



COUNTY OF SANTA BARBARA

## Planning and Development

### COASTAL DEVELOPMENT PERMIT

**Case No.:** 12CDH-00000-00009

**Project Name:** Employee Dwelling Demolition

**Project Address:** 6925 Whittier Drive

**Assessor's Parcel No.:** 073-090-062

**Applicant Name:** The Trust for Public Land/Devereux Creek Properties

The Board of Supervisors hereby approves this Coastal Development Permit for the development described below, based upon the required findings and subject to the attached terms and conditions.

**Associated Case Number(s):** 11TPM-00000-00007

**Project Description Summary:** Demolition of an employee dwelling.

**Project Specific Conditions:** See Attachment A.

**Permit Compliance Case:** \_\_\_ Yes     X  No

**Permit Compliance Case No.:** \_\_\_\_\_

**Appeals:** The approval of this Coastal Development Permit may be appealed to the California Coastal Commission by the applicant or an aggrieved person within ten working days of receipt by the Coastal Commission of the County's notice of final action.

#### Terms of Permit Issuance:

1. **Work Prohibited Prior to Permit Issuance.** No work, development, or use intended to be authorized pursuant to this approval shall commence prior to issuance of this Coastal Development Permit and/or any other required permit (e.g., Building Permit). **Warning! This is not a Building/Grading Permit.**
2. **Date of Permit Issuance.** This permit shall not issue prior to the expiration of the appeal period, or if appealed, prior to the final action on the appeal by the decision-maker; nor shall this permit be issued until all prior-to-issuance conditions have been satisfied or any other necessary approvals have been obtained. This Permit shall be deemed effective and issued on the date signed and indicated below.
3. **Time Limit.** The approval of this Coastal Development Permit shall be valid for one year from the date of approval. Failure to obtain a required construction, demolition, or grading permit and to lawfully commence development within two years of permit issuance shall render this Coastal Development Permit null and void.

**NOTE:** Approval and issuance of a Coastal Development Permit for this project does not allow construction or use outside of the project description, terms or conditions; nor shall it be construed to be an approval of a violation of any provision of any County Policy, Ordinance or other governmental regulation.

**Owner/Applicant Acknowledgement:** Undersigned permittee acknowledges receipt of this pending approval and agrees to abide by all terms and conditions thereof.

---

Print Name	Signature	/ _____ Date
------------	-----------	-----------------

**Date of Board of Supervisors Approval:** August 21, 2012

**Planning and Development Department Issuance by:**

---

Print Name	Signature	/ _____ Date
------------	-----------	-----------------

## ATTACHMENT A: PROJECT SPECIFIC CONDITIONS

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

**The project is the demolition of an existing employee dwelling. Access to the project site is provided by an existing 20-foot wide easement across UCSB property from Storke Road. The site is currently served by the Goleta Water District, an onsite septic disposal system and the County Fire Department. The property is addressed as 6925 Whittier Drive, APN 073-090-062, Goleta, Third Supervisorial District.**

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

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

## CONDITIONS BY ISSUE AREA

3. **SolidW-02 Solid Waste-Recycle.** The Owner/Applicant and their contractors and subcontractors shall separate demolition and excess construction materials onsite for reuse/recycling or proper disposal (e.g., concrete, asphalt, wood, brush). The Owner/Applicant shall provide separate onsite bins as needed for recycling. **PLAN REQUIREMENTS:** The Owner/Applicant shall print this requirement on all demolition plans. **TIMING:** Materials shall be recycled as necessary throughout demolition. All materials shall be recycled prior to Final Building Inspection Clearance.
4. **WatConv-01 Sediment and Contamination Containment - Special.** The Owner/Applicant shall prevent water contamination during demolition by implementing Best Management Practices (BMP) designed to protect natural watercourses/creeks, prevent erosion, and convey clean storm water runoff to existing drainages while keeping contaminants and sediments onsite. Such measures may include but not be limited to:
  - a. Use of silt fences, coir rolls or other similar devised to prevent the migration of polluted storm water from the demolition area to the creek.
  - b. Stabilization of entrances/exits to the demolition site shall be stabilized using methods designed to reduce transport of sediment off site.
  - c. Cover storm drains and manholes within the demolition area.
  - d. Store, handle and dispose of construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. in a manner which minimizes the potential for storm water contamination.

**PLAN REQUIREMENTS:** The Owner/Applicant shall ensure all above construction site measures are printed as notes on demolition plans.

**TIMING:** Stabilizing measures shall be in place prior to commencement of construction. Other measures shall be in place throughout construction.

## COUNTY RULES AND REGULATIONS

5. **Rules-02 Effective Date-Appealable to CCC.** This Coastal Development Permit shall become effective upon 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 review authority on the appeal, including action by the California Coastal Commission if the planning permit is appealed to the Coastal Commission. [ARTICLE II § 35-169].
6. **Rules-03 Additional Permits Required.** The demolition of any structures authorized by this approval shall not commence until the all necessary planning and demolition 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.
7. **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.
8. **Rules-10 CDP Expiration-No CUP or DVP.** The approval or conditional approval of a Coastal Development Permit shall be valid for one year from the date of action by the Board of Supervisors. Prior to the expiration of the approval, the review authority who approved the Coastal Development Permit may extend the approval one time for one year if good cause is shown and the applicable findings for the approval required in compliance with Section 35-169.5 can still be made. A Coastal Development Permit shall expire two years from the date of issuance if the use, building or structure for which the permit was issued has not been established or commenced in conformance with the effective permit. Prior to the expiration of such two year period the Director may extend such period one time for one year for good cause shown, provided that the findings for approval required in compliance with Section 35-169.5, as applicable, can still be made.
9. **Rules-23 Processing Fees Required.** Prior to issuance of the Coastal Development Permit, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
10. **Rules-29 Other Dept Conditions.** Compliance with Departmental/Division letters required as follows:
  - a. Air Pollution Control District dated April 16, 2012;
  - b. Environmental Health Services Division dated April 16, 2012.
11. **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.
12. **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.

13. **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.
14. **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.

April 16, 2012

Julie Harris  
Santa Barbara County  
Planning and Development  
123 E. Anapamu Street  
Santa Barbara, CA 93101

RECEIVED

APR 17 2012

S.B. COUNTY  
PLANNING & DEVELOPMENT

Re: **APCD Comments on Devereaux Creek Properties  
TPM, 11TPM-00000-00007, 12CDH-00000-00009**

Dear Ms. Harris:

This comment letter supersedes the APCD comment letter dated January 9, 2012. Since the time of the last review the project has been revised to include the demolition of an existing employee dwelling. The Air Pollution Control District (APCD) has reviewed the referenced case, which consists of dividing an existing 70-acre parcel into three lots of approximately 63 acres, 5.89 acres, and 0.5 acres. No other development is proposed. The subject property is zoned PRD-58 and is identified in the Assessor Parcel Map Book as APN 073-090-062. The parcel is located at 6925 Whittier Drive in the unincorporated Goleta area.

Air Pollution Control District staff offers the following suggested conditions:

1. APCD Rule 345, *Control of Fugitive Dust from Construction and Demolition Activities* establishes limits on the generation of visible fugitive dust emissions at demolition and construction sites. The rule includes measures for minimizing fugitive dust from on-site activities and from trucks moving on- and off-site. The text of the rule can be viewed on the APCD website at [www.sbcapcd.org/rules/download/rule345.pdf](http://www.sbcapcd.org/rules/download/rule345.pdf).
2. The applicant is required to complete and submit an Asbestos Demolition/Renovation Notification (APCD Form ENF-28 which can be downloaded at [www.sbcapcd.org/eng/dl/dl08.htm](http://www.sbcapcd.org/eng/dl/dl08.htm) ) for each regulated structure to be demolished or renovated. Demolition notifications are required regardless of whether asbestos is present or not. The completed notification should be presented or mailed to the Santa Barbara County Air Pollution Control District with a minimum of 10 working days advance notice prior to disturbing asbestos in a renovation or starting work on a demolition. For additional information regarding asbestos notification requirements, please visit our website at [www.sbcapcd.org/biz/asbestos.htm](http://www.sbcapcd.org/biz/asbestos.htm) or contact APCD's Engineering and Compliance Division at (805) 961-8800.

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](mailto:edg@sbcapcd.org).

April 16, 2012

Page 2

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Gage". The signature is stylized with a large, looped initial "E" and a cursive "Gage".

Eric Gage,

Air Quality Specialist

Technology and Environmental Assessment Division

cc: Ginger Anderson  
Project File  
TEA Chron File

Santa Barbara County  
**PUBLIC Health**  
DEPARTMENT

**Environmental Health Services**

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

TO: Julie Harris, Planner  
Planning & Development Department  
Development Review Division

FROM: Paul E. Jenzen  
Environmental Health Services

DATE: April 16, 2012

SUBJECT: Case No. 11TPM-00000-00007, TPM14,784/12CDH-00000-00009 Goleta Area

Applicant: Trust for Public Land  
101 Montgomery St., Suite 900  
San Francisco, CA. 94104

RECEIVED

APR 19 2012

S.B. COUNTY  
PLANNING & DEVELOPMENT

Assessor's Parcel No. 073-090-062, zoned PRD-58, located at 6925 Whittier Drive.

This is a revised letter based on information received by Environmental Health Services subsequent to the writing of the letter dated 4/4/12. 11TPM-00000-00007/12CDH-00000-00009 represents a request to divide one 70.32-acre lot into three lots. Proposed Lot 1 would be 63.93 acres and is currently developed with the Ocean Meadows Golf Course, clubhouse, restaurant, golf cart storage building, parking lot and remote restroom. Proposed Lot 2 would be 5.89 acres and is currently developed with an employee dwelling and maintenance building. Proposed Lot 3 would be 0.50 acres and is currently developed with a parking lot that serves the golf course. No structural development is proposed.

An existing employee dwelling is located on proposed Lot 2. The permit for the dwelling expired in 1990 without renewal and currently the dwelling is unpermitted. The applicant proposes to remove the dwelling prior to recordation of the Tentative Parcel Map.

Domestic water supply is proposed to be provided by the Goleta Water District. Proposed Lot 1 is currently served and would continue to be served by the Goleta Water District. A separate reclaimed water system is also located on the lot, which irrigates the golf course. Proposed Lot 2 is currently served and would continue to be served by the Goleta Water District and would also receive reclaimed water after the lot split. Proposed Lot 3 would be served by the Goleta Water District.


Correspondence from the Goleta Water District indicates that adequate meters exist to serve the entire project but will need to be repurposed to serve each lot. This will need to be accomplished prior to recordation otherwise a "can and will serve" letter will be required.



Sewage disposal is proposed to be provided by the Goleta West Sanitary District. Proposed Lot 1 is currently served and would continue to be served by the Goleta West Sanitary District. Proposed Lot 2 is currently served by an onsite wastewater treatment system connected to the workshop and an employee trailer. The onsite wastewater treatment system will be abandoned when the lot is connected to the sewer. Proposed Lot 3 is proposed to be served by the Goleta West Sanitary District.

Providing the Zoning Administrator grants approval of the applicant's request, Environmental Health Services recommends the following be included as Conditions of Approval:

1. Prior to Recordation, Environmental Health Services shall receive and approve written notice from the Goleta Water District indicating that said district can and will provide domestic water service upon demand and without exception for proposed lots 2 & 3. If the existing water meters are to be repurposed then that shall be accomplished prior to recordation.
2. Prior to Recordation, Environmental Health Services shall receive a guarantee of service, typically a "can and will serve" letter or a connection permit from the Goleta West Sanitary District for sewage collection and disposal for proposed lots 2 & 3.
3. Concurrent to Connection to the Sewer, the existing onsite wastewater treatment system shall be abandoned under permit and inspection from Environmental Health Services.
4. Prior to Recordation, the applicant shall submit a copy of the final map to Environmental Health Services.



---

Paul E. Jenzen, REHS  
Senior Environmental Health Specialist

cc: Applicant  
Agent, Ginger Anderson, Penfield & Smith  
Goleta Water District  
Goleta West Sanitary District  
Office of the County Surveyor  
Marilyn Merrifield, Environmental Health Services  
Norman Fujimoto, Environmental Health Services

LU-5116