and Safety grading inspectors shall perform periodic site inspections. APCD inspectors shall perform periodic equipment inspections and respond to nuisance complaints.

10. **AQ-2** The following measures are recommended to reduce diesel particulate and NOx emissions (SBCAPCD 2014):

- Diesel construction equipment meeting the California Air Resources Board's Tier 1 emission standards for off-road heavy-duty diesel engines shall be used. Equipment meeting 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.
- 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 Requirement: The project applicant shall include these measures as notes on a separate sheet attached to the grading and building plans for each neighborhood. **Timing:** P&D shall review and approve plans prior to approval of a Land Use Permit for grading. These measures shall be implemented during and after project construction for each phase of development, as appropriate.

MONITORING: P&D grading inspectors shall perform periodic site inspections to ensure compliance with approved plans. APCD inspectors shall perform periodic equipment inspections and respond to nuisance complaints.

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 10.2.

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.

Biological Resources

12. **BIO-1.1:** Sensitive species and habitats (i.e., Maritime Chaparral, Coastal Sage Scrub, Oak Woodland, Riparian Scrub, Native grassland) shall be restored pursuant to Table 4-2 and Figure 6.1 of the OSHMRIP. **Plan Requirements and Timing:** Prior to issuance of Land Use Permits for grading, Rice Ranch Communities, LLC, or its successor in interest, shall submit to P&D for review and approval final restoration plans for each neighborhood or project phase. The restoration shall be monitored by a qualified biologist for a minimum of five years. All of the OSHMRIP Master Restoration elements shall be implemented as approved, or as amended by P&D. The Owner/Applicant shall post a performance security to ensure installation prior to Final Building Inspection Clearance and maintenance for five years. Prior to Final Building Inspection Clearance for the first residence of each neighborhood phase, the applicant shall demonstrate that Master Restoration has been formally initiated (e.g., site preparation, irrigation, fencing, planting/seeding as feasible) at a level equal to or exceeding the approved mitigation restoration acreage requirements for the current level (acreage) of impact. As actual planting/seeding timing is seasonally dependent, initiation of specific restoration actions including plant installation/seeding shall only occur when appropriate to achieve OSHMRIP objectives. Plant installation/seeding shall occur as soon as is biologically appropriate and feasible. Master Revegetation (including detention basins, landscape buffers, and erosion control areas) and Neighborhood Landscaping (parks, medians, etc.) shall be completed prior to the first residential occupancy of each neighborhood. Prior to Final Building Inspection Clearance the applicant/owner, or its successor in interest, shall also bond for the monitoring and maintenance provisions outlined in the OSHMRIP

MONITORING: The County shall periodically inspect the restored habitat area in the field over time to ensure habitat vegetation establishment and compliance with approved plans. P&D shall determine successful completion of habitat restoration and when cessation of maintenance can occur, per the criteria in the OSHMRIP. P&D compliance monitoring 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.

13. **BIO-2** Restoration of riparian scrub and freshwater marsh/seep habitat shall be undertaken on a 2:1 basis and included in the revised OSHMRIP. The proposed improvements in the vicinity of this habitat shall be fenced during construction to avoid all short-term erosion and sedimentation impacts. Proposed mitigation for the 0.1-acre impact to the freshwater marsh/seep would involve restoration on site at a 2:1 replacement ratio (0.1 acre impact: 0.2 acre restoration). **Plan Requirement and Timing:** Restoration would occur in association with the ongoing successful habitat restoration activities at the site. The specific restoration would occur in association with the large 2.7-acre freshwater marsh located in the protected open space. This feature offers suitable physical conditions to support wetland restoration (conversion of non-native annual grassland) and would provide the maximum benefit to botanical and wildlife resources utilizing wetland habitat. This would facilitate in-kind, on-site restoration for the small area of impact. Prior to issuance of Land Use Permits for grading, Rice Ranch Communities, LLC, or its successor in interest, shall submit to P&D for review and approval final restoration plans for each neighborhood or project phase. The restoration shall be monitored by a qualified biologist for a minimum of five years. As actual planting/seeding timing is seasonally dependent, initiation of specific restoration actions including plant installation/seeding shall only occur when appropriate to achieve OSHMRIP objectives. Plant installation/seeding shall occur as soon as is biologically appropriate and feasible. **MONITORING:** The County shall periodically inspect the restored habitat area in the field over time to ensure habitat vegetation establishment and compliance with approved plans. P&D shall determine successful completion of habitat restoration and when cessation of maintenance can occur, per the criteria in the OSHMRIP. P&D compliance monitoring 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.
14. **BIO-3.1** Native plants used in site plantings, including sensitive plant species affected by project build-out, shall be propagated from locally collected seed and/or cuttings. However, for locally endemic sensitive plant subspecies or varieties, such as Kellogg's horkelia and Lompoc monkey flower, that are difficult to distinguish from more common subspecies or varieties, seed or cuttings for that would be used for propagation of these species shall be collected from within the populations that would be affected by the project to ensure genetic replacement for lost plants. **Plan Requirements:** Collection sites for the affected plants shall be identified on site plans or grading plans and shall be reviewed and approved by P&D. **Timing:** Collection of seed shall be done during the appropriate season for the plant and prior to vegetation removal and grading. Seed for these species shall be collected and stored, using appropriate seed storage techniques, and subsequently used for propagation at a later time. Collection of cuttings or other vegetative material shall be done prior to vegetation removal and site grading. Prior to Final Building Inspection Clearance, the developer shall file a performance security with the County to complete neighborhood restoration and maintenance for the time period specified in the OSHMRIP. Prior to Final Building Inspection Clearance for the first residence of each neighborhood phase, the applicant shall demonstrate that Master Restoration has been formally initiated (e.g., site preparation, irrigation, fencing, planting/seeding as feasible) at a level equal to or exceeding the approved mitigation restoration acreage requirements for the current level (acreage) of impact. As actual planting/seeding timing is seasonally dependent, initiation of specific restoration actions including plant installation/seeding shall only occur when appropriate to achieve OSHMRIP objectives. **MONITORING:** P&D Permit Compliance shall conduct site inspections throughout all phases of development to ensure compliance with the approved OSHMRIP. Release of performance security requires Permit Compliance staff signature, per the criteria in the OSHMRIP.

15. **BIO-3.2a-1** The Environmental Quality Assurance Plan (EQAP) biologist shall conduct pre-construction surveys throughout areas that would be disturbed to determine presence or absence of sensitive species which cannot on their own avoid construction impacts (i.e., California red-legged frog, western spadefoot toad, American badger, and coast horned lizard). Any such sensitive species identified shall be captured and relocated to the nearest suitable habitat.
- (a) The biologist shall also be present on site during initial site preparation and ground disturbance activities (i.e., vegetation removal, grading) during each phase of the project to ensure that sensitive species are not present in the project area.
 - (b) The presence of any state or federally-listed species would require consultation with the CDFG or USFWS, respectively, before capture and relocation would potentially occur. Biologists handling or surveying for listed species shall have all necessary Endangered Species Act permits or authorizations.
 - (c) For the American badger, inactive dens shall be excavated by hand with a shovel to prevent badgers from re-using them during construction.

If active dens are detected, badgers shall be discouraged from using these dens prior to the mass grading of the site by partially blocking the entrance of the den with sticks, debris and soil for 3 to 5 days. Access to the den shall be incrementally blocked to a greater degree over this period. This would potentially cause the badger to abandon the den site and move elsewhere. After badgers have stopped using active dens within the project boundary, the dens shall be hand-excavated with a shovel to prevent re-use. If newly active badger dens are found during construction activities, all work in that area shall cease until the biologist can safely close the badger den. Once the badger dens have been closed, work on the site may resume. **Plan Requirements and Timing** The EQAP biologist shall conduct surveys prior to approval of a Land Use Permit for grading. Surveys for raptor nests on site shall be conducted prior to final approval of site plans to maintain a 500-foot “no construction disturbance zone” extending from each active nest site during construction activity. The EQAP biologist shall submit the results of the above surveys to P&D for review and approval.

MONITORING: The EQAP biologist shall be responsible for compliance monitoring, including monitoring during initial ground disturbing activities and periodically throughout the construction period for each phase of the project. The EQAP biologist shall prepare a final monitoring report for the County.

16. **BIO-3.2b** Raptor surveys shall be conducted prior to eucalyptus tree and associated raptor habitat vegetation removal and ground disturbance in order to maintain a 500-foot “no construction disturbance zone” during construction activities near each active nest site. The initial disturbance to open grassland, riparian, oak woodland, Eucalyptus trees, coastal scrub and chaparral within 500’ of an active nest shall avoid the bird breeding season (March 1 to August 15). **Plan Requirements:** The applicant shall submit the necessary funds for the EQAP biologist prior to land use clearance for each Final Development Plan. **Timing:** The reconnaissance and focused biological surveys of the project site shall be conducted 2 weeks prior to the start of ground clearing or grading activity. After clearing and/or grading have been initiated, the biologist shall submit a report detailing the results of any species relocation efforts. Construction activities that involve disturbances to any of the native habitats or native vegetation, within 500’ of an active nest, shall be scheduled to avoid the bird breeding season between March 1 and August 15.

MONITORING: The EQAP biologist shall be responsible for compliance monitoring, including monitoring initial ground disturbing activities and periodically throughout the construction period for each phase of the project. The EQAP biologist shall prepare a final monitoring report for the County.

17. **BIO-4** In addition to replanting on a 10:1 basis for the 89 oak trees that would be removed by development, the applicant shall establish a minimum of 10 coast live oak trees for each tree affected if grading, filling, heavy equipment operation, or new landscaping and irrigation within 6 feet of the drip lines of the oak trees cannot be avoided, and causes death or damage to oak trees. Each planted tree shall survive *in situ* for at least 5 years and reach a height of at least 6 feet. Young trees shall be propagated using local acorns collected from the project site, and grown by a qualified nursery or botanist/arborist. 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 applicant/owner, or its successor in interest shall file a performance security with the County. **Timing:** Prior to occupancy clearance, trees shall be planted, fenced, and irrigated. **MONITORING:** P&D compliance monitoring staff shall ensure tree installation and maintenance. Performance security release requires P&D staff sign-off.
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.
19. **Bio-09 Fish and Wildlife Jurisdiction Advisory.** The project site is within the range of the California Tiger Salamander, a species listed as Endangered by the U.S. Fish and Wildlife Service. Based upon a report prepared by ARCADIS, dated August 2014, it has been determined that the probability for California Tiger Salamander occurrence on the site is low. The issuance of this permit does not relieve the permit-holder of any duties, obligations, or responsibilities under the Endangered Species Act or any other law. The permit-holder shall contact the Ventura office of the U.S. Fish and Wildlife Service at (805)644-1766 to ascertain the level of risk under the Endangered Species Act in implementing the project herein permitted.

Cultural Resources

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 grading and public improvement plans and ensure recommendations are carried out prior to approval of Land Use Permits and shall field check development operations

21. **CR-1.2** Where a potentially significant archaeological site is contiguous with an area designated as Open Space, an Extended Phase 1 subsurface investigation shall be completed to determine the boundaries of the site. The Open Space Overlay shall be adjusted to fully encompass the archaeological site boundary. **Plan Requirements and Timing:** The Extended Phase 1 subsurface program shall be undertaken by a County-qualified archaeologist. A proposal and contract to carry out this work shall be reviewed and approved by Planning & Development. The results of the investigation shall be reviewed and approved prior to approval of Land Use Clearance for development within that phase.
MONITORING: Planning and Development shall review the Extended Phase 1 subsurface program and ensure that recommendations are carried out prior to approval of Land Use Permits and shall field check development operations.

22. **CR-1.3** If avoidance of potentially significant archaeological sites is not possible, including CA-SBA-2738H, -2745H, and artifact isolate ISO-602 (depending upon the outcome of Extended Phase 1 excavations pursuant to CR-1.10), a Phase 2 subsurface testing program shall be completed prior to issuance of a Land Use Permit on the property to evaluate the nature, extent and significance of the cultural resource. If a site is to be capped to avoid direct impacts from ground disturbance, a Phase 2 subsurface testing program shall be conducted prior to capping the site. The program shall be funded by the applicant, shall be performed by a County-qualified archaeologist, and shall include:

- Mapping the location of the surface remains with the proposed area of fill;
- Surface collection of artifacts;
- Excavation of a small sample of the cultural deposit to characterize the nature of the buried portions of the site;
- Monitoring of excavations by a Native American representative; and
- Analysis of all remains, submission of a final report detailing the results of the investigations, and duration of all artifacts and records detailing the results of the investigations at a County – approved duration facility. All material used as fill deposit shall be culturally sterile and chemically neutral.

Plan Requirements and Timing: The County of Santa Barbara shall retain a County of Santa Barbara-qualified archaeologist funded by the applicant to review and approve the following prior to approval of Land Use Clearance for development within that phase each: 1) the final Phase 2 technical report; and 2) the final Phase 2 report, including associated archaeological artifact collections, catalog, and field notes, have been submitted to and been accepted by a County–approved duration facility.

MONITORING: The County of Santa Barbara-retained archaeologist shall review the Phase 2 report and ensure that approved recommendations are implemented. The County of Santa Barbara -retained archaeologist shall review and approve written confirmation from a County – approved duration facility stating that the Final Phase 2 report and associated collections and associated documentation have been accepted for duration.

23. **CR-1.4** If the Phase 2 determines that a resource is significant and it cannot be avoided, then a Phase 3 Data Recovery program shall be implemented. The program shall be funded by the applicant, and shall be performed by a County-qualified archaeologist following County guidelines for Phase 3 Data Recovery programs for both prehistoric and historic resources. **Plan Requirements and Timing:** A Phase 3 data recovery research design pursuant to County Cultural Resources Guidelines, and a copy of a contract for the Phase 3 investigation between the applicant and a County of Santa Barbara-qualified archaeologist and Native American observer, and the subsequent draft and final Phase 3 report shall be reviewed and approved by the County of Santa Barbara -retained archaeologist prior to approval of Land Use Clearance for each Final Development Plan. The data recovery plan shall include a map and tabular information showing the location and quantifies the area (m²) and depth (cm) of direct impacts to archaeological deposits determined to be significant in the Final Phase 2 report. The applicant shall provide a bond to the County of Santa Barbara for completion of the Phase 3 report and associated artifact duration that shall be returned upon completion of all mitigation requirements pursuant to the approved contract. All duration requirements shall be met within 60 days following County of Santa Barbara approval of the final Phase 3 Report.
- MONITORING:** County of Santa Barbara staff shall verify the receipt of the contract between the project applicant, archaeologist, and Native American monitor, and will verify in the field the presence of the archaeologist and Native American monitors during construction. The draft Phase 3 Report shall be reviewed and approved by the County of Santa Barbara-retained archaeologist. The applicant shall provide County of Santa Barbara staff with a letter from a County-approved duration facility indicating that all required materials have been accepted for duration.
24. **CR-1.5** All earth disturbances including scarification and placement of fill within archaeological site CA-SBA-597H, CA-SBA-2738H, -2745H, and artifact isolate ISO-602 shall be monitored by a County-qualified archaeologist and a Native American representative pursuant to County archaeological guidelines. The applicant shall prepare a contract between the County and the archaeologist, consisting of a project description and scope of work. The applicant shall pay for the preparation of the contract and monitoring covered therein. **Plan Requirements and Timing:** Prior to land use clearance for each phase of development, a Construction Monitoring Treatment Plan shall be developed by a County of Santa Barbara-qualified archaeologist retained by the applicant and implemented to ensure that any previously unknown archaeological site areas, features, or artifact concentrations are adequately recorded, evaluated, and, if significant, mitigated. The Plan shall minimally describe the following:
- a. Qualifications and organization of monitoring personnel;
 - b. Procedures for notifying the County and other involved or interested parties in case of a previously unknown archaeological site area, feature, or artifact concentration;
 - c. Procedures that would be used to record, evaluate, and mitigate a previously unknown archaeological site area, feature, or artifact concentration with a minimum of delay;
 - d. Procedures that would be followed in case of discovery of disturbed as well as intact human burials and burial-associated artifacts;
 - e. Specifications that all ground disturbances within 100 feet of the recorded boundaries shall be monitored by a County of Santa Barbara -qualified archaeologist (and a Native American representative if prehistoric resources could be present) funded by the applicant. The monitor(s) shall have the authority to temporarily halt or redirect construction in the vicinity of any potentially significant discovery to allow for adequate recordation, evaluation, and mitigation. Evaluation and mitigation could require additional archaeological testing and data recovery.

f. The monitoring program and its results shall be documented in the project's Phase 3 Data Recovery Mitigation Report.

MONITORING: County of Santa Barbara staff shall verify in the field the presence of the applicant-retained County of Santa Barbara -qualified archaeologist and Native American construction monitors. In the event of the identification of any previously unknown archaeological site area, feature, or artifact concentration, the County of Santa Barbara -retained archaeologist shall be consulted and review and approve any treatment plan for evaluating the significance of the find and determining appropriate mitigations.

25. **CR-1.6** CA-SBA-2737H, CA-SBA-2739H, and CA-SBA-2742H and a 50-foot buffer area shall be temporarily fenced with chain link or other structurally sound material in the event of proposed construction within 100 feet of the sensitive area, prior to construction. Fencing shall be maintained until the archaeological site is either capped with sterile, non-cultural and chemically neutral fill soils or mitigated through a data recovery program **Plan Requirements and Timing:** All mitigation of resource impacts shall be funded by the developer. This measure shall be printed on all overall project grading and public improvement plans. This measure shall be in effect throughout all project grading and building.

MONITORING: Planning and Development shall verify installation of fencing by reviewing documentation or by site inspection prior to approval of Land Use Permits for structures and ensure fencing is in place throughout grading and construction through site inspections.

26. **CR-1.7** Project applicants shall cooperate with the State of California Native American Heritage Commission. The Commission shall be notified by the applicant when a project may potentially affect Native American cultural and religious values as they pertain to the appropriate treatment and disposition of human remains and items directly associated with Native American burials. **Plan Requirements and Timing:** All mitigation of resource impacts shall be funded by the developer. This measure shall be in effect throughout all project grading and building.

MONITORING: Planning and Development shall review the study and ensure recommendations are carried out prior to approval of Land Use Permits and shall field check development operations.

27. **CR 1.8** In the event that archaeological or paleontological remains or historical artifacts are uncovered during construction on any site, excavation shall be temporarily suspended and redirected until a County-qualified archaeologist and, as applicable, a Native American representative or historic archaeologist are retained by the applicant to evaluate the find. If a cultural resources site is found, Orcutt Community Plan 95-EIR-01 Mitigation Measures ARCH-1 through ARCH-9 shall apply. In the event burials are encountered, they will be treated according to procedures set forth in the Archaeological Resource Protection Act and implementing regulation (43 CFR Part 7), CEQA Appendix K, and the Public Resources Code Section 5097.98. These California State and local procedures require notification of the appropriate local coroner to determine the origin of the remains. If the remains are of Native American origin, procedures established by Public Resources Code Section 5097.98 regarding Native American consultation will be followed. The above measures shall be applied consistent with archaeological guidelines of Santa Barbara County, the State Office of Historic Preservation, and the State of California Native American Heritage Commission. **Plan Requirements and Timing:** All mitigation of resource impacts shall be funded by the developer. This measure shall be printed on all overall project grading and public improvement plans. This measure shall be in effect throughout all overall project grading and building.

MONITORING: Planning and Development shall check plans prior to approval of Land Use Permits and shall field check development operations.

28. **CR-1.10** CA-SBA-2738H, CA-SBA-2745H, and CA-SBA-ISO-602 (IF 12-16) shall be delineated through an Extended Phase 1 subsurface investigation, and development within these cultural resources shall be avoided. If significant impacts to all or any of these resources cannot be avoided, then that portion of each resource that would be impacted by project development shall be evaluated for significance under a formal Phase 2 archaeological investigation pursuant to Mitigation Measure CR-1.3. **Plan Requirements and Timing:** All mitigation of resource impacts shall be funded by the developer. This measure shall be printed on all overall project grading and public improvement plans. This measure shall be in effect throughout all overall project grading and building.

MONITORING: Planning and Development shall review the study and ensure recommendations are carried out prior to approval of Land Use Permits and shall field check development operations.

29. **CR-2.1** Off-road vehicle use, unauthorized collecting of artifacts, and other activities other than development that would potentially destroy or damage archaeological or cultural sites shall be prohibited where significant resources are found. Signs shall be posted on the property and along multi-use trails to discourage these types of activities. **Plan Requirements and Timing:** A cultural resources sign plan shall be prepared by the applicant that identifies the types of signs and locations along the onsite multi-use trail system. The signs shall describe the importance of cultural resources, their heritage value, and identify penalties for illicit artifact collection. The cultural resources sign plan shall be reviewed and approved by Planning & Development prior to land use clearance for development within that phase.

MONITORING: Planning and Development shall review the cultural resources sign plan and ensure that signs are erected in approved locations prior to approval of Land Use Permits for development within that phase.

30. **CR-2.2** A pre-construction workshop shall be conducted by a County-qualified archaeologist retained by the applicant. Attendees shall include the applicant, archaeologist, 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 workshop. The names of all personnel who attend the workshop shall be recorded and shall be issued hardhat stickers denoting that they have received workshop training. This workshop shall be videotaped and shown to any new employees or subcontractors that may be needed during ground-disturbance construction activities. Names of newly trained personnel shall be recorded and issued appropriate hardhat stickers. The workshop 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 worst-case resource discovery scenario (i.e., discovery of intact human remains or a substantial midden deposit); and describe reporting requirements and the responsibilities of the construction supervisor and crew. The workshop 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:** These components shall be listed on the grading

plan to be reviewed and approved by Planning & Development prior to land use clearance for development within that phase. The applicant shall provide Planning & Development with a list of all personnel who attend the workshop. This list would be updated as others viewed the workshop videotape at a later date.

MONITORING: Planning & Development staff shall attend the workshop and periodically visit the project site during construction.

Drainage

31. **HYDRO/WQ-2b** All onsite detention basins shall be fenced consistent with County Flood Control specifications. **Plan Requirements and Timing:** The Owner/Applicant shall include the retention basin in the Erosion and Sediment Control Plan (ESCP). The location and design parameters of the Valley View retention basin shall be submitted to P&D and Flood Control for review and approval prior to Land Use Permit approval for the Valley View neighborhood. The final drainage plans and retention basin plans shall also include fencing specifications. The retention basin shall be operational prior to Zoning Clearance approval for the first residential structure in the Valley View neighborhood.

MONITORING: County Flood Control and grading inspectors shall oversee installation. The Owner/Applicant shall demonstrate to P&D compliance monitoring staff and Building and Safety grading inspector(s) that all required components of the approved ESCP are in place as required. Compliance monitoring staff will review required maintenance records.

32. **HDRO/WQ-2c** Open space receptor drains shall be constructed to accommodate a 25-year storm event with a positive overland escape design for a 100-year storm flow event. **Plan Requirements and Timing:** The final drainage plan shall be reviewed and approved by County Flood Control and Building and Safety prior to approval of Land Use Permit for each neighborhood.

MONITORING: County Flood Control and P&D shall inspect prior to issuance of the first Zoning Clearance for residential structures within each neighborhood.

33. **HYDRO/WQ-3b.1** The applicant shall prepare a Pesticide, Herbicide, and Fertilizer Maintenance Plan that minimizes their use in common areas (i.e., community and neighborhood parks) and private landscape areas (i.e., residence yards), particularly during the rainy season. Biodegradable pesticides and herbicides shall be maximized. Grasses not generally susceptible to pest disease, such as Bermuda grass, shall be planted in common area turf areas. This condition and the plan shall be included in the CC&Rs, if any. **Plan Requirements and Timing:** The plan shall incorporate the types of chemicals to be used and a procedure for their application during the rainy season. Maintenance plan shall be reviewed and approved by County Parks Department and P&D prior to approval of Land Use Permits for each neighborhood.

MONITORING: P&D shall field check measure implementation by Homeowners Association if any, during operation.

34. **WatConv-04 Equipment Storage-Construction.** The Owner/Applicant shall designate a construction equipment filling and storage area(s) within the developable areas of the project site to contain spills, facilitate clean-up and proper disposal and prevent contamination from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. The areas shall be no larger than 50 x 50 foot unless otherwise approved by P&D and shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources. **Plan Requirements:** The Owner/Applicant shall designate the P&D approved location on all Land Use and Grading

permits. **Timing:** The Owner/Applicant shall install the area prior to commencement of construction.

MONITORING: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

35. **WatConv-05 Equipment Washout-Construction.** The Owner/Applicant shall designate a washout area(s) for the washing of concrete trucks, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. Note that polluted water and materials shall be contained in this area and removed from the site as necessary. The area shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources. **Plan Requirements:** The Owner/Applicant shall designate the P&D approved location on all Land Use and Grading permits. **Timing:** The Owner/Applicant shall install the area prior to commencement of construction. **MONITORING:** P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

Fire Protection

36. **FIRE-1.1** A development fee, subject to change based on Public Facilities Capital Improvement Program for the Orcutt Community Plan Area, shall be paid to the County of Santa Barbara to offset costs of providing fire protection services to the project site. **Plan Requirements and 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). **MONITORING:** P&D shall monitor receipt of the development fee.
37. **FIRE 1.2** The following shall be implemented to minimize fire hazards:
- Adequate street addressing shall be provided for each residence.
 - Building materials for all structures, including fences, shall be constructed per the Uniform Fire Code, Class A roofing (non-combustible) shall be used, and spark arrestors will be installed for any wood-burning fireplaces. Decks shall be constructed with fire retardant materials or heavy timber. Where wood structural overhands are used, eave vents and wood eave blocks are prohibited. This requirement shall be included with the Specific Plan's Design Guidelines.
 - The applicant shall provide an adequate number of fire hydrants as determined by the Fire Department.

Plan Requirements: Fire protection components, including primary and secondary access routes, Development Plan landscape plan and fire hydrant plan, shall be submitted to P&D and the Fire Department for review and approval prior to land use clearance for each neighborhood. Where appropriate, the fire prevention measures shall be graphically depicted on grading and building plans. **Timing:** Primary and secondary emergency access, fire hydrants, and tract landscaping for common and open space areas shall be installed as part of initial tract improvements for each phase. Individual lot driveways, addressing, and individual lot landscaping shall be installed prior to individual lot occupancy.

MONITORING: Site inspection for compliance shall be conducted by Fire and P&D personnel following initial tract improvements, prior to occupancy clearance for individual lots.

38. **FIRE-4** The following fire protection measures shall be implemented to minimize fire hazards:

- (a). *Access*. Adequate primary access to the tract, secondary emergency access, and individual structural access shall be provided in accordance with Fire Department standards for road and driveway widths, all-weather surfaces, grades, and turnarounds.
- (b). *Addressing*. Adequate street addressing shall be provided for each residence.
- (c). *Vegetation Management*. To address the risk to residential development within designated high fire hazard areas, the applicant shall adhere to the approved Specific Plan Design Guidelines. The Design Guidelines include direction that individual lot landscaping utilizes fire resistant native species from the residences to the rear property boundaries. Fire preventative vegetation management on the site shall continue for the life of the project.
- (d). *Structural Requirements*. Building materials for all structures including residences, fences and accessory structures shall be constructed of fire resistant materials: P&D Building and Safety Class A roofing (i.e., non-combustible tile or asphalt composite shakes) shall be required for all future onsite structures. Spark arresters shall be required for wood burning fireplaces. Private decks proposed for all new structures shall be constructed with fire retardant materials or heavy timber. Where wood structural overhangs are used, eave vents and wood eave blocks are prohibited.
- (e). *Water*. The applicant shall provide an adequate number of fire hydrants as determined by the Fire Department.
- (f). *Fees*. Fire protection fees shall be paid pursuant to the Fire Impact Ordinance and Resolution.

Plan Requirements: Fire protection components, including primary and secondary access routes, Development Plan landscape plan and fire hydrant plan, shall be submitted to P&D and the Fire Department for review and approval prior to Land Use Permit approval for each phase of development. Where appropriate, the fire prevention measures shall be graphically depicted on grading and building plans. **Timing:** Primary and secondary emergency access, fire hydrants, and tract landscaping for common and open space areas shall be installed as part of initial tract improvements for each phase. Individual lot driveways, addressing, and individual lot landscaping shall be installed prior to occupancy clearance.

MONITORING: Site inspection for compliance shall be conducted by Fire and P&D personnel following initial tract improvements, prior to occupancy clearance for individual lots.

Geologic Processes

39. **GEO-1b** In accordance with recommendations by Allan E. Seward Engineering Geology, Inc. (2002b and 2014), soils in the southern Meadows neighborhood, adjacent to Pine Canyon Creek, and within the Valley View neighborhood, shall be over excavated to a depth of 15 feet in alluvial areas and 3 to 7 feet in the Orcutt Sand deposits. A Registered Civil Engineer or Certified Engineering Geologist shall supervise all grading activities. **Plan Requirements:** Overexcavation depths shall be listed on the grading plan to be reviewed and approved by the County Flood Control District and P&D prior to approval of Land Use Permit for the Meadows and Valley View neighborhoods. **Timing:** These measures shall be implemented prior to the commencement of grading and throughout the year. **MONITORING:** The applicant shall demonstrate that the submitted plans conform to required study components. Grading and building inspectors shall ensure compliance in the field.
40. **GEO-1c** In accordance with recommendations by Allan E. Seward Engineering Geology, Inc. (2002a), surficial sediments shall be overexcavated to avoid settlement caused by compressible soils. Such excavations shall include, but are not limited to, removal of 3 to 12 feet in areas

mapped as Orcutt Sand, removal of 5 to 15 feet in areas mapped as alluvium, and removal of existing artificial fill materials, such as beneath existing roadways. A Registered Civil Engineer or Certified Engineering Geologist shall supervise all grading activities. **Plan Requirements:** Excavation depths shall be listed on the grading plan to be reviewed and approved by the County Flood Control District and P&D prior to approval of Land Use Permit for each phase of development. **Timing:** These measures shall be implemented prior to the commencement of grading and throughout the year.

MONITORING: The applicant shall demonstrate that the submitted plans conform to required study components. Grading and building inspectors shall ensure compliance in the field.

41. **GEO-1d** The following shall be included in the Final Grading and Drainage Plan to prevent erosion induced siltation of on-site and off-site drainages:
- a. Temporary berms and sedimentation traps, such as silt fencing, straw bales, and sand bags, shall be installed in association with project grading to minimize erosion of soils and sedimentation of Pine Canyon Creek and other drainages. The sedimentation basins and traps shall be cleaned periodically and the silt shall be removed and disposed of in a location approved by P&D.
 - b. Nonpaved areas shall be revegetated or restored (i.e., geotextile binding fabrics) immediately after grading, to minimize erosion and to reestablish soil structure and fertility. Revegetation shall include drought-resistant, fast-growing, vegetation that would quickly stabilize exposed ground surfaces. All landscape plans shall be reviewed by P&D to ensure revegetation of graded areas consisting of sandy soils.
 - c. Existing large stands of trees and natural flood channels shall be preserved to minimize erosion, to the maximum extent feasible.
 - d. Runoff shall not be directed across exposed slopes. All surface runoff shall be conveyed in culverts and diverted to the nearest drainage channel. Where such measures are feasible and would not substantially increase erosion, vegetated earthen channels should be substituted for culverts.
 - e. Energy dissipaters shall be installed at the end of drainpipe outlets to minimize erosion during storm events, most notably at storm drain and detention basin outlets into Pine Canyon Creek. Such dissipaters shall be designed to minimize damage to creek vegetation and avoid the use of unnatural materials such as concrete, grouted rock and asphalt rubble. Rock grouting shall only be used if no other feasible alternative is available as determined by P&D and Flood Control.
 - f. Where feasible, all open space / undeveloped area drainages located upstream of the project shall be provided with sedimentation and runoff velocity-reduction drainage structures or devices to minimize erosion of soils into natural and man-made flood control drainages.
 - g. Drainage outlets into natural creek channels (e.g., from detention basins into Pine Canyon Creek) shall be constructed in such a manner that causes outlet flow to approximate the general direction of natural stream flow.
 - h. Grading shall not occur during the wet season (November 1-April 15) unless erosion control measures found adequate by P&D and the Public Works Department are implemented.
 - i. Site grading shall be completed such that permanent drainage away from foundations and slabs is provided and so that water shall not pond near proposed structures or pavements.
 - j. New trails shall be aligned with existing dirt roads/trails, to the greatest extent possible, to minimize additional ground disturbance.
 - k. Storm drain trenches, which would locally traverse otherwise undisturbed/undeveloped areas, shall be completed in segments of no more than 500 feet in length, backfilling each

phase before initiating the subsequent phase, to reduce exposure and potential erosion of stockpiled soil. Temporary berms and sedimentation traps shall be installed in association with trenching to minimize erosion of soils and sedimentation of Pine Canyon Creek and other drainages.

Plan Requirements: Erosion control components shall be listed on the grading plan to be reviewed and approved by the County Flood Control District and P&D prior to approval of Land Use Permit for each phase of development. The plan shall be designed to address erosion, sediment and pollution control during all phases of development of the site until all disturbed areas are permanently stabilized. **Timing:** These measures shall be implemented prior to the commencement of grading and throughout the year.

MONITORING: The applicant shall demonstrate that the submitted plans conform to required study components. Grading and building inspectors shall ensure compliance in the field.

42. **GEO-2a** In accordance with recommendations by Allan E. Seward Engineering Geology, Inc. (2002a, 2002b, 2014), mechanically stabilized earth (MSE) fill slopes shall be constructed, in combination with revegetation, to prevent slope failures in non-cohesive sandy soils. MSE fill slopes include use of geogrids, mats, or retaining walls. Revegetation shall include planting, hydroseeding, and/or hydromulch in order to quickly establish vegetation on fill slopes. Such stabilization techniques shall be utilized not only for proposed fill slopes, but also over cut slopes to prevent erosion and failure of natural materials. MSE stability fills shall be constructed with back drains over proposed cut slopes. A Registered Civil Engineer or Certified Engineering Geologist shall supervise all slope construction activities. **Plan Requirements:** MSE slope specifications shall be listed and the slopes requiring such engineering shall be identified on the grading plan to be reviewed and approved by the County Flood Control District and P&D prior to approval of Land Use Permit for each phase of development. **Timing:** These measures shall be implemented during construction. **MONITORING:** The applicant shall demonstrate that the submitted plans conform to required study components. Grading and building inspectors shall ensure compliance in the field.

Land Use

43. **LU-1.1b** In addition to fencing proposed by the applicant, homes and other habitable structures adjacent to lands designated for agriculture shall be separated by a minimum of 100 feet from the adjacent property. This would apply to homes along the southern boundary of the Grove, Meadow, and Valley View neighborhoods. The separation can include roads, trails, and landscaping, as deemed appropriate by P&D. **Plan Requirements and Timing:** The applicant shall submit final building plans depicting the required setbacks along the southern boundary of the Grove, Meadow, and Valley View neighborhoods to Planning and Development for review and approval prior to the issuance of a Zoning Clearance for residential structures in the Grove, Meadow and Valley View neighborhoods. **MONITORING:** Planning and Development staff shall inspect the site for required setbacks through grading and construction.

Noise

44. **NOI-2.2** Homes facing Rice Ranch Road, Stubblefield Road, and Bradley Road shall incorporate solid core doors and double-paned glass windows with other suitable noise-attenuating design to ensure that interior noise exposure are maintained at 45 dBA CNEL or below. **Plan Requirements and Timing:** Noise attenuation design for homes facing Rice Ranch Road,

Stubblefield Road, and Bradley Road shall be developed by a P&D-approved acoustic engineer and designated on the building plan. P&D shall review and approve the building plan prior to the issuance of Zoning Clearance for residential structures.

MONITORING: P&D shall ensure that the final architectural plans for the Pine Creek, Oaks, Meadows, and The Grove neighborhoods contain these specifications, and shall field inspect prior to Final Building Clearance.

45. **NOI-3.1** Construction activity for site preparation and for future development shall be limited to the hours of 8 AM to 5 PM, Monday through Friday. No construction shall occur on State Holidays (e.g., Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating interior construction activities such as plumbing, electrical, drywall and painting (which does not include the use of compressors, tile saws, or other noise-generating equipment) are not subject to these restrictions. Any subsequent amendment to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein. **Plan Requirements:** The Owner/Applicant shall provide and post a sign stating these restrictions at all construction site entries. **Timing:** Signs shall be posted prior to commencement of construction and maintained throughout construction. **MONITORING:** The Owner/Applicant shall demonstrate that required signs are posted prior to grading/building permit issuance and pre-construction meeting. Building inspectors and permit compliance staff shall spot check and respond to complaints.
46. **NOI-3.2** Stationary construction equipment that generates noise that exceeds 65 dBA at the project boundaries shall be shielded with the most modern and effective noise control devices (i.e., mufflers, lagging, and/or motor enclosures to P&D's satisfaction), and shall be located at a minimum of 200 feet from occupied residences and other noise sensitive uses as far as possible from the eastern property line of the project site. All equipment shall be properly maintained to ensure that no additional noise, due to worn or improperly maintained parts, would be generated. **Plan Requirements:** The equipment area with appropriate acoustic shielding shall be designated on building and grading plans. The equipment area shall be depicted on all final grading plans and reviewed and approved by P&D prior to the issuance of a Land Use Permit for grading. **Timing:** Equipment and shielding shall be installed prior to construction and remain in the designated location throughout construction activities. **MONITORING:** The Owner/Applicant shall demonstrate that the acoustic shielding is in place prior to commencement of construction activities. P&D compliance staff shall perform site inspections throughout construction to ensure compliance.
47. **NOI-3.3** The project applicants shall notify the sensitive noise receptors in advance of any and all construction activities. The construction manager's (or representative's) telephone number shall also be provided with the notification so that community concerns can be communicated. **Plan Requirements:** This notification clause shall be included on the final grading plan, and reviewed and approved by P&D prior to issuance of a Land Use Permit for grading. **Timing:** The measure shall be implemented prior to and during construction. **MONITORING:** P&D compliance staff shall perform site inspections throughout construction to ensure compliance.
48. **NOI-3.5** Temporary noise barriers shall be used and relocated as needed to block line-of-sight between the construction equipment and the occupied residences. Stationary construction equipment that generates noise which exceeds 65 dBA at the project boundaries shall be shielded with appropriate acoustic shielding to P&D's satisfaction and shall be located at a

minimum of 100 feet from occupied residences. **Plan Requirements:** The Owner/Applicant shall designate the equipment area with appropriate acoustic shielding on building and grading plans. **Timing:** Equipment and shielding shall be installed prior to construction and remain in the designated location throughout construction activities.

MONITORING: The Owner/Applicant shall demonstrate that the acoustic shielding is in place prior to commencement of construction activities. P&D compliance staff shall perform site inspections throughout construction to ensure compliance.

Public Services

49. **PS2.1 Solid Waste-Construction Site** Demolition and/or excess construction materials shall be recycled where applicable (i.e., wood, cardboard, concrete, and asphalt). The Owner/Applicant shall provide an adequate number of covered receptacles for construction and employee trash to prevent trash & debris from blowing offsite, 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 Owner/Applicant shall designate and provide 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:** Permit compliance monitoring 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. The Owner/Applicant shall provide an adequate number of covered receptacles for construction and employee trash to prevent trash & debris
50. **PS-2.2** Where available, materials with recycled content shall be used in project construction. Chippers on site during construction shall be used to further reduce excess wood for landscaping cover. **Plan Requirements:** The applicant shall submit, along with the Solid Waste Management Program, a description of the amounts and types of recycled materials to be used in project construction to P&D and Public Works. The applicant shall submit, along with the Solid Waste Management Program, a description of the monitoring program to P&D and Public Works. **Timing:** P&D and the Public Works Department shall review and approve documents prior to land use clearance for each Final Development Plan. **MONITORING:** P&D compliance monitoring staff shall site inspect for installation prior to Final Building Inspection Clearance.
51. **PS-2.3. Solid Waste-SRSWMP.** The Owner/Applicant shall develop and implement a Source Reduction and Solid Waste Management Plan (SRSWMP) describing proposals to reduce the amount of waste generated during construction and throughout the life of the project and enumerating the estimated reduction in solid waste disposed at each phase of project development and operation. **Plan Requirements:** The plan shall include but not limited to Operation Source Reduction:
- a. Operation Solid Waste Reduction Examples:
 - i. Establish a recyclable material pickup area.
 - ii. A green waste source reduction program, including the creation of common composting areas, and the use of mulching mowers in all common open space lawns.
 - iii. Participate in an existing program to serve the new development. If P&D determines that a curbside recycling program cannot be implemented, and an alternative program such as the anticipated wet/dry collection is not on line, then it will be the responsibility

of the OWNER/HOA to contract with the Community Environmental Council or some other recycling service acceptable to P&D to implement a project-wide recycling program.

iv. Implement a backyard composting yard waste reduction program.

Timing: The Owner/Applicant shall submit a SRSWMP to P&D permit processing staff for review and approval prior to approval of a Zoning Clearance. Program components shall be implemented prior to Final Building Clearance and maintained throughout the life of the project.

MONITORING: During operation, the Owner/Applicant shall demonstrate to P&D compliance staff as required that solid waste management components are established and implemented. The Owner/Applicant shall demonstrate to P&D compliance staff that all required components of the approved SRSWMP are in place as required prior to Final Building Clearance. The permittee shall develop and implement a Solid Waste Management Program. The Program shall include one or more of the following measures, but is not limited to those measures:

- a. Provision of space and/or bins for storage of recyclable materials within the project site.
- b. Implementation of a curbside recycling and green waste program to serve the new development.
- c. Development of a plan accessible collection of materials on a regular basis.
- d. Regular composting of lawn clippings and other landscape materials.

52. **PS-3.1.3** Applicant shall pay LCSD trunk and connection fees as deemed appropriate by LCSD and P&D. Payment of fees is necessary to receive certificates of occupancy. **Plan Requirements and Timing:** The applicant shall pay fees prior to the occupancy clearance (or as otherwise required) to ensure compliance with these requirements and provide evidence of payment to P&D.

MONITORING: P&D shall ensure that fees are received by LCSD.

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 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 prior to issuance of Land Use Permits for grading of each neighborhood.

MONITORING: Water infrastructure shall be inspected by the GSWC prior to Final Building Inspection Clearance for the first residence in each phase of development.

54. **PS-6.1** The developer shall pay the appropriate statutory fees and mitigation payments to the OUSD and SMJUUSD. **Plan Requirements and Timing:** Payment of mitigation fees shall be made to OUSD and SMJUUSD at or prior to the issuance of a building permit by the County for each new single family residence to be built on the property. The applicant shall provide P&D with verification of fee payment prior to occupancy clearance.

MONITORING: P&D shall verify payment of fees to OUSD and SMJUUSD.

55. **PS-7** A development fee, subject to change based on Public Infrastructure Financing Program for the Orcutt Community Plan, shall be paid to the County of Santa Barbara to offset costs of providing library services to the project site. **Plan Requirements and Timing:** Library fees shall be paid to Planning & Development Department prior to Final Building Permit Inspection

and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st).

MONITORING: P&D shall verify receipt of payment to County of Santa Barbara.

Recreation

56. **REC-1.2** No structures shall be located within designated open space areas with the exception of structures necessary for park improvements, habitat restoration, fire prevention and necessary infrastructure. These restrictions shall allow grading and slope improvements within 50 feet of a common boundary with adjacent property including, but not limited to, stabilization, over-excavation, and recompaction, and if determined necessary by a regulatory agency, within 100 feet of adjacent property to provide that property with adequate lateral and subjacent support. **Plan Requirements:** The open space trails designated on Development Plan 14DVP-00000-00004, shall be developed as necessary for a functioning trails system as approved by the Parks Division. **Timing:** The final building and grading plan shall be reviewed and approved by P&D and County Parks Division prior to approval of Land Use Permit for grading of each neighborhood.
MONITORING: The County of Santa Barbara shall site inspect in the field to ensure compliance with grading and building plans, OCP policies and Specific Plan Policies.
57. **REC-1.3** Rice Ranch Communities, LLC, or its successor in interest shall complete a Master restoration program to protect habitat within open space areas that are identified in the Open Space Habitat Management Restoration and Implementation Plan. **Plan Requirements:** Rice Ranch Communities, LLC, or its successor in interest shall complete the Master Restoration Plan as approved or amended by P&D, consistent with the standards, criteria and timing requirements specified in the OSHMRIP. **Timing:** The final Master Restoration Plan shall be reviewed and approved by the Community Services Department, Parks Division and P&D prior development within each neighborhood. A performance security bond for completion of the Master Restoration Program shall also be posted prior to recordation of the Tentative Tract Map.
MONITORING: The County of Santa Barbara shall site inspect in the field throughout the implementation and maintenance periods to ensure compliance with the restoration program in the OSHMRIP, or as modified by P&D. The County shall determine successful completion of habitat restoration and when cessation of maintenance can occur per the criteria in the OSHMRIP.
58. **REC-1.4** All park sites shall be developed consistent with the resource disturbance assumptions identified in the OSHMRIP. Specimen oak trees within these areas shall be incorporated into park design, and preserved unless infeasible based on tree health, park requirements, and public safety. Park landscaping shall consist of drought tolerant species. Appropriate native plants shall be utilized along park boundaries adjacent to passive undeveloped open space areas. **Plan Requirements:** The Grove, Valley View, and Meadows neighborhood parks shall be completed prior to issuance of the first Zone Clearance for homes located in the next phase of development of that neighborhood. Prior to land use clearance for each neighborhood a surety shall be posted subject to approval by the Parks Division and P&D to guarantee installation of the park. **Timing:** 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 Parks Division and P&D shall site inspect in the field to ensure compliance with building plans prior to completion of the first phase of development within each neighborhood.

Risk of Upset/Hazardous Materials

59. **HAZ-1a.1** Development in the “Area of Development” shall be completed in accordance with the DOGGR Construction Project Site Review and Well Abandonment Procedure Manual. The DOGGR would require that the following be performed as part of the permitting process:
- Copies of the site development plans shall be submitted to DOGGR.
 - All existing oil wells and associated infrastructure shall be identified on the site plans.
 - DOGGR shall inspect the wells in the field to verify that gas leaks are not present.
 - In the event that oil and gas wells have not been abandoned to current 1998 standards, the wells shall be re-abandoned. Prior to such re-abandonment, DOGGR prohibits development within a 10-foot setback on two sides, a 50-foot setback on the third side, and unencumbered access on the fourth side. These setback requirements allow for access of a truck-mounted drill rig to properly abandon the well. Upon abandonment, a 10-foot setback shall be recorded from the survey well head.
 - In the event that previously undocumented oil wells are encountered during grading, the Orcutt district office of the DOGGR shall be contacted to procure abandonment requirements.
 - New habitable development shall be set back a minimum of 25 feet from known oil and gas-related pipeline rights-of-way, such as along the New Love Oil Field access road, unless a project specific risk assessment indicates closer development is appropriate.

Plan Requirements and Timing: Oil related facilities shall be illustrated on the final grading plans to be reviewed and approved by P&D prior to approval of the Land Use Permit for grading for each phase of development.

MONITORING: P&D shall verify compliance with this measure through plan check and site inspections.

60. **HAZ-1c** A monitor trained in identification of contaminated soil shall be present for at least part of each day during site grading excavations, to determine if previously unidentified contaminated soil has been encountered. The monitor shall make this determination based on visual signs of discolored soil, olfactory indications, dialogue with grading contractors, and/or positive readings on a photoionization detector or organic vapor analyzer. The monitor shall be current with respect to Cal OSHA 40-hour training for hazardous materials. Grading shall cease in previously undocumented contaminated areas, pending appropriate assessment and remediation of contaminated materials. **Plan Requirements:** This requirement shall be identified as a note on the grading plan. A scope of work and contract between the applicant/contractor and the contamination specialist monitor shall be provided to the P&D. **Timing** The grading plan and contract shall be reviewed and approved by P&D prior to approval of Land Use Permits for each phase of development. **MONITORING:** P&D shall inspect during construction to verify compliance with condition. A construction monitoring report shall be provided for P&D review and approval prior to each development phase.

Transportation/Circulation

61. **TRANS-1.1** The applicant shall pay transportation fees to the County to offset project contributions to cumulative impacts on traffic, circulation systems maintenance, including the

project's fair share of offsite improvements in an amount determined by the County Public Works/Transportation Division, based on adopted fee schedules at the time of payment. **Plan Requirements and Timing:** Prior to Final Building Inspection, the applicant shall submit appropriate transportation fees for that neighborhood.
MONITORING: Compliance shall be monitored by P&D.

Water Resources

62. **WR-1.2** In order to reduce the long term increase in water demand, the applicant shall adhere to the following measures which includes a modified list of the landscape design recommendations identified in the OCP FEIR (Section 5.6-13), and additional Indoor Design measures.
1. Exterior water use shall be minimized through the use of water efficient techniques, including:
 - Drought tolerant plants shall be used in landscaping;
 - Landscaping shall use drip irrigation;
 - Plant material shall be grouped by water needs;
 - Turf shall constitute less than 25% of the total landscaped area;
 - No turf shall be allowed on slopes over 4%;
 - Require appropriate turf types – warm season grasses; Extensive mulching (2-inch minimum depth) shall be used in all landscaped
 - Areas to improve the water holding capacity of the soil by reducing evaporation and compaction;
 - Soil moisture sensing devices and rain shutoff devices shall be installed to prevent unnecessary irrigation. Training and advise in how to properly use these systems should be provided;
 - Provide information about efficient watering techniques (especially in sandy soil) and how to use weather information to schedule irrigations (there is a weather monitoring station in the Santa Maria Area);
 - Distribute information brochures on design (plants, irrigation systems) and irrigation techniques to home buyers;
 - Intermittent permeable surfaces such as French drains shall be encouraged for parking areas and driveways; and
 - Separate landscaping water meters shall be installed for parks and parkways;
 2. Indoor water use shall be limited through the following measures:
 - All hot water lines shall be insulated;
 - Water pressure shall not exceed 50 pounds per square inch (psi). Water pressure greater than 50 psi shall be reduced to 50 psi or less by means of a pressure-reducing valve;
 - Recirculating, point-of-use, or on-demand water heaters shall be installed;
 - Low flow plumbing fixtures must be used, including 1.6 gallons-per-flush toilets; Water efficient clothes washers and dishwashers shall be installed.

Plan Requirements: Prior to land use clearance for each neighborhood, the applicant shall submit a landscaping and irrigation plan to Planning and Development for review and approval. The applicant shall enter into an agreement with the County to install the required landscaping/irrigation system and maintain the system for the life of the project. The Owner/Applicant shall also include all indoor water conservation measures on plans, including plumbing and electrical plans, as needed subject to P&D review and approval in accordance with the Landscape and Performance Security Conditions. The applicant shall implement all aspects of the landscape and irrigation plan prior to Final Building Inspection Clearance.

Timing: Prior to construction, indoor water-conserving measures shall be graphically depicted on building and/or grading plans, subject to Planning and Development for review and approval. Indoor water-conserving measures shall be implemented prior to Final Building Inspection Clearance. Permit compliance shall conduct site visits to ensure installation and maintenance of landscaping and irrigation.

MONITORING: The Owner/Applicant shall demonstrate compliance with all required indoor and outdoor water conservation measures to P&D compliance monitoring staff prior to Final Building Inspection Clearance. Any part of the irrigation plan that requires a plumbing permit shown on building plans shall be inspected by Building Inspectors. P&D shall inspect for all indoor water requirements prior to occupancy clearance.

III. PROJECT SPECIFIC CONDITIONS

63. **Landscape and Irrigation Plan.** The Owner/Applicant shall have a licensed landscape professional prepare a landscape and Irrigation Plan designed to soften the project from public viewing areas. **Plan Requirements:** The plan shall include the following:
- a. An agreement by the Owner to install required landscaping & water-conserving irrigation systems prior to final clearance.
 - b. An agreement by the Owner to maintain required landscaping for the life of the project.
 - c. Securities posted by the Owner for installation and maintenance securities per requirements in the Performance Securities condition. Specify the amount and duration of installation and maintenance securities to ensure successful implementation of this plan by P&D if the Owner fails to do so.
 - d. All landscape 10 feet of all structures shall be with approved fire-resistant/retardant plantings.
 - e. Landscaping beyond 10 feet of the structures shall be with native plants from the County's native plan list of native specimen plants & seed stock from locally obtained sources .
 - f. All project landscaping shall consist of drought-tolerant native and/or low-water use/Mediterranean type species.
 - g. Project landscaping located along project frontage and public viewing areas shall adequately screen the project site from surrounding land uses.
 - h. Project landscaping shall be compatible with the character of the surroundings and the architectural style of the structure.
 - i. Plans shall include landscape planters installed adjacent to all structures, walls, garden walls and fences visible from a public or private street. This landscaping shall be vertical, densely planted with large plant specimens.
 - j. Plan shall include drought tolerant natives and/or Mediterranean type screening planted on the shoulders adjacent to driveways. The vegetation shall be staggered from the road to blend with natural habitats and to screen the effects of grading & paving.
 - k. Applicable components of all other plans approved for the project.
 - l. Include unified landscape themes protecting and enhancing open space corridors and the site's semi-rural character through use of native trees, plants, and other appropriate species;
 - m. Include perimeter landscaping, including center and roadside median plantings and street trees. This landscaping shall be of sufficient density to break up building masses and partially screen development and rear yards from surrounding roads and neighborhoods. The project landscaping plants shall be oriented toward maintaining the semi-rural character of the site (i.e. use of natives and informal plantings) and provide screening while maintaining key view corridors;
 - n. Neighborhood perimeter and street frontage landscaping, that is a part of the landscape theme for individual neighborhoods shall be depicted on the neighborhood landscape plans.

These neighborhood landscape plans shall be prepared by the project developer and submitted to P&D for review and approval prior to land use clearance for each neighborhood, and

- o. Ensure that the open space “neck” in the eastern mesa of the Grove neighborhood is a minimum of 200 feet wide.

TIMING: Prior to issuance of a Land Use Permit for each phase of development, Rice Ranch Communities, LLC or its successor in interest, shall submit to P&D for review and approval habitat restoration and landscape plans that depict areas identified in the OSHMRIP to be restored as either Master or Neighborhood restoration areas, and shall file a receipt of evidence of posting performance securities for each area that are acceptable to P&D. All aspects of the Plan shall be implemented as approved, or modified by P&D. Master Open space habitat restoration plantings shall be completed per the timing specified in the OSHMRIP. Neighborhood restoration areas, and perimeter and street frontage landscaping, that is a part of the landscape theme for individual neighborhoods shall be depicted on the neighborhood landscape plans. These neighborhood landscape plans shall be prepared by the project developer and submitted to P&D for review and approval prior to land use clearance for each neighborhood. Prior to map recordation, the developer for the individual neighborhood shall file a receipt of evidence of posting a performance security that is acceptable to P&D. The Owner/Applicant shall (1) submit 4 copies of the Plan to P&D processing planner for review & approval prior to Zoning Clearance, (2) enter into an agreement with the County to install required landscaping & water-conserving irrigation systems and maintain required landscaping for life of the project, (3) Post a performance security to ensure installation prior to Final Building Inspection Clearance and maintenance for five years, (4) Install landscape and irrigation prior to Final Building Inspection Clearance.

MONITORING: The County shall periodically inspect the landscaping area in the field over time to ensure habitat vegetation establishment and compliance with approved plans, or as modified by the County Biologist. The County shall determine successful completion of habitat restoration and when cessation of maintenance can occur, per the criteria in the OSHMRIP. The Owner/Applicant shall demonstrate to P&D compliance staff that all required components of the approved plan are in place as required prior to Final Building Clearance. Compliance staff will release installation security upon satisfactory installation of all items in approved plans. The HOA shall demonstrate to compliance staff that the landscaping and irrigation have been established and maintained according to plans and agreements for a period of 3 years, and have achieved the original goals of this condition. Compliance staff signature is required to release the installation security upon satisfactory installation of all items in the approved plans and maintenance security upon satisfactory completion of maintenance. If requirements have not been met, the plants or improvements shall be replaced and/or maintained (fed, repaired, trimmed) and the security held for another year. If the Applicant fails to either install or maintain according to the approved plan, P&D may collect security and complete work on property per approved plans.

64. **Aest-04 BAR Required.** The Owner/Applicant shall obtain Board of Architectural Review (BAR) approval for project design for the community clubhouse. All project elements (e.g., design, scale, character, colors, materials and landscaping shall be compatible with vicinity. **TIMING:** The Owner/Applicant shall submit architectural drawings of the project for review and shall obtain final BAR approval prior to issuance of ZONING CLEARANCE. Grading plans, shall be submitted to P&D concurrent with or prior to BAR plan filing. **MONITORING:** The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the project has been built consistent with approved BAR design and landscape plans prior to Final Building Inspection Clearance.

65. **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 landscape and irrigation. The performance security shall be paid prior to issuance of Land Use Permit for each neighborhood. The landscape installation security shall be waived if installation is completed in conformance with applicable requirements prior to Building Final/Occupancy Approval. Installation securities shall be equal to the value of a) all materials listed or noted on the approved referenced plan, and b) labor to successfully install the materials. Maintenance securities shall be equal to the value of maintenance and/or replacement of the items listed or noted on the approved referenced plan(s) for two years of maintenance of the items. The installation security shall be released when P&D determines that the Owner/Applicant has satisfactorily installed of all approved landscape & irrigation plans per those condition requirements. Maintenance securities shall be released after the specified maintenance time period and when all approved landscape & irrigation have been satisfactorily maintained. If they have not been maintained, P&D may retain the maintenance security until satisfied. If at any time the Owner fails to install or maintain the approved landscape and irrigation components, P&D may use the security to complete the work.
66. **Landscp-01a Landscape for Life.** The HOA shall maintain project landscaping for the life of the project. The Owner or designee shall permit the County to conduct site inspections a minimum of one time per year. **Timing:** Prior to issuance of Land Use Permit for each neighborhood, the Owner/Applicant shall record a buyer notification that repeats the condition 63 requirements above. P&D compliance monitoring staff may conduct site inspections once per year if necessary to ensure that landscaping is maintained for the life of the project.
67. **WatCons 04** Final landscape plans shall comply with the most stringent applicable State and/or local regulations for landscape irrigation water conservation in effect at the time of the plan-check application for the final landscape plans. Relevant regulations include the Governor's emergency drought declaration and recent changes to State Model Water Efficient Landscape Ordinance and California Green Building Code. Compliance may require a re-design from previously approved Conceptual Landscape plans. **Plan Requirements and Timing:** Landscape areas and tree coverage may not be reduced. In the instance where any differences exist between the requirements of this condition and elements of other permit conditions (e.g. Conditions 1, 61, and 62), the requirements of this condition shall prevail. **MONITORING:** The Owner/Applicant shall demonstrate to P&D compliance staff that all required components of the approved plan are in place as required prior to Final Building Clearance
68. **Aest-09 Construction Clean-up.** The developer shall clear the project site of all excess construction debris. Clean-up shall occur on 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 compliance monitoring staff shall site inspect prior to Final Building Inspection Clearance.
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 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

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

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

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

71. **NPDES-10 Storm Drain Labels.** The Owner/Applicant shall label all on-site storm drain inlets, new or existing, to advise the public that the storm drain discharges to the ocean and that dumping waste is prohibited (e.g., "Don't Dump – Drains to Ocean"). Label shall be in both English and Spanish. **Plan Requirements and Timing:** Show location of storm drain inlets and proposed storm water labels on site, building and grading plans prior to issuance of zoning clearance and grading permits. Label design shall be equivalent or similar to that used by Public Works Department - Project Clean Water. Alternate label designs shall be shown on the plans and submitted to P&D for approval prior to issuance of zoning clearance and grading permits. Labels shall be affixed to storm drain inlets prior to Final Building Inspection Clearance.

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

72. **NPDES-12 Storm Water Retention-Biofiltration System.** To reduce storm water runoff, allow for infiltration, reduce pollutants and minimize degradation of storm water quality from development, parking lots and other paved surfaces, the Owner/Applicant shall construct a permanent biofiltration system to treat storm water runoff from the site. Biofiltration includes vegetated swales, channels, buffer strips, retention, rain gardens, and shall be designed in accordance with the California Storm Water BMP Handbook for New Development and Redevelopment (California Storm Water Quality Association) or other approved method. The biofiltration system shall be designed by a registered civil engineer specializing in water quality or other qualified professional to ensure that the filtration properties and the plants selected are adequate to reduce concentrations of the target pollutants. Where feasible, local plants sources (i.e., collected from the watershed or propagated from cuttings or seed collected from the watershed) shall be used in the biofiltration system. Invasive plants shall not be used. Biofilters shall not replace existing riparian vegetation or native vegetation unless otherwise approved by P&D.

Plan Requirements and Timing: The Owner/Applicant shall include the biofiltration system design, including any plant palettes and the sources of plant material, on the grading and drainage and landscape plans, and depict it graphically. The Owner/Applicant shall submit a maintenance plan for the biofiltration system to P&D permit processing planner for review and approval prior to land use or zoning clearance permit issuance. The Owner/Applicant shall submit a performance security to ensure installation and long term maintenance (inspections at least once/year) of the biofiltration system. Performance security must be submitted to P&D permit processing planner prior to issuance of land use or zoning clearance permits.

MONITORING: P&D compliance monitoring staff shall site inspect for installation and periodically inspect for maintenance throughout a five-year performance period. Performance security release requires P&D compliance monitoring staff approval. The HOA is responsible for annual maintenance inspections of the biofiltration system. The HOA shall keep records of such inspections and provide them as requested to the County. The Owner shall make the site available to P&D for periodic inspections 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.

73. **HWQ-1 Storm Water Pollution Prevention Plan (SWPPP).** The applicant shall submit proof of exemption or a copy of the Notice of Intent to obtain coverage under the Construction General Permit of the National Pollutant Discharge Elimination System (NPDES) issued by the California Regional Water Quality Control Board (RWQCB).

Plan Requirements and Timing: Prior to approval of a Land Use Permit the applicant shall submit proof of exemption or a copy of the Notice of Intent and shall provide a copy of the required SWPPP to P&D's Building and Safety Division. The applicant shall keep a copy of the SWPPP on the project site during grading and construction activities. The SWPPP shall contain site-appropriate BMPs consistent with the NPDES Construction General Permit, including maintenance and monitoring of the BMPs. BMPs selection and design will be based upon County-approved guidance manuals including but not limited to Caltrans Construction Site BMP Manual and the California Storm Water BMP Handbook (CASQA). SWPPP-approved structural and non-structural BMPs shall be noted on all grading and building plans and verified by P&D.

MONITORING: P&D permit processing planner shall review the documentation prior to approval of a Land Use Permit. P&D compliance monitoring staff shall site inspect during construction for compliance with the SWPPP

IV. CONDITIONS UNIQUE TO DEVELOPMENT PLANS

74. **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 Exhibit #1, dated January 6, 2016.
75. **Rules-14 Final DVP Expiration.** Final Development Plans shall expire fifteen years after the effective date, as allowed under the Development Agreement, unless substantial physical construction has been completed on the development or unless a time extension is approved in compliance with County rules and regulations.
76. **Rules-18 CUP and DVP Revisions.** The approval by the Board of Supervisors of a revised Final Development Plan shall automatically supersede any previously approved Final Development Plans upon the effective date of the revised permit.

V. COUNTY RULES AND REGULATIONS

77. **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].
78. **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.
79. **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.
80. **DIMF-24b DIMF Fees-Public Administration.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for public administration. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law. [LUDC §35.84.030]. The total Public Administration DIMF amount is assessed at \$202,476.00. This is based on a project type of a new subdivision to develop 364 new single family residences and 164 multi-family residences.

TIMING: Public Administration DIMFs shall be paid to Planning & Development Department prior to Final Building Inspection and shall be based on the fee schedules in effect when paid.

81. **DIMF-24c DIMF Fees-Sheriff.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for the County Sheriff. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law. [LUDC §35.84.030]. The total County Sheriff DIMF amount is assessed at \$143,230.00. This is based on a project type of a new subdivision to develop 364 new single family residences and 164 multi-family residences. **TIMING:** County Sheriff DIMFs shall be paid to Planning & Development Department prior to Final Building Inspection and shall be based on the fee schedules in effect when paid.
82. **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. The total Fire DIMF amount assessed is \$401,804.00. This is based on a project type of a new subdivision to develop 364 new single family residences and 164 multi-family residences. **TIMING:** Fire DIMFs shall be paid to the County Fire Department prior to Final Building Inspection and shall be based on the fee schedules in effect when paid.
83. **Rules-29 Other Dept Conditions.** Compliance with Departmental/Division letters required as follows:
 - a. Air Pollution Control District dated March 24, 2014;
 - b. Fire Department dated November 3, 2014;
 - c. Flood Control Water Agency dated March 20, 2014;
 - d. Parks Department dated June 30, 2015;
 - e. Transportation Division dated July 7, 2015;
 - f. Project Clean Water dated March 20, 2014;
 - g. Laguna County Sanitation District dated June 15, 2015;
 - h. County Surveyor's Office dated March 27, 2014.
84. **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.
85. **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 the Addendum to the Final Supplemental Environmental Impact Report 03-EIR-05;
 - d. Contact P&D compliance staff at least two weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting to be led by P&D Compliance Monitoring staff and attended by all parties deemed necessary by P&D, including the permit issuing planner, grading and/or building inspectors, other agency staff, and key construction personnel: contractors, sub-contractors and contracted monitors among others.
86. **Rules-32 Contractor and Subcontractor Notification.** The Owner/Applicant shall ensure that potential contractors are aware of County requirements. Owner / Applicant shall notify all contractors and subcontractors in writing of the site rules, restrictions, and Conditions of Approval and submit a copy of the notice to P&D compliance monitoring staff.
87. **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.
88. **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.
89. **Rules-04 Additional Approvals Required.** Approval of this Development Plan is subject to the Board of Supervisors approving the required Rezone, General Plan Amendments and Development Agreement.



Santa Barbara County
Air Pollution Control District

March 24, 2014

John Zorovich
Santa Barbara County
Planning and Development
624 W. Foster Road
Santa Maria, CA 93455

RECEIVED

MAR 25 2014

S.B. COUNTY (NORTH)
PLANNING & DEVELOPMENT

Re: APCD Comments on Rice Ranch Specific Plan
14SPP-00000-00001, 14GPA-00000-00006, 14TRM-00000-00001, 14DVP-00000-00004,
14CUP-00000-00005, 14CUP-00000-00006

Dear Mr. Zorovich:

The Air Pollution Control District (APCD) has reviewed the referenced cases. The project consists of several revisions to the Rice Ranch Specific Plan Areas. The Specific Plan was originally approved in 2003 with a maximum of 725 dwelling units reviewed in the EIR and distributed among several neighborhoods with a total area of 582 acres. Since the original approval, the neighborhoods known as The Oaks and Pine Creek Single-Family Dwelling Community have been recorded and are currently under construction. Revisions are proposed to the specific plan neighborhoods, changing the composition of residential unit types and decreasing the total number of dwelling units to 717. Total residential acreage is changed from 192 acres to 187 acres. Total open space acreage is revised from 376 acres of open space, including 33 acres of parks, to 359 acres of open space including 30.5 acres of public and private recreation areas. A private clubhouse facility will also be added to the project. Other changes proposed in response to County agency input include designating future streets, parks, and areas with manufactured slopes as private and maintained by the homeowner association (HOA). The project will incorporate the current inclusionary housing ordinance by paying in-lieu fees for affordable housing. The subject property, composed of multiple parcels totaling 559 acres, is zoned PRD and is located along Bradley Road in the unincorporated community of Orcutt. The changes to each neighborhood as detailed in the revised specific plan are summarized below.

Valley View: The Valley View neighborhood as approved in 2003 included 140 single-family residences and a 2.8-acre neighborhood park. The proposed project is to increase the unit count to 184 single-family residences. The park component is also revised to include open space, a private park and a drainage basin.

Pine Creek Multi-Family: The Pine Creek Multi-Family neighborhood as approved in 2003 included 140 condominium units in multi-family buildings of three to five units. The proposed project is to replace the approved 140 units with 118 multi-family units.

The Meadow SFD and Duplex: The Meadow SFD neighborhood as approved in 2003 included 90 single-family residences and a 3.0-acre neighborhood park. The Meadow Duplex neighborhood as approved in 2003 included 72 townhomes in 3-unit multi-family buildings. The proposed project is to delete the multi-family units and construct a total of 146 single family dwelling units on a total of 39 acres.

Louis D. Van Mullem, Jr. • Air Pollution Control Officer

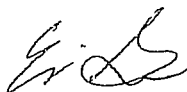
The Grove, 11DVP-00000-00008: The Grove neighborhood as approved in 2003 included up to 22 single-family residences, 47 condominiums units in multi-family buildings of 2 to 3 units, and a 1.3-acre neighborhood park. The proposed project is to delete the condominium units and the neighborhood park, and increase the number of single-family dwellings from 22 to 74 units. The neighborhood park is also proposed to be changed to a 1.0-acre private park with a clubhouse facility. The residential lots in the Valley View and Grove neighborhoods have been redesigned to include manufactured slopes per direction from the Parks Department, resulting in a reduction of public open space. The school site will be relocated to The Oaks neighborhood.

Air Pollution Control District staff offers the following suggested permit 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 brake-horsepower or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or APCD permits prior to operation. Construction engines with PERP certificates are exempt from APCD permit, provided they will be on-site for less than 12 months.
4. 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)
5. Asphalt paving activities shall comply with APCD Rule 329, *Cutback and Emulsified Asphalt Paving Materials*.

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 961-8893 or via email at edg@sbcapcd.org.

Sincerely,



Eric Gage,
Air Quality Specialist
Technology and Environmental Assessment Division

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

cc: Frances Romero
Project File
TEA Chron File



ATTACHMENT A
FUGITIVE DUST CONTROL MEASURES

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

- During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
- Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
- If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
- Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.
- After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading 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.

RECEIVED

NOV 03 2014

S.B. COUNTY (NORTH)
PLANNING & DEVELOPMENT

Memorandum



DATE: November 3, 2014

TO: John Zorovich
Planning and Development
Santa Maria

FROM: Dwight Pepin, Captain (W)
Fire Department

SUBJECT: APN: 101-380-001 ...
Permit: 14SPP-00001, 14GPA-00006, 14DVP-00004, 14CUP-00005, 14TRM-00001
Site: Bradley Road, Santa Maria
Project: Rice Ranch

*This Condition Memorandum Supersedes the
Previous Condition Memorandum Dated September 2, 2014*

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

THE FOLLOWING CONDITIONS ARE FOR SPECIFIC PLAN, GENERAL PLAN AND DEVELOPMENT PLAN

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

1. Fire Protection Certificates will be required.
2. Road names shall be required for this project.
3. Minimum access road widths of 24 feet assume no parking on either side of the roadway. Minimum access road width with parking on one side is 28 feet, curb face to curb face. Minimum access road width for parking on both sides of road is 36 feet, curb face to curb face..
4. Street signs shall be installed.
 - The county road signs shall be brown with white letters.
 - The private road signs shall be blue with white letters.
 - Reference Santa Barbara County Engineering Design Standards, Standard Details 6-060.

5. Temporary address posting is required during construction. Inspections will not be completed without temporary address posted.
6. New fire hydrants shall be installed, number and locations to be determined.
 - The fire department shall have on file a set of approved fire hydrant plans prior to any work being started.
 - Fire hydrants shall be located per fire department specifications and shall flow 750 gallons per minute at a 20 psi residual pressure.
 - For a water purveyor's or private water system, location for fire hydrants shall be approved by the fire department.
 - Fire hydrants shall consist of one 4-inch outlet and two 2-1/2-inch outlets.
 - 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. Signs indicating "Fire Lane – No Stopping" shall be placed every 150 feet as required by the fire department. Refer to current adopted California Fire Code.
8. Portable fire extinguishers are required and shall be in accordance with the current adopted Santa Barbara County Code Chapter 15.
9. An automatic fire sprinkler system shall be installed.
 - 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. An automatic fire or emergency alarm system shall be installed as required by the fire department.

- Automatic fire or emergency alarm system plans shall be approved by the fire department.
- Alarm panel locations and annunciator graphics shall be approved by fire department prior to installation.

11. Recorded addressing is required by the fire department.

12. Address numbers shall be a minimum height of four inches for residential units and 12 inches for buildings with multiple residential units.

- Address number locations 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.

13. Access way entrance gates shall conform to fire department requirements.

14. When access ways are gated, a fire department approved locking system shall be installed.

15. A Knox Box entry system shall be installed for the community center building.

16. The applicant will be required to pay development impact fees. In accordance with Chapter 15 of the Santa Barbara County Code, the fee shall be computed per square foot on each new building, including non-habitable spaces, paid for the purpose of mitigating the incremental increase in needs for emergency services generated by the development.

Estimated fees:

\$.59 per square foot for single family housing

\$.75 per square foot for other residential housing

Development impact fees are collected at the current rate at time of payment.

Final occupancy clearance inspection will not be scheduled unless fees have been paid.

NO CONDITIONS FOR CONDITIONAL USE PERMIT

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

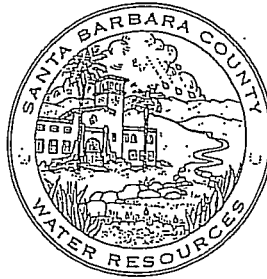
THE FOLLOWING CONDITION IS FOR
TRACT MAP RECORDATION

17. The tract map shall be recorded per Vesting Tentative Tract Map dated October 2014, received October 14, 2014.

These conditions apply to the projects 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 805-686-8178 or 805-681-5523.

DP:mkb



RECEIVED

MAR 25 2014

S.B. COUNTY
PLANNING & DEVELOPMENT

Santa Barbara County Public Works Department
Flood Control & Water Agency

March 20, 2014

John Zorovich, Planner
County of Santa Barbara
Planning & Development Department
624 W. Foster Road
Santa Maria, CA 93455

RECEIVED

MAR 27 2014

S.B. COUNTY (NORTH)
PLANNING & DEVELOPMENT

Re: 14CUP-00000-00005; Rice Ranch Community Major CUP – Clubhouse
14CUP-00000-00006; Rice Ranch Community Minor CUP – Walls
14TRM-00000-00001; Rice Ranch Community Vesting Tentative Tract Map
14ORD-00000-00004; Rice Ranch Community Development Agreement
14SPP-00000-00001; Rice Ranch Community Specific Plan
14GPA-00000-00006; Rice Ranch Community General Plan Amendment
14DVP-00000-00004; Rice Ranch Community Phased Development Plan
APN: 101-380-001, -002, -003; 101-390-001, -002, -007; 101-400-001, -002, -003;
Orcutt

Dear Mr. Zorovich:

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. Prior to Final Map Recordation/Zoning Clearance

- a. Any development near a watercourse shall be designed in compliance with the floodplain management requirements and setback requirements described in Chapters 15A and 15B of the Santa Barbara County Code.

G:\WaterResources\Flood Control\Engineering\Development\DREVCases\2014\14TRM-00000-00001_Rice Ranch\Condition Letter\14TRM0000000001cnd.doc

- b. The applicant shall submit all improvement plans, grading and drainage plans, drainage studies, landscape plans and Final Map to the District for review and approval.
- c. An updated drainage study shall be provided, and shall include the following:
 - i. Detention basins, designed to hold a volume not less than 0.07 ac-ft/ac for residential developments, and to discharge water at a maximum rate of 0.07 cfs/ac for the 25-year storm event. This shall be accomplished through the use of onsite basins or by connecting to existing regional basins "B" or "D" as identified in the Orcutt Community Plan.
 - ii. An overall site exhibit that identifies the detention basin to which each of the revised neighborhoods will drain.
 - iii. An analysis to determine if the regional detention basins, as designed with the previously approved project, are adequately sized to accommodate the additional proposed development, or if any further improvements are necessary.
- d. 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.
- e. The applicant shall acquire and submit all required data, forms and certifications as described in the Standard Conditions of Approval.
- f. The applicant shall dedicate real property for drainage within the subdivision, and easements on the Final Map or by a separate instrument.
- g. The applicant shall acquire and supply proof of drainage easements for any off-site drainage conveyances.
- h. The applicant shall sign and return the Maintenance Agreement (Subdivider's or Owner's Agreement).
- i. The applicant shall submit a copy of the project's Conditions, Covenants & Restrictions for the Homeowners' Association to the District for review and approval.
- j. The applicant shall post surety bonds for drainage improvements in amounts approved by the Public Works Director.
- k. The applicant shall pay the applicable Orcutt Regional Drainage Facility Development Impact Mitigation Fees for any lots that drain to a regional detention basin.
- l. The applicant shall submit to the District electronic drawings in PDF format of the approved Final Map, improvement plans, grading and drainage plans, drainage studies, and landscape plans on a compact disc along with one hard copy of each.

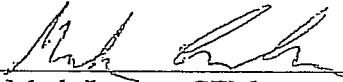
3. Prior to Occupancy Clearance

- a. The engineer of record shall submit a Drainage Improvement Certification (attached to the Standard Conditions of Approval).
- b. The applicant shall submit a Project Summary Report in PDF format to the District.

- c. The applicant shall submit an Elevation Certificate (FEMA Form 81-31) to the District's Floodplain Manager for all lots located within a Special Flood Hazard Area.

Sincerely,

SANTA BARBARA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

By: 
Mark Luehrs, CFM
Development Review Engineer

Cc: Rice Ranch Community, Trilogy Parkway, Nipomo, CA 93444
Frances Romero, FORMA, 237 Town Center W#156, Santa Maria, CA 93458
Tom Rowe, Penfield & Smith, 210 East Enos Drive, Santa Maria, CA 93454
Bianca Koenig, Wallace Group, 612 Clarion Court, San Luis Obispo, CA 93401



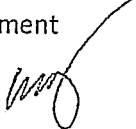
**Community
Services
Department**
Connecting People and Places

George Chapjan, Director, Community Services
Paddy Langlands, Deputy Director, Parks Division
Dinah Lockhart, Deputy Director, Housing & Community Development
Ryder Bailey, Chief Financial Officer, Community Services
Ginny Brush, Executive Director, Arts Commission
Angela Hacker, Division Chief, Division of Energy & Sustainability Initiatives



June 30, 2015

TO: John Zorovich, Development Review Planner
Planning & Development Department

FROM: Claude Garciacelay, Park Planner 

RE: 14TRM-001/TM14,805; 14DVP-004; 14SPP-001; 15RZN-008
Rice Ranch Development
APN: 101-380-001, -2, -3; 101-390-001, -2; 101-390-007
101-400-001, -2, -3; 101-440-029

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

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 fee per lot or dwelling unit in the Orcutt Recreational Demand Area is \$4,304.00. Fees for each of the lots/dwelling units are due prior to land use clearance for construction for each phase of development at the Valley View, The Meadows and The Grove neighborhoods. The actual fee shall be based on the fee schedule in effect when payment is made and, fee schedules are subject to adjustment on an annual basis. Please phone this office prior to payment to verify the final fee required. This office will not accept or process a payment prior to project approval by the decision maker.

Fees are payable to the COUNTY OF SANTA BARBARA, and may be paid in person or mailed to: County of Santa Barbara, CSD Parks Division, 123 E. Anapamu Street, 2nd Floor, Santa Barbara CA 93101.

2) The applicant shall offer to dedicate to the County those proposed trail easements within the development footprint. These trails are a part of the proposed trail system at Rice Ranch and serve to connect and interconnect the County open space areas. Said dedications shall be offered to the County concurrently with the recordation of the final map for the subdivision and shall be in conformance with the requirements of the County. Parks Division shall review and approve all easement locations prior to recordation.

The developer shall construct the trails to County Standards. Parks Division shall review and approve all proposed trail locations and design proposals. The developer shall construct all trails within the development as well as trails within the County Open Space, including staging and parking areas and other trail amenities (e.g. kiosks, trail markers and way finders, interpretive signs, etc.) as necessary for a functioning trails system as approved by Parks Division. A bond for the construction of the trails and

14TRM-001/TM14,805; 14DVP-004; 14SPP-001; 15RZN-008

Rice Ranch Development

June 30, 2015

Page 2

appurtenances has previously been filed with County P&D. Release of the bond shall not occur prior to Parks Division concurrence of completion of installation and any required maintenance period.

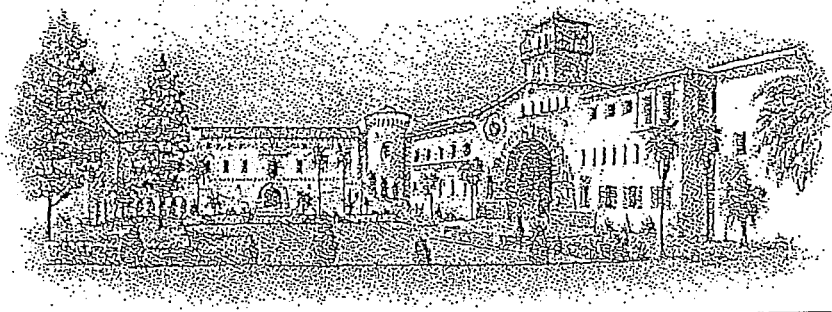
Per Policy KS12-2 of the OCP, one of these trails shall be a historic nature trail that includes educational interpretive signs describing the history of this site and the historic features once found on the site.

The developer shall work with the Parks Division during the construction of the new development to assure continuity of use of the existing trail system by providing for detours around construction or other active safety measures during construction to safely provide continued access for the recreating public until such a time that the final location and development of the trails is approved as complete by Parks Division.

3) County Parks Division and County Real Estate Services shall review and approve the final map prior to recordation. The County shall ensure that all adjustments and exchange of lands between the lots owned by the developer and by County conform to previously agreed upon locations and areas of land and that the form and execution of the exchange accomplishes the needs of all parties.

C: Owner:
Rice Ranch Ventures, LLC
Andrew Daymude, 1640 Trilogy Parkway, Nipomo CA 93444
Agent:
FORMA
Frances Romero, 237 Town Center West #272, Santa Maria CA 93458

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



July 07, 2015

TO: John Zorovich, Planner
Development Review

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

SUBJECT: Rice Ranch Specific Plan (Key Site 12)
Conditions of Approval Rev 1 (5 pages)
Standard Conditions for Tentative Tract Map Approval (4 pages)
14SPP-00000-00001; 14GPA-00000-00006; 14ORD-00000-00004; 14TRM-00000-00001;
14DVP-00000-00004; 14CUP-00000-00005; 14CUP-00000-00006
APN: 101-380-001, -002, -003; 101-390-001, -002, -003; 101-390-007; 101-440-029 / Orcutt

Traffic Mitigation Fees

1. Pursuant to Ordinance No. 4270 regarding Transportation Impact Fees, the applicant will be required to pay a fee for each new peak hour trip, for the purpose of funding transportation facilities within the Orcutt planning area of the County.

Based on the current fee schedule, the total estimated fee for the proposed project is \$1,990,610 (364 new single-family residential units * (\$3,633/unit + \$379/EDU (Landscaped Median Fee) + \$328/EDU (Bikeway Fee) + (166 Condominiums * (\$1,994/unit + \$258/EDU (Landscaped Median Fee) + \$223/EDU (Bikeway Fee))). Fees are due prior to occupancy clearance for each unit 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.

Standard Conditions of Approval

2. Prior to recordation of the Final Map, the applicant shall comply with all Standard Conditions for Tentative Tract Map Approval, dated January 1991, as attached or the most current, adopted version available.

Sight Distance

3. Prior to land use permit issuance, 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.

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.

Driveways/Drive Aisles

4. Prior to recordation of the Final Map, the developer shall design, and prior to occupancy 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 all necessary pavement or cross gutters to match adjacent improvements as required by the Department of Public Works Traffic Section.

Street Sections/Pavement Traffic Index

5. Prior to recordation of the Final Map, the developer shall design, and prior to occupancy, the developer shall construct pavement for all roadwork 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.

6. Prior to recordation of the Final Map, perpetual maintenance of all required roadways shall be secured through arrangements acceptable to the County by the creation of an endowment fund, private assessment district, or Homeowner's Association. The project Engineer shall provide a report establishing the cost of this maintenance which is acceptable to both the Public Works and Planning & Development Departments. Maintenance must include the following:

- a) Pavement Maintenance (according to the County Pavement Management System),
- b) Maintenance of any concrete improvements, drainage improvements, slopes, etc.,
- c) Maintenance of all signs, striping and legends, and
- d) Liability and Claims insurance.

7. Prior to recordation of the Final Map, the applicant shall engineer and post a surety, acceptable to County Counsel, for the construction/repair of standard half width frontage improvements (concrete curb, gutter, ADA acceptable walking path and up to 18 feet of matching asphalt paving) for all proposed roads (public and private) 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.

* Per County Resolution No. 76-428, Road Standards, sidewalks will not be required for lots with an average net size of greater than 14,500 square feet.

Encroachment/Excavation Permit

8. Prior to land use permit issuance, 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 Pubic 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

9. Prior to land use permit issuance, 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.
10. Prior to land use permit issuance, traffic circulation and control onsite shall meet the approval of the Department of Public Works Traffic Section.
11. 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.
12. Prior to land use permit issuance, A Construction Traffic Management Plan (CTMP) shall be required to minimize construction impacts on motorists, pedestrians and bicyclists during the construction period. The CTMP shall include a designated haul route for soil import/export, the anticipated maximum number of truck trips as well as traffic control features deemed appropriate by County Public Works, Transportation staff (as outlined, but not limited to those features identified in condition #9).

Street Lights

13. Prior to recordation of the Final Map, the applicant must apply for annexation of the tract into the applicable County Service Area and pay all fee's and costs for advertising public hearings in connection therewith.
14. 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 the Commercial Road Standards as follows:

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-06 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 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

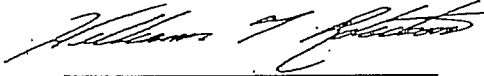
15. Where off-site road improvements or a dedication of right of way for off-site improvements is required for which a need cannot be attributed to the project, the County shall deduct the value of construction or dedication from the payment that would otherwise be collected for Traffic Mitigation Fee's.

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,

 7/07/2015

William T. Robertson

Date

cc: 14SPP-00000-00001; 14GPA-00000-00006; 14ORD-00000-00004; 14TRM-00000-00001; 14DVP-00000-00004; 14CUP-00000-00005; 14CUP-00000-00006
Chris Sneddon, Transportation Manager, County of Santa Barbara, Public Works Department
F:\Group\Transportation\Traffic\Transportation Planning\Development Review\Orcutt\Ricc Ranch Tract Map 14TRM-Cond.doc

COUNTY OF SANTA BARBARA



DEPARTMENT OF PUBLIC WORKS

Standard Conditions for Tentative Tract Map 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 this project will be cleaned to allow Public Works Department Inspectors to check for damage to curbs, gutters, or sidewalks caused by construction traffic. Any damage will 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 and fees required for materials retesting.
32. The Developer may be required by the Public Works Department to overlay *or chip seal a road, as determined by the Public Works Department*, after construction work has been completed if it is determined by the County that local patching is insufficient to mitigate project related construction and utility trenching damage.
33. Subdivider shall submit a Grading Plan acceptable to the Public Works Department for all streets and building pads prior to submitting the Final Map for approval. The Grading Plan shall show all lots draining to the street on which they front unless otherwise approved by the Public Works Department. The Grading Plan shall also show method and degree of compaction and proposed method of stabilizing exposed slopes. Subdivider shall plant and maintain all cut and fill slopes and maintenance shall be continued until the lot is occupied.
34. A preliminary Soils Report of the area, prepared by a Civil Engineer experienced in soil mechanics and slope stability, and registered in the State of California, will be required prior to the issuance of Grading Permits. The report shall include data

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



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 20, 2014

John Zorovich
Santa Barbara County Planning & Development
County of Santa Barbara
624 W. Foster Rod Suite C
Santa Maria, CA 93455

Re: 14DVP-00000-00004 Rice Ranch Community Development Plan
14SPP -00000-00001 Rice Ranch Specific Plan
14GPA-00000-00001 Rice Ranch General Plan Amendment
14TRM-00000-00001 Rice Ranch Tract Map
14CUP-00000-00005, 00006 Rice Ranch CUP
101-380-001,-002,-003; 101-390-001,002,007; 101-400-001,002,003

Dear Mr. Zorovich,

The above referenced project is subject to the County of Santa Barbara's Standard Conditions for Project Plan Approval – Water Quality Best Management Practices (BMPs). The conditions apply because the project is > 1.0 acre or 10 housing units. See attached Standard Conditions for development criteria.

One portion of the development, called the "Groves", is located in the County's NPDES permit area and is therefore subject to the stormwater Post-Construction Requirements of the State Water Resources Control Board [R3-2012-00025]. The conditions apply because the project is 2,500 square feet or more of new impervious. See the County of Santa Barbara's Stormwater Technical Guide for development criteria (www.SBProjectCleanWater.org).

The following provisions apply to this application:

1. For application completeness, the applicant shall submit information identifying how runoff is managed for the two separate stormwater requirements. The applicant must submit either a Stormwater Control Plan consistent with the County's Stormwater Technical Guide, or a revised Drainage Analysis showing how the development will comply with the stormwater requirements.
2. Prior to issuance of 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 Stormwater Control Plan(s) and

associated grading and drainage plans, landscape plans, and architectural plans, or stormwater plan sheet with all referenced features from the Stormwater Control Plan.

At a minimum, the Stormwater Control Plan for the Groves shall follow the County's Stormwater Technical Guide as a Tier 3 project. If the Stormwater Control Plan combines analysis with the entire site, then the other neighborhoods only need to follow the criteria outlined in the attached Standard Conditions (or Tier 2 project). Relevant details on the location and function of site design and stormwater treatment measures shall be shown. At a minimum, the submittal(s) must:

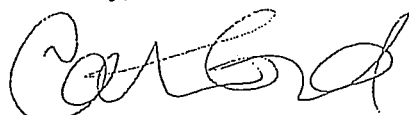
- a. Show the locations and size of all impervious surfaces and their drainage management areas,
- b. Demonstrate how the areas comply with the conditions by managing runoff from the design storm, as appropriate, and
- c. Include a long-term maintenance plan appropriate for the proposed stormwater control measures.

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. The maintenance agreement must identify the party responsible for maintenance of all required storm water control measures, assure perpetual maintenance of the facilities, and provide annual certification of maintenance. The maintenance agreement will be recorded and retained as a covenant running with the land.

4. Prior to issuance of Final Grading, or at appropriate construction completion for each phase prior to occupancy, all water quality improvements required as part of the above conditions shall be installed and functioning in accordance with the approved plans, and certified by the Registered Civil Engineer. 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.

Note that the applicant will be required to pay the current plan check fee deposit at the time the Stormwater Control Plan(s) is submitted for review and approval. The plan check fee is payable to County of Santa Barbara Project Clean Water and can be submitted along with the plans to Water Resources Division, Public Works, 123 E. Anapamu St. Santa Barbara, CA 93101.

Sincerely,



Cathleen Garnand
Civil Engineering Associate

Attachment Standard Conditions

cc: John Scardino, Rice Ranch Ventures, 31200 Via Colinas Suite 200 Westlake Village CA 91362
Francis Romero FORMA 237 Town Center West #156 Santa Maria CA 93458
Tom Rowe, Penfield & Smith 210 E. Enos Drive Santa Maria, CA 93454

Memorandum

Date: June 15, 2015

To: John Zorovich- Planning and Development

From: Martin Wilder - Laguna County Sanitation District *Marty*

Subject: Key Site 12; Proposed Vesting Tentative Tract Map for Rice Ranch Neighborhoods Valley View, Pine Creek (multi-family), Meadows (north and south), Groves (Tract Map 14,805)

Copy: Paul Jenzen, EHS
Frances Romero, Forma
Buddy Hain, Stantec
File: Key Site 12 (File 3)



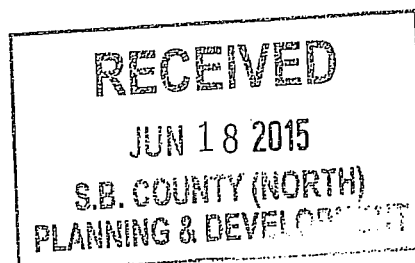
This memo is to indicate the intent of the Laguna County Sanitation District to provide sewer services for the development associated with proposed Vesting Tentative Tract Map and Development Plan (Tract Map 14,805).

Standard conditions that would apply include a prohibition on the use of salt load water softeners (canister only), the use of backwater valves on all sewer laterals, and the use of grease control fixtures for any commercial food service facility.

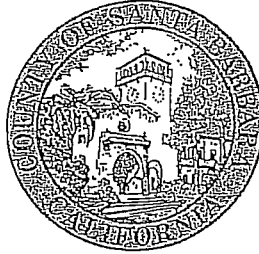
Fees due at map recordation will include plan check, permit, inspection and trunk line fees. Signed public improvement plans and any easements or rights of way are also required at this time.

The whole of Key Site 12 was annexed to the Laguna County Sanitation District on June 27, 2007. Therefore annexation to the district is not required.

Connection fees (plant buy-in fees) will be due at structure occupancy.



COUNTY OF SANTA BARBARA
PUBLIC WORKS DEPARTMENT
123 E. Anapamu Street
Santa Barbara, California 93101
805\568-3000 • FAX 805\568-3019



SCOTT D. MCGOLPIN
Director

March 27, 2014

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

RE: Tentative Tract Map No. 14,805 (14TRM-00000-00001)

Owner : Rice Ranch Ventures, LLC
Rice Ranch Community, LLC
County of Santa Barbara

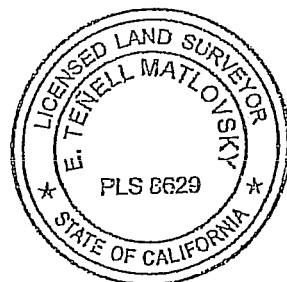
Agent : Frances Romero, FORMA
Address: 237 Town Center W #156
Santa Maria, CA 93458

Requirements of the County Surveyor's Office

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

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

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



Very truly yours,
E. Tenell Matlovsky

Deputy for:
Aleksandar Jevremovic
County Surveyor

T14805_subreview.doc

AA /EEO Employer

Thomas D. Fayram, Deputy Director
Mark Paul, Chief Financial Officer

Chris Sneddon, Deputy Director
www.countyofsb.org/pwd

Mark A. Schleich, Deputy Director
Aleksandar Jevremovic, County Surveyor

ATTACHMENT 10.4 Conditions of Approval

Rice Ranch Conditional Use Permit Case No. 14CUP-0000-00006

December 15, 2015

SANTA BARBARA COUNTY CONDITIONAL USE PERMIT SANTA BARBARA COUNTY LAND USE AND DEVELOPMENT CODE

I. A Conditional Use Permit is Hereby Granted:

TO: Rice Ranch Communities, LLC

APN: 101-390-007

PROJECT ADDRESS: Vacant

ZONE: PRD

AREA/SUPERVISORIAL
DISTRICT: Orcutt/Fourth

FOR: Walls/Fences greater than eight (8) feet in height.

II. This permit is subject to compliance with the following conditions:

PROJECT DESCRIPTION

1. This Conditional Use Permit is based upon and limited to compliance with the project description, the County Planning Commission's Hearing Exhibit marked "1-20", dated December 15, 2015, and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the Planning Commission for conformity with this approval. Deviations may require modification to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

Minor Conditional Use Permit (14CUP-00000-00006). A Minor Conditional Use Permit is submitted for walls/fences over eight feet in height in the following locations:

- Pine Creek-Duplex (4 lots): Lot nos. 201, 216, 297, 298.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans (such as Landscape and Tree Protection

Plans) must be submitted for review and approval and shall be implemented as approved by the County.

THIS CONDITIONAL USE PERMIT IS NOT VALID UNTIL A ZONING CLEARANCE PERMIT FOR THE DEVELOPMENT AND/OR USE HAS BEEN OBTAINED. FAILURE TO OBTAIN SAID ZONING CLEARANCE PERMIT SHALL RENDER THIS CONDITONAL USE PERMIT NULL AND VOID.

2. **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.
3. **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.
4. **Rules-12 CUP Expiration.** The Owner/Applicant shall obtain the Zoning Clearance within the thirteen years following the effective date of this Conditional Use Permit. If the required Zoning Clearance is not issued within the ten years following the effective date of this Conditional Use Permit, or within such extended period of time as may be authorized in compliance with section 35.84.030.2.a of the County Land Use and Development Code, and an application for an extension has not been submitted to the Planning and Development Department, then Conditional Use Permit shall be considered void and of no further effect.
5. **Rules-17 CUP-Void.** This Conditional Use Permit shall become void and be automatically revoked if the development and/or authorized use allowed by this Conditional Use Permit is discontinued for a period of more than 12 months, or within such extended period of time as may be authorized in compliance with section 35.84.030.2.b of the County Land Use and Development Code. Any use authorized by this Conditional Use Permit shall immediately cease upon expiration or revocation of this Conditional Use Permit. Any Zoning Clearance approved or issued pursuant to this Conditional Use Permit shall expire upon expiration or revocation of the Conditional Use Permit. Conditional Use Permit renewals must be applied for prior to expiration of the Conditional Use Permit. [LUDC §35.82.060 & §35.84.060].
6. **Rules-18 CUP Revisions.** The approval by the Planning Commission of a revised Conditional Use Permit shall automatically supersede any previously approved Conditional Use Permit upon the effective date of the revised permit.
7. **Rules-22 Leased Facilities.** The Operator and Owner are responsible for complying with all conditions of approval contained in this Conditional Use Permit. Any zoning violations concerning the installation, operation, and/or abandonment of the facility are the responsibility of the Owner and the Operator.
8. **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.

9. **Special Condition CUP-1.** Prior or to Zoning Clearance approval for this project, the project shall comply with all the applicable conditions of the companion cases 14DVP-00000-00004 and 14TRM-00000-00001.
10. **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.
11. **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.
12. **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.
13. **Rules-04 Additional Approvals Required.** Approval of this Conditional Use Permit is subject to, and not effective until, the Board of Supervisors approves the required Rezone and General Plan Amendments.

ATTACHMENT 10.5 Conditions of Approval

**Rice Ranch Road Naming
Case No. 14RDN-0000-00004
December 15, 2015**

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

Hearing on the request of Frances Romero, agent for Rice Ranch Community, LLC, to consider case No. 14RDN-00000-00004 [application filed December 17, 2014] for approval of the naming of a proposed roads within the Rice Ranch Specific Plan area located on APNs 101-380-002; -003; 101-390-007, 101-400-001, -002, -003; 101-010-005, which would serve new neighborhoods in compliance with Chapter 35.76 of the County Land Use and Development Code, on property zoned PRD in the Orcutt area, Fourth Supervisorial District. A list of the proposed road names is provided below.

Tentative Map Road Name	Proposed Name
Valley View	
Road A	Morning Glory Drive
Road B	Passion Vine Way
Road C	Tanbark Oak Court
Road D	Cornus Way
Road E	Silktassel Drive
Road E1	Hollyhock Drive
Road F	Goosefoot Drive
Road F1	Trumpet Vine Lane
Road G	Parsely Place
Road H	Korey Drive
Road I	Gooseberry Way
Road J	Pepperidge Lane
Pine Creek	
Road K	Agapanthus Way
Road L	Gazania Court
Road M	Kai Court
Road N	Aidan Way
Road O	Via Seffron
Lower Meadows	
Road P	Leopard Lilly Place
Road Q	Ginger Place
Road R	Flax Drive
Upper Meadows	
Road S	Grand Meadow Way
Road T	Thyme Place
Road U	Trilogy Circle
Road V	Joshua Court
Road AA (Meadows Cul de Sac)	Foxglove Court

Road BB (Meadows Cul de Sac)	Deer Grass Court
Groves	
Road W	Deerwood Lane
Road X	Lady Bells Drive
Road Y	Buckwheat Lane
Road Z	Lambs Ear Way
Road AA	Leaf Spring Place
Road BB	Copperberry Way

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.
3. **Road Sign.** The property owners shall be responsible for installing and maintaining the new road name sign in compliance with Section 35.76.050.F of the Santa Barbara County Land Use & Development Code.
4. **Addresses.** The applicant shall consult with the Fire Department for the assignment of new addresses.
5. **Rules-23 Processing Fees Required.** Prior to issuance of the Road Naming Permit, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
6. **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.
7. **Rules-04 Additional Approvals Required.** Approval of the Road Naming is subject to, and not effective until, the Board of Supervisors approves the required Rezone and General Plan Amendments.